

STANFORD RANCH SHOPPING CENTER



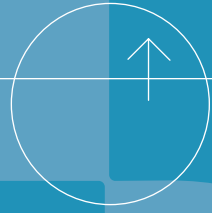
SUNSET BOULEVARD



STANFORD RANCH ROAD



CP PARTNERS



# Stanford Ranch Lot

HIGHLY IMPROVED, HARD CORNER 1.70 ACRE PARCEL AT SEC OF STANFORD RANCH RD AND SUNSET BLVD

ROCKLIN, CA





# Stanford Ranch Lot

SEC OF STANFORD RANCH RD AND SUNSET BLVD ROCKLIN, CA

VIEW MAP



# \$2,591,820

PRICE

PRICE/SF:

**\$35 P/SF**

LAND AREA:

**1.70 AC**

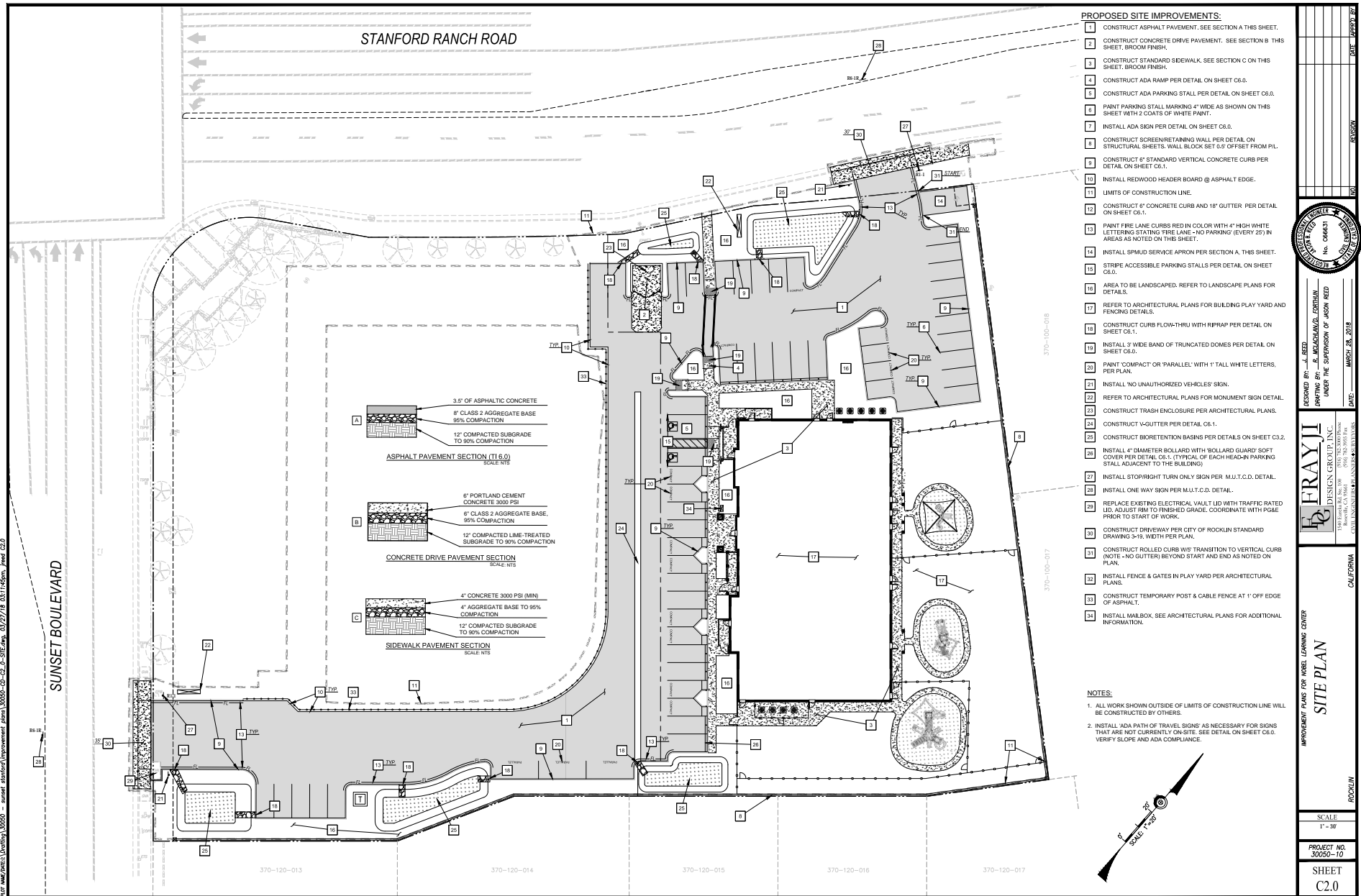
## INVESTMENT HIGHLIGHTS

- > Located at the SEC of Stanford Ranch Rd and Sunset Blvd
- > Sunset Boulevard receives over 29K vehicles per day
- > Highly improved parcel (see site plan on page 3)
- > Adjacent to Merryhill Preschool
- > Surrounded by national retailers: Taco Bell, Starbucks, 7-Eleven, and Bel Air

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



# SITE PLAN



DESIGNED BY: J. REED	DATE: MARCH 28, 2018
DRAWN BY: E. MCKENZIE/C. CRIVIANI	
CHECKED BY: M. WOOD	
IN CHARGE: J. REED	
PROJECT NO. 30050-10	
SHEET C2.0	

FRAYL DESIGN GROUP, INC.  
100 N. 10TH STREET, SUITE 100  
ROCKLIN, CA 95765  
TEL: 916.285.1100  
WWW.FRAYLDESIGN.COM

IMPROVEMENT PLANS FOR MODEL LEARNING CENTER  
**SITE PLAN**  
ROCKLIN, CALIFORNIA

SCALE: 1" = 30'

PROJECT NO. 30050-10

SHEET C2.0

PRELIMINARY - SUBJECT TO REVISION

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# IMMEDIATE TRADE AREA



SACRAMENTO  
23 MILES



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# Rocklin, California

## A GROWING SUBURB

- > Rocklin is 22 miles away from Sacramento, with approximately 65% growth since 2000 – home to over 70,649 residents
- > Encompassing over 20 square miles, the city is located in Placer County with panoramic views of the Sierra Nevada mountains to the northeast
- > Placer County is included in the Greater Sacramento MSA
- > Home to Quarry Park and Amphitheater, the Whitney Oaks 18-hole disc golf course, shopping areas, and outdoor recreational areas

## REGIONAL TRANSPORTATION

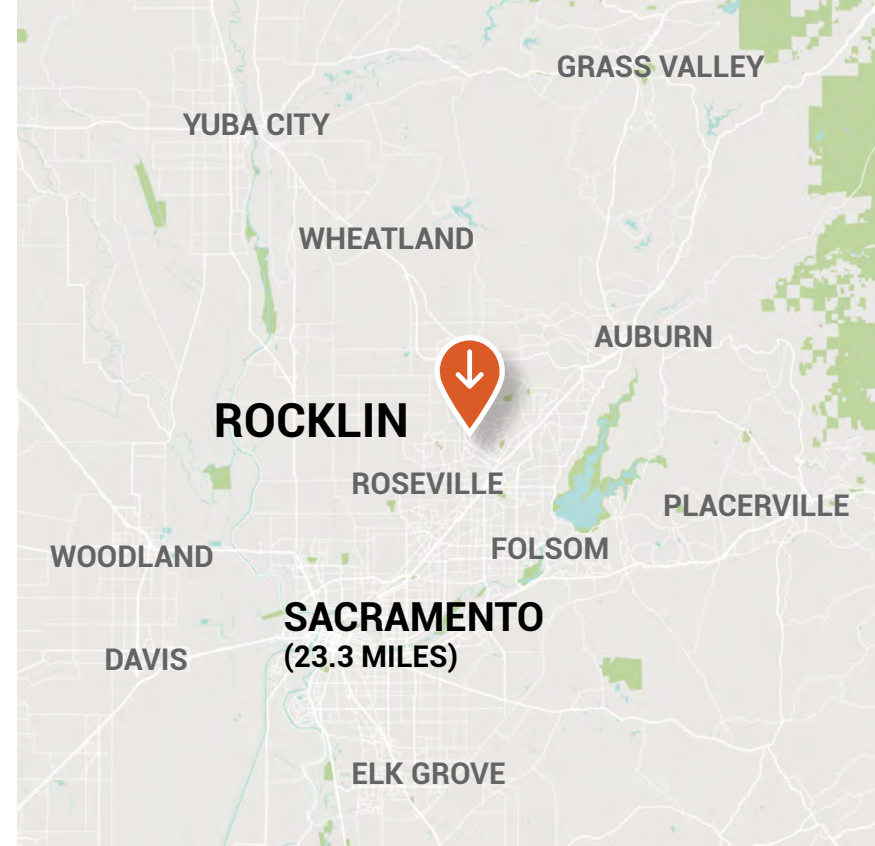
- > Intersected by I-80 and Hwy 65, both heavily traveled for commerce, commuters, and travelers
- > A major east-west rail line operated by Union Pacific runs through Rocklin, and the Rocklin train depot is served by Amtrak for regional, statewide, and interstate service

## SACRAMENTO: CALIFORNIA'S CAPITAL CITY

- > Sacramento is the fastest-growing major city in California, sixth largest city in the state, and the 35th largest city in the United States
- > The city has a deep-water port connected to the San Francisco Bay by a channel through the Sacramento San Joaquin River Delta
- > The urban Sacramento area has a population of 1.44 million while the Sacramento Valley, which includes ten counties, has an estimated population of 2.66 million
- > One of the most historic cities in California, boasting an impressive array of museums, landmarks, parks, amenities, and more

**2.66M**

**SACRAMENTO VALLEY  
POPULATION**  
(ESTIMATED)



## Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2019	23,396	82,967	186,203

## Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$106,995	\$117,069	\$114,792
Median	\$94,020	\$99,596	\$91,074

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**DAVE LUCAS**

dllucas@cppcre.com

PH: 415.274.7390

CA DRE# 01389761

NV RED# 1001411

**BRANDON NORTON**

brandon@nortoncap.com

PH: 925.286.5049

CA DRE# 01985777

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California DRE LIC# 01499268

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