

UNIVERSITY SQUARE

PROPOSED RETAIL SHOPPING CENTER | NWC SUNSET BLVD & UNIVERSITY AVE, ROCKLIN, CA



ARIEL FOX | CA DRE #01496200 | 916.473.8805 | afox@rightsite.com

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PROPERTY PROFILE

PROPOSED SHOPPING CENTER AT ONE OF ROCKLIN'S MOST DYNAMIC INTERSECTIONS

- » Development size: $\pm 10^{AC}$
- » Ground Lease, Build-to-suit, or Pad Sale
 - » Shop space divisible to $\pm 1,000^{SF}$
 - » Pads divisible to $\pm 0.50^{AC}$
- » Adjacent to Highway 65
- » Ideal for: Retail & Fast Food
- » Delivery: Fall 2025

THE CITY OF ROCKLIN CONSIDERS THE INTERSECTION OF SUNSET & UNIVERSITY TO BE AN IMPORTANT GATEWAY TO THE CITY

- » Within a 2 mile radius you have a daytime workforce population of over 16,000
- » The site is surrounded by affluent neighborhoods with a medium home price of \$797,000 and an Average Household Income of over \$175,000 within a 2 mile radius
- » There are over 7,800+ Residential Units proposed/planned/under construction within 2 miles of the site
- » Across the street is William Jessup University with $\pm 2,400$ students
- » Adjacent to Estia Rocklin, a planned "for rent" single story townhome community with 200 units

MAJOR TRAFFIC GENERATORS & EMPLOYERS

ORACLE

UNFI
BETTER FOOD. BETTER BUSINESS.

KLOVE



WILLIAM
JESSUP
UNIVERSITY

Verifone

DEMOGRAPHICS (2024 EST.)

POPULATION

1 mile	7,007
2 mile	35,570
3 mile	78,245

DAYTIME POPULATION

1 mile	7,131
2 mile	16,897
3 mile	29,771

MEDIAN HOUSEHOLD INCOME

1 mile	\$153,842
2 mile	\$142,663
3 mile	\$139,611

AVERAGE HOUSEHOLD INCOME

1 mile	\$191,934
2 mile	\$175,388
3 mile	\$169,206

TRAFFIC

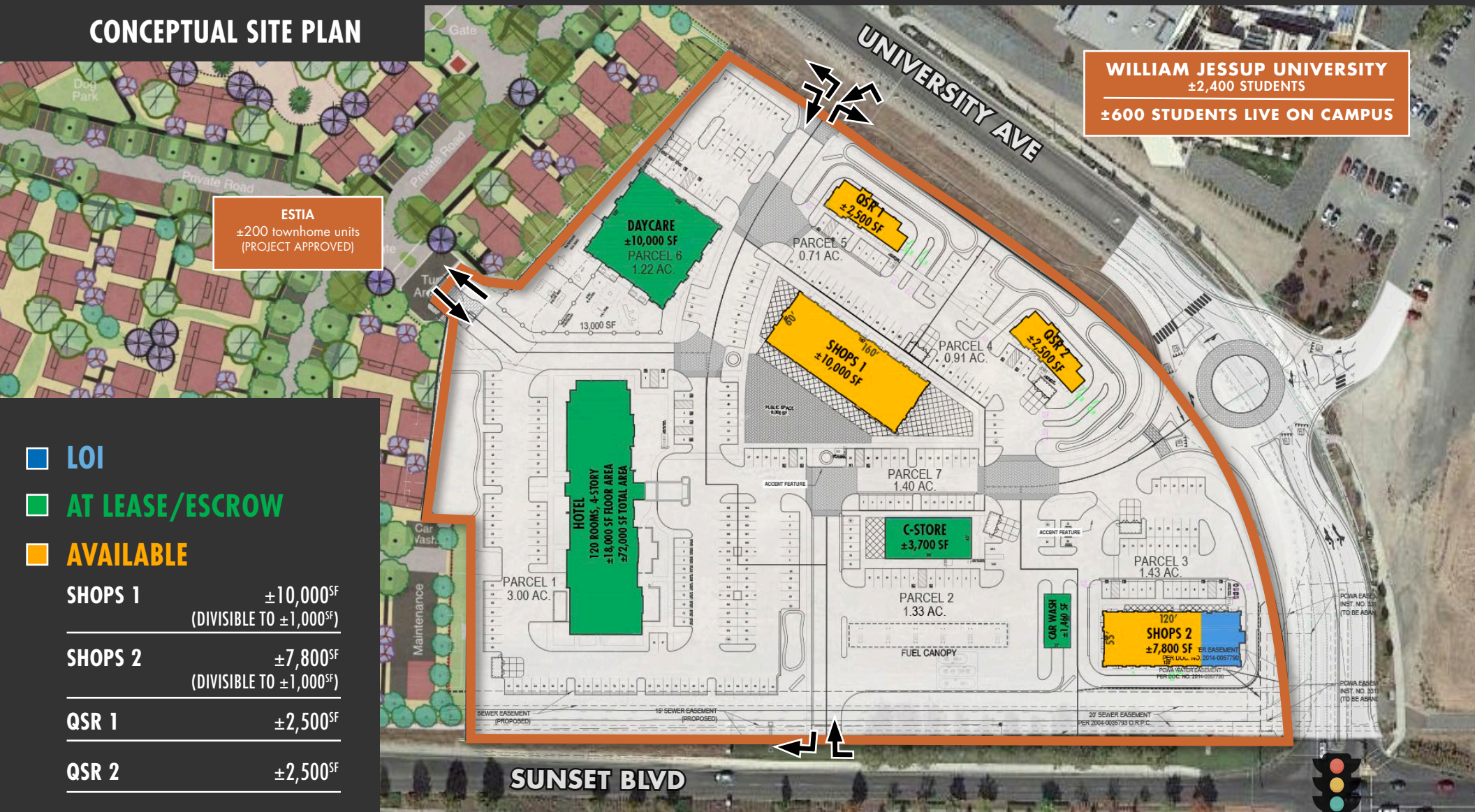
Sunset Blvd	27,237 ADT*
University Ave	4,425 ADT*
Total	31,662 ADT

*Last traffic counts on Sunset Blvd & University Ave were taken in 2019. 2024 projections are based on a 2% annual increase.

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CONCEPTUAL SITE PLAN



Building Name	Area	Size
SHOPS 1	160' x 60'	±10,000 ^{SF} (DIVISIBLE TO ±1,000 ^{SF})
SHOPS 2	120' x 65'	±7,800 ^{SF} (DIVISIBLE TO ±1,000 ^{SF})
QSR 1	120' x 20'	±2,500 ^{SF}
QSR 2	120' x 20'	±2,500 ^{SF}

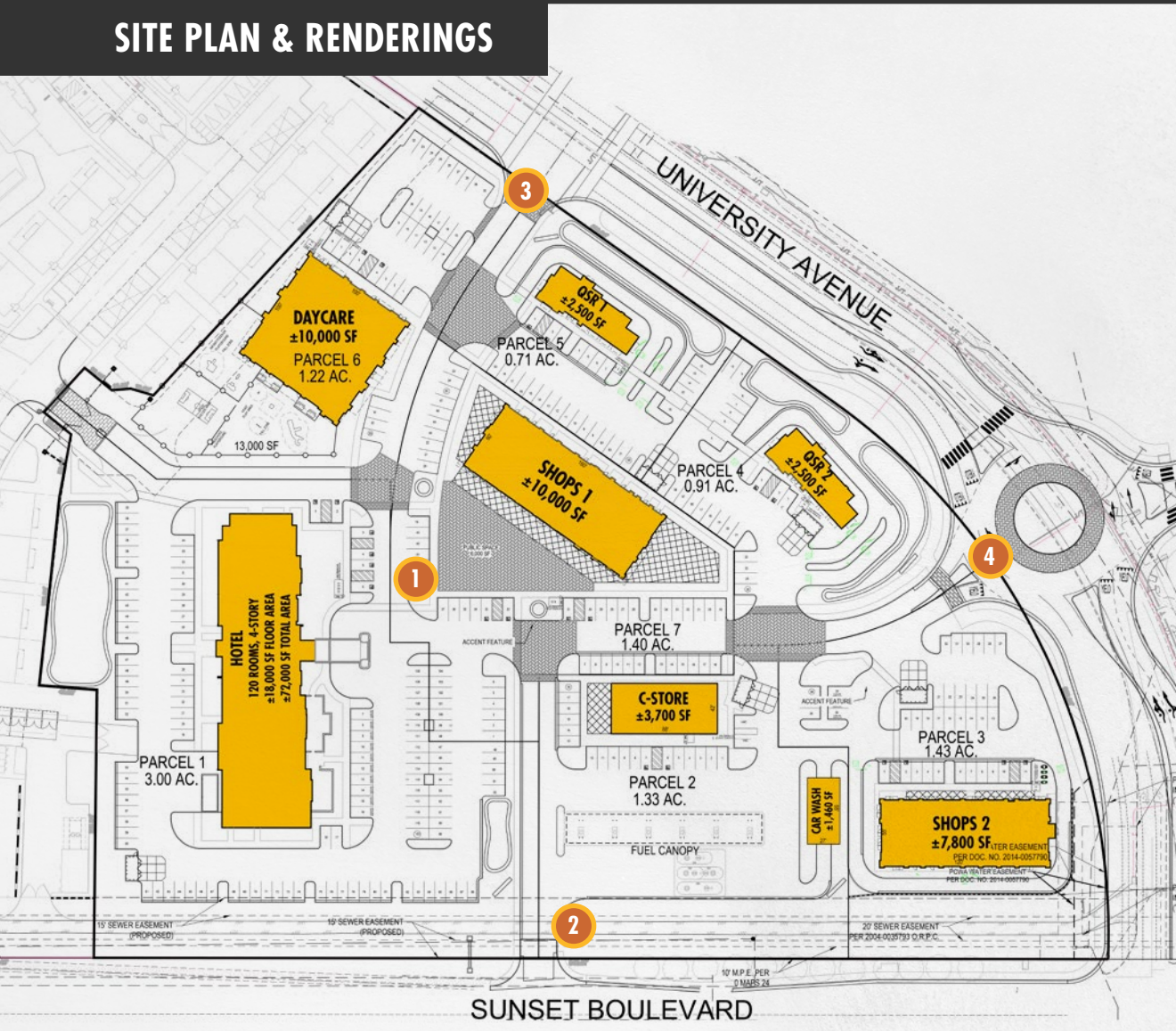


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SITE PLAN & RENDERINGS



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OVERHEAD AERIAL

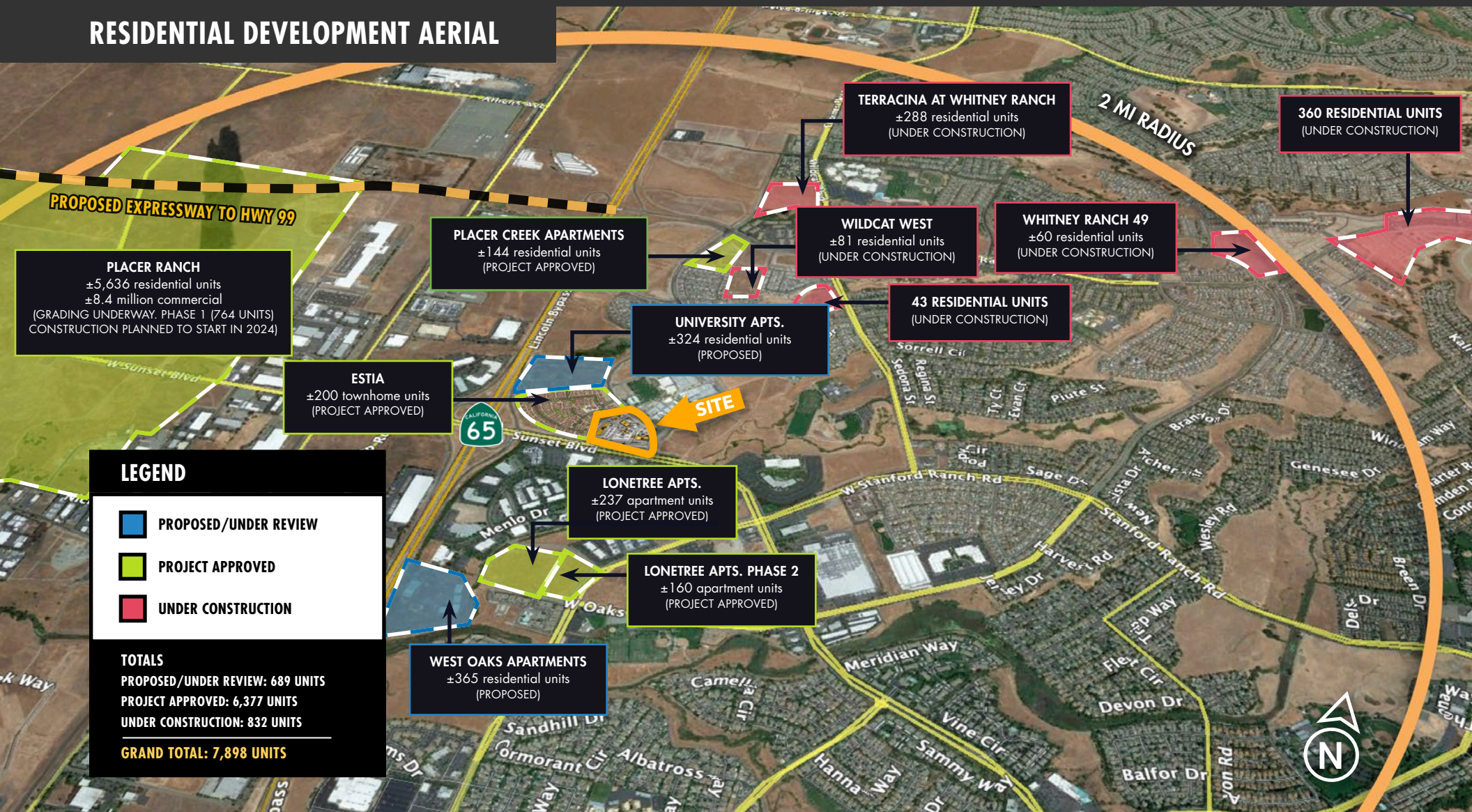


*Last traffic counts on Sunset Blvd, University Ave, and Hwy 65 were taken in 2019. 2024 projections are based on a 2% annual increase.

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RESIDENTIAL DEVELOPMENT AERIAL



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2 MI RETAIL AERIAL



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2 MI QSR AERIAL



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