

# FOR SALE

## NORTHWEST CORNER OF PACIFIC STREET AND SUNSET BLVD, ROCKLIN, CA

### 2.80 ACRE LAND PARCEL FOR DEVELOPMENT

Pacific St. - 13,299 ADT

Sunset Blvd. - 19,356 ADT

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**ROME**  
REAL ESTATE GROUP

# ASKING PRICE: CONTACT BROKER

## PARCEL HIGHLIGHTS:

- Approximately 2.8 acres or 122,116 sq. ft. prime real estate for sale
- Zoned C-3, allowing a wide range of potential commercial uses (see Page 5)
- Located NW Corner of the signalized intersection of Sunset Blvd & Pacific Street
- High traffic and visibility: over 29,460 cars daily
- Two Placer County parcels included:
  - 010-191-026-000: 2.14 Acres
  - 046-010-069-000: 0.66 Acres



# PROSPECTIVE NEW CONSTRUCTION SITE PLAN

This site plan illustrates the proposed new construction on a property located between Pacific Street and Sunset Boulevard. The plan includes the following details:

- Property Boundaries:** The site is bounded by Pacific Street to the south and Sunset Boulevard to the east. Key survey points include N33°19'19"E, S33°19'19"W, N45°55'09"W, N63°00'42"E, N36°23'27"E, and S53°36'16"E.
- Building Footprint:** A large, irregular building footprint is shown in the center-right of the site, with a total area of 208.76 sq. ft.
- Parking Areas:** Several parking areas are indicated, including a large lot in the center and smaller lots along the streets.
- Utilities:** The plan shows various utility lines, including water (W), sewer (S), gas (G), and electric (E). Key features include a drainage easement, a water main, and a sewer main.
- Survey Data:** The plan includes detailed survey data for property lines and curves. Key data points include:
  - Curve 1:  $\Delta = 143^\circ 1' 05''$ ,  $R = 747.00'$ ,  $Ch = N65^\circ 51' 10'' E$ ,  $188.77'$
  - Curve 2:  $\Delta = 102^\circ 11' 53''$ ,  $R = 75.00'$ ,  $Ch = N02^\circ 30' 19'' W$ ,  $116.73'$
- Other Features:** The plan also shows abandoned structures, a drainage easement, and various other survey points and dimensions.

# NEARBY RETAILERS



# COMPREHENSIVE C-3 ZONING FOR VERSATILE OPPORTUNITIES

## PERMITTED USES:

*(All operations to be conducted entirely within a building)*

- COIN-OPERATED LAUNDRY OR DRY CLEANERS
- FURNITURE STORE
- GENERAL MERCHANDISE STORE, DEPARTMENT STORE, HARDWARE STORE
- HOUSEHOLD APPLIANCE STORE
- RETAIL FOOD STORE, LIQUOR STORE
- PERSONAL SERVICE ESTABLISHMENTS :
  - THEATRES,
  - EXERCISE OR ATHLETIC CLUB, FIGURE SALON
  - PUBLIC UTILITY USES, BUT NOT INCLUDING EQUIPMENT YARDS, STORAGE YARDS,
  - WAREHOUSES, OR REPAIR SHOPS
- EDUCATIONAL INSTITUTIONS:
  - SCHOOLS, PUBLIC ELEMENTARY AND SECONDARY

## USES ALLOWED WITH A CONDITIONAL USE PERMIT:

- GAS STATIONS,
- CONVENIENCE STORES, COMMERCIAL CLUSTERS, MINI-STORAGE
- ANIMAL HOSPITALS
- AUTO SALES, AND SERVICES, AUTOBODY SHOPS, AUTOMOBILE REPAIR SHOPS (LIGHT & HEAVY)
- HEAVY EQUIPMENT SALES, SHEET METAL SHOPS
- MASSAGE PARLORS,
- COMMERCIAL PARKING LOTS
- VARIOUS TYPES OF EDUCATIONAL INSTITUTIONS LIKE PRIVATE ELEMENTARY/SECONDARY SCHOOLS, COLLEGES, UNIVERSITIES, AND SPECIALIZED TRAINING SCHOOLS.



*For more information on the property zoning and allowed uses:*

[CLICK HERE](#)

# IMMEDIATE VICINITY RETAIL AERIAL



# DEMOGRAPHIC SUMMARY REPORT

NORTHWEST CORNER OF PACIFIC STREET AND SUNSET BLVD



## POPULATION 2023 ESTIMATE

1-MILE RADIUS	11,848
3-MILE RADIUS	93,365
5-MILE RADIUS	219,855

## HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$97,453.00
3-MILE RADIUS	\$135,525.00
5-MILE RADIUS	\$136,367.00



## POPULATION 2023 BY ORIGIN

WHITE  
BLACK  
HISPANIC ORIGIN  
AM.INDIAN & ALASKAN  
ASIAN  
HAWAIIAN/PACIFIC  
ISLAND  
OTHER



## POPULATION 2028 PROJECTION

1-MILE RADIUS	12,507
3-MILE RADIUS	98,772
5-MILE RADIUS	232,818

## HOUSEHOLD INCOME 2023 MEDIUM

1-MILE RADIUS	\$80,975.00
3-MILE RADIUS	\$110,122.00
5-MILE RADIUS	\$109,200.00

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,133	74,942	177,982
BLACK	217	2,175	5,277
HISPANIC ORIGIN	1,976	14,332	34,464
AM.INDIAN & ALASKAN	183	980	2,260
ASIAN	629	9,770	21,591
HAWAIIAN/PACIFIC ISLAND	53	358	773
OTHER	633	5,140	11,973

# CONTACT US!

## TO LEARN MORE ABOUT THIS OPPORTUNITY



*Chase Burke*

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