



HORSESHOE BEND

TRADING POST · LOOMIS, CALIFORNIA

THE LAST REMAINING INTERSTATE 80 MAJOR RETAIL DEVELOPMENT OPPORTUNITY IN THE SACRAMENTO REGION

±65 ACRES

SACRAMENTO

ROSEVILLE

ROCKLIN



BRACE ROAD



HORSESHOE BAR ROAD

Raley's



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BIG TIME OPPORTUNITY SMALL TOWN CHARM

“Horseshoe Bend Trading Post” is poised to become the next successful, Retail destination in the Sacramento region. Horseshoe Bend has unmatched Interstate 80 visibility at the two remaining I-80 interchange locations at Horseshoe Bar Road in Loomis, California. Horseshoe Bend Trading Post is the last major Retail development opportunity along the entire Interstate 80 corridor through Sacramento.

Horseshoe Bend is the “next exit up” I-80 from highly successful regional shopping centers at Sierra College Boulevard featuring such tenants as Bass Pro, Studio Movie Grill, Green Acres Nursery, Walmart and Trader Joe’s. Additional retailers include a Tesla sales and service center, a new Cracker Barrel, and a proposed Costco. The Sierra College Boulevard & I-80 interchange including the Granite Drive “Toy Row” corridor, is now largely built out. Horseshoe Bar Road and Interstate 80 has been the long-time location of the always busy Raley’s Market which now includes a Tesla supercharging station in the parking lot.

The Town of Loomis has long sought a retail, amenity driven project at this prime location, the Town’s only freeway interchange. It is believed the Town will be eager to work with developers, retailers, and users who would execute a vision based on the “Travel Destination” zoning.

The potential uses described above may, or may not be, allowed per the current zoning. It is contemplated that the development of the Horseshoe Bend Trading Post property will require Town of Loomis approval, and likely the approval of other jurisdictional entities. The owner and Newcastle Properties Group cannot, and does not, represent that a potential Buyer’s or tenant’s project or use will be approved.



-INTERCHANGE

MAJOR RETAIL OPPORTUNITY LOOMIS, CALIFORNIA

±65 GROSS ACRES (SACRAMENTO, MSA)

PRICE: \$6,500,000

SITE ATTRIBUTES

- Excellent Freeway Visibility
- Flexible Tourist / Destination Zoning
- High Traffic Counts
- Immediate Freeway Access
- Potential NorCal Landmark Opportunity
- Proven Retail Trade Area
- Strong Demographics
- Rare Large Acreage Opportunity

THE POTENTIAL

- Ag Retail & Business Park
- Auto Dealer
- Conference Center
- Education Facilities
- Entertainment
- Grocery Store
- Hospital
- Lodging & Hospitality
- Medical / Dental Offices
- Office / Business Park
- Plant Nursery
- Religious Facility
- Residential (as part of mixed-use structures)
- RV / Boat Dealer
- Tourist Commercial
- Veterinarian Clinic



Billboard and illuminated reader board freeway signs that advertise offsite businesses require both CalTrans and Town of Loomis approvals, which also cannot be guaranteed to occur.



HORSESHOE BEND

TRADING POST · LOOMIS, CALIFORNIA

ROCKLIN CROSSING



ROCKLIN COMMONS



RALEYS CENTER LOOMIS



ROCKLIN STATION





HORSESHOE BEND

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RALEYS CENTER LOOMIS

ROCKLIN STATION

PROPOSED COSTCO WHOLESALE

ROCKLIN STATION

ROCKLIN CROSSING



DEMOGRAPHICS



\$487,321

MEDIAN HOME VALUE



82,863

TOTAL POPULATION



77,469

DAYTIME POPULATION



BUSINESSES



\$92,405

MEDIAN HOUSEHOLD
INCOME



2.0%

2010-2020
POPULATION GROWTH



39.7

MEDIAN AGE



2.8

AVERAGE
HOUSEHOLD SIZE



TRAFFIC COUNTS

INTERSTATE 80 AT HORSESHOE BAR ROAD

±98,950 AADT

SOURCE: CALTRANS 2019

SOURCE: 2020 PLACER COUNTY EXECUTIVE SUMMARY
SUPERVISORIAL DISTRICT 2
PREPARED BY ESRI



UTILITIES:

WATER:

There is a 6" line in Horseshoe Bar Road

Source: Placer County Water Agency 530-823-4850 www.pcwa.net

SEWER:

There is a new 15" sewer line runs parallel to Interstate 80 through the southern portion of the property to Horseshoe Bar Road.

Source: South Placer Municipal Utility District 916.786.8522 www.spmud.ca.gov

TOWN OF LOOMIS ZONING / LAND USE:

Zoning:

CT - Tourist / Destination Commercial

General Plan Land Use:

TD - Tourist / Destination Commercial

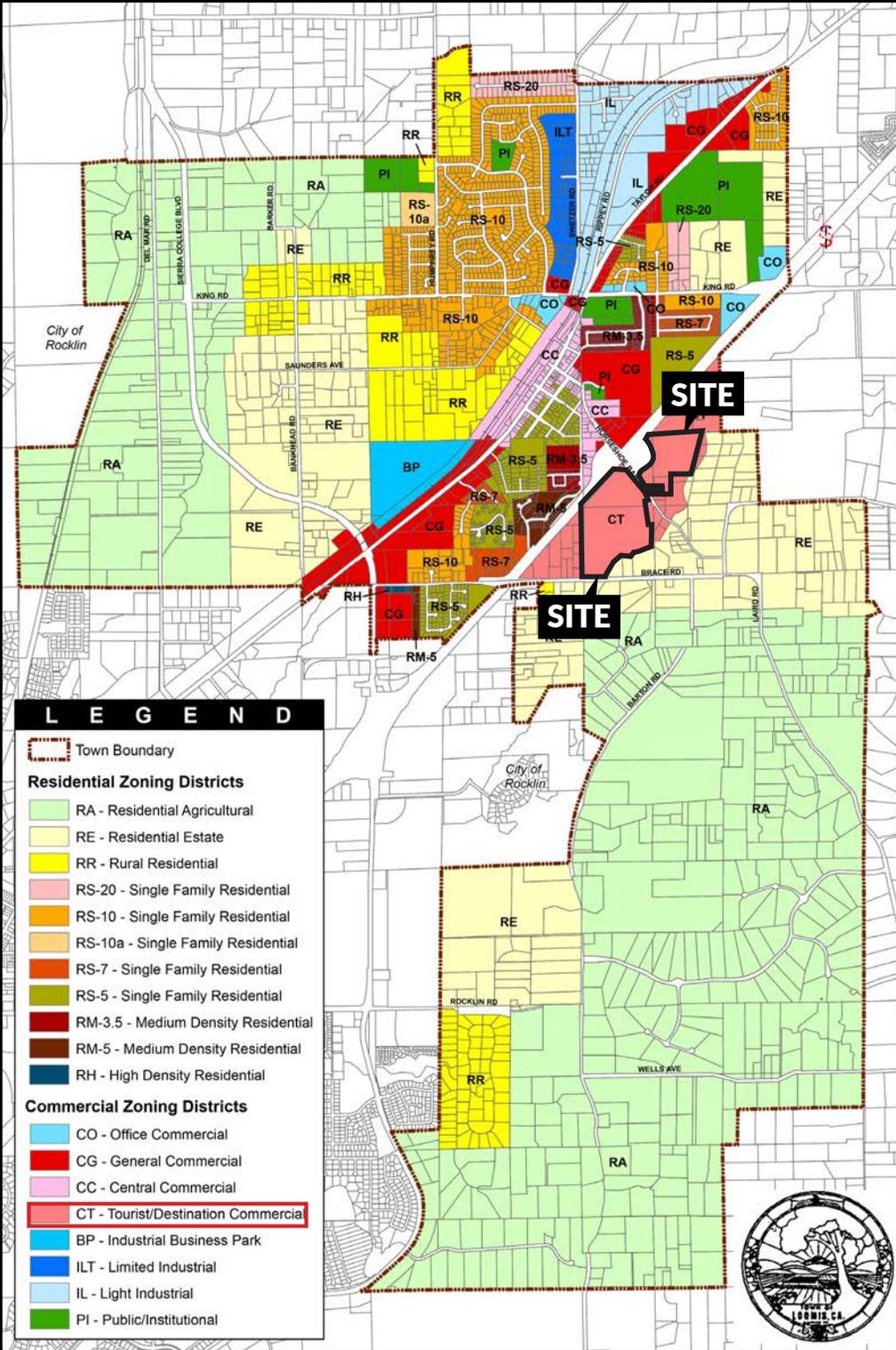
(Source: <https://loomis.ca.gov/>)



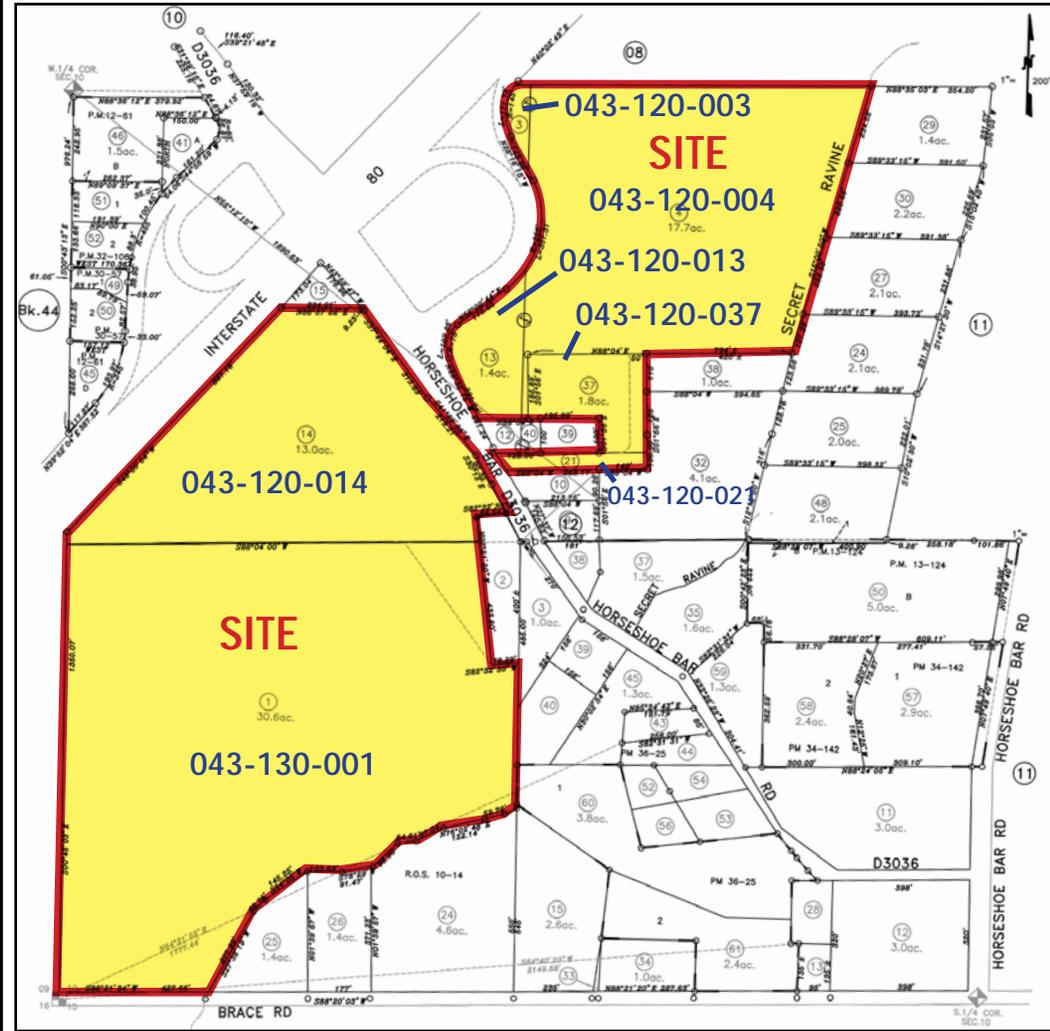
PARCEL MAP



PLACER COUNTY NUMBER	TOTAL ACRES
043-120-003-000	0.28
043-120-004-000	17.7
043-120-013-000	1.4
043-120-014-000	13
043-120-021-000	0.48
043-120-037-000	1.8
043-130-001-000	30.6
TOTAL ACRES	65.26

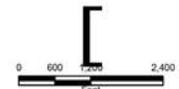


- LEGEND**
- Town Boundary
 - Residential Zoning Districts**
 - RA - Residential Agricultural
 - RE - Residential Estate
 - RR - Rural Residential
 - RS-20 - Single Family Residential
 - RS-10 - Single Family Residential
 - RS-10a - Single Family Residential
 - RS-7 - Single Family Residential
 - RS-5 - Single Family Residential
 - RM-3.5 - Medium Density Residential
 - RM-5 - Medium Density Residential
 - RH - High Density Residential
 - Commercial Zoning Districts**
 - CO - Office Commercial
 - CG - General Commercial
 - CC - Central Commercial
 - CT - Tourist/Destination Commercial
 - BP - Industrial Business Park
 - ILT - Limited Industrial
 - IL - Light Industrial
 - PI - Public/Institutional



Town of Loomis

Zoning Map



TO
SAN FRANCISCO
119 M

LOOMIS
ELEVATION 399 FEET

TO
OGDEN
667 M



Welcome To Loomis!

Welcome to the beautiful Loomis Basin, one of the best places to live and visit in the State of California! Nestled in the foothills of the Sierra Nevada, Loomis, Penryn, and Newcastle offer a lifestyle reminiscent of a friendly, old-fashioned community.

While South Placer County is one of the fastest growing areas in the state, Loomis and the surrounding area has been able to maintain its rural atmosphere and keep growth to a minimum.

Loomis is located ± 20 minutes east of Sacramento, along the I-80 corridor. Loomis has excellent schools, a library, churches, youth activities, a challenging golf course, and many trails for biking and hiking. The downtown area offers food venues ranging from fine dining to sandwiches, while the local businesses offer a unique shopping experience.

Welcome to Loomis, where “A Small Town is like a Big Family.”

Source: Loomis Basin Chamber of Commerce
(Includes minor text changes)



Engage. CONNECT. Grow.
Loomis Basin Chamber



**NEWCASTLE
PROPERTIES
GROUP**

LOOMIS HISTORICAL SITES

- 1) BLUE ANCHOR PARK
5775 Horseshoe Bar Road
- 2) SUBWAY & GASTROUB
3640 Taylor Road
- 3) NELTHORPE & SONS
3650 Taylor Road
- 4) CHRISTENSEN'S SADDLE & SUPPLY
3690 Taylor Road
- 5) HIGH HAND FRUIT SHED
3750 Taylor Road
- 6) HIGH HAND NURSERY
3750 Taylor Road
- 7) EMMA'S HORSE & BUGGY
3793 Taylor Road
- 8) KOINOIA OFFICES
3725 Taylor Road
- 9) FUTURE SHOPS & OFFICES
3701 Taylor Road
- 10) MAIN DRUG
3685 Taylor Road
- 11) LOOMIS MUTUAL SUPPLY CO.
5825 Horseshoe Bar Road
- 12) HARDWARE EMPORIUM
3601 Taylor Road
- 13) BLUE GOOSE FRUIT SHED
3550 Taylor Road
- 14) BLUE GOOSE EVENT CENTER
3550 Taylor Road
- 15) LOOMIS LIBRARY & COMMUNITY
LEARNING CENTER
6050 Library Drive



PLACER COUNTY

Don't expect one day to be like another in distinctive Placer County.

Feel the fascination and experience the adventure within Placer's 1400 square miles of the most beautifully diverse geography in Northern California. Placer County is a continent within a county because of its range of landscape, history, and activities. A Northern California jewel, stretching for a hundred miles, Placer County sits 132 miles northeast of San Francisco and 100 miles west of Reno.

Within its borders, picturesque farm land and Gold-Rush era towns dot the oak-covered foothills. Craggy peaks, forests, tumbling rivers and clear alpine lakes create the natural beauty of the High Country. In Placer County you can hike among pine trees, raft the glorious rivers, mountain bike in the endurance capital of the world and then picnic under live oaks with a bottle of Mediterranean style wine, all in one day.

Outdoor enthusiasts revel at the county's abundance of year-round recreational activities. Culture seekers marvel at the array of artisans, galleries and events. Wine connoisseurs, craft beer aficionados, foodies, shoppers, and history buffs all delight in the bounty of Placer County.

Whether you come for lunch or a lifetime, we invite you to visit, discover, and savor Placer County.

Visit
Placer

SOURCE: <https://https://www.visitplacer.com/about/>





HORSESHOE BEND

TRADING POST · LOOMIS, CALIFORNIA

This map is for informational purposes only and is not to be used for legal purposes. The information contained in this publication is considered to be accurate at the time of printing. These maps are intended for general reference and should not be used for legal purposes.

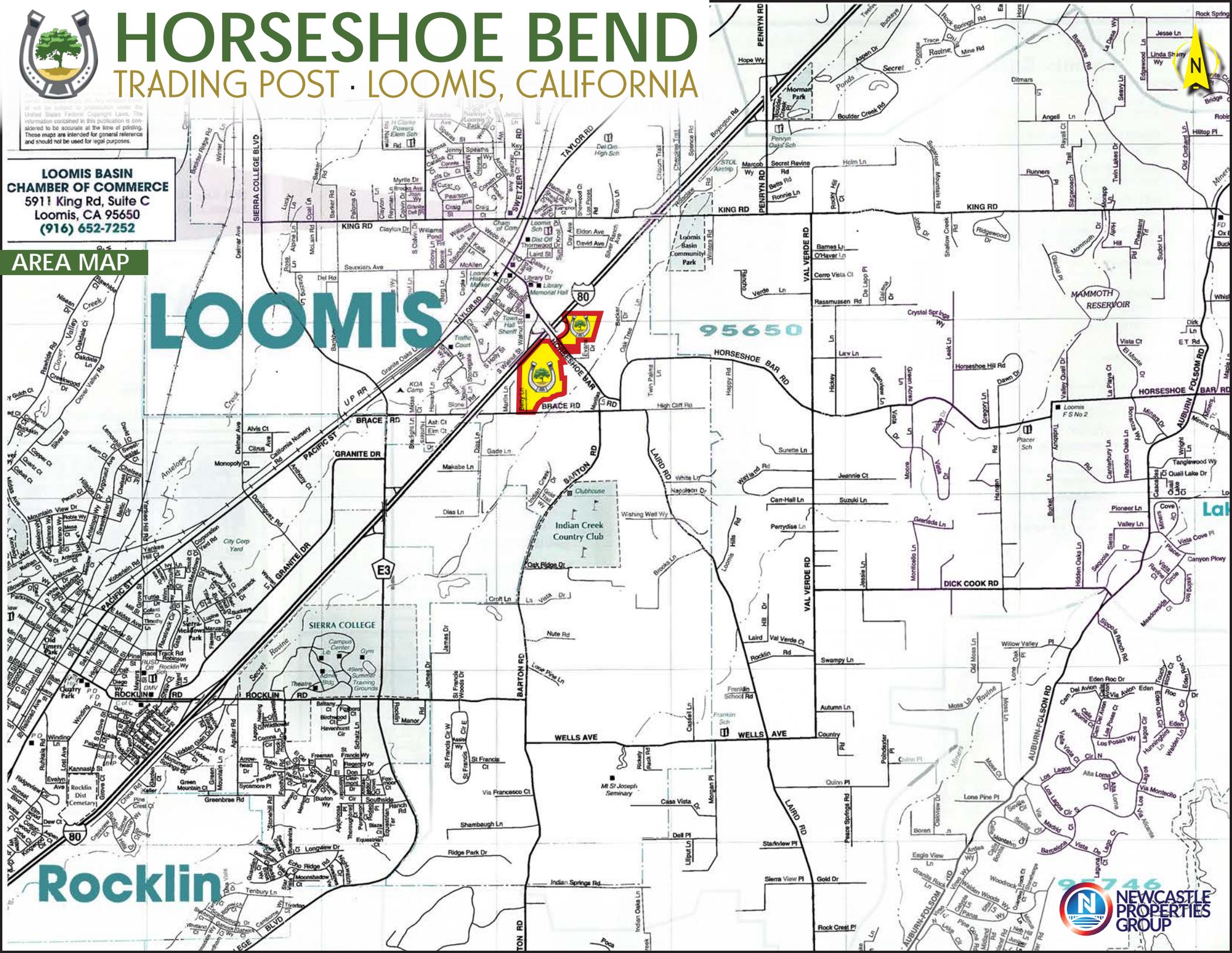
**LOOMIS BASIN
CHAMBER OF COMMERCE**
5911 King Rd, Suite C
Loomis, CA 95650
(916) 652-7252

AREA MAP

LOOMIS

95650

Rocklin





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ROAD MAP





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