

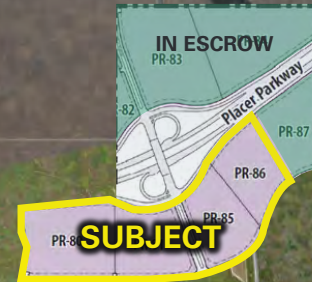
# PLACER ONE

CAMPUS PARK LAND  
PLACER COUNTY, CA

±15.18 - ±73.19 ACRES AVAILABLE (PHASE I)

W. SUNSET BLVD./FUTURE PLACER PKWY.

HIDDYMENT RD.



INDUSTRIAL BLVD.

65

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# PLACER ONE OVERVIEW



Placer One is comprised of ±2,213 acres within the Sunset Area Plan. The Sunset Area Plan covers ±13.9 square miles in unincorporated Placer County between the cities of Rocklin, Roseville and Lincoln. The Area Plan outlines a comprehensive development intended to achieve a thriving regional center with housing, high-paying employment, high-quality entertainment, and access to higher education.

Placer One is anchored by a planned ±300-acre Sacramento State/Sierra College campus and contemplates ±804.4 acres of residential, ±707.7 acres of commercial uses, and ±377.5 acres of public facilities, parks, and open space.

Within Placer One, the majority of the commercial space will be situated within the Campus Park District located along the northern boundary of the development. The Campus Park District supports a wide variety of commercial uses including light industrial, warehousing, research and development, office, retail, and more.

**This offering includes ±15.18 - ±73.19 acres within the Parkway and Town Center Districts of the Campus Park District.**

- Final Environmental Impact Report completed 2019
- Development Agreement approved in 2019

## CAMPUS PARK DISTRICT

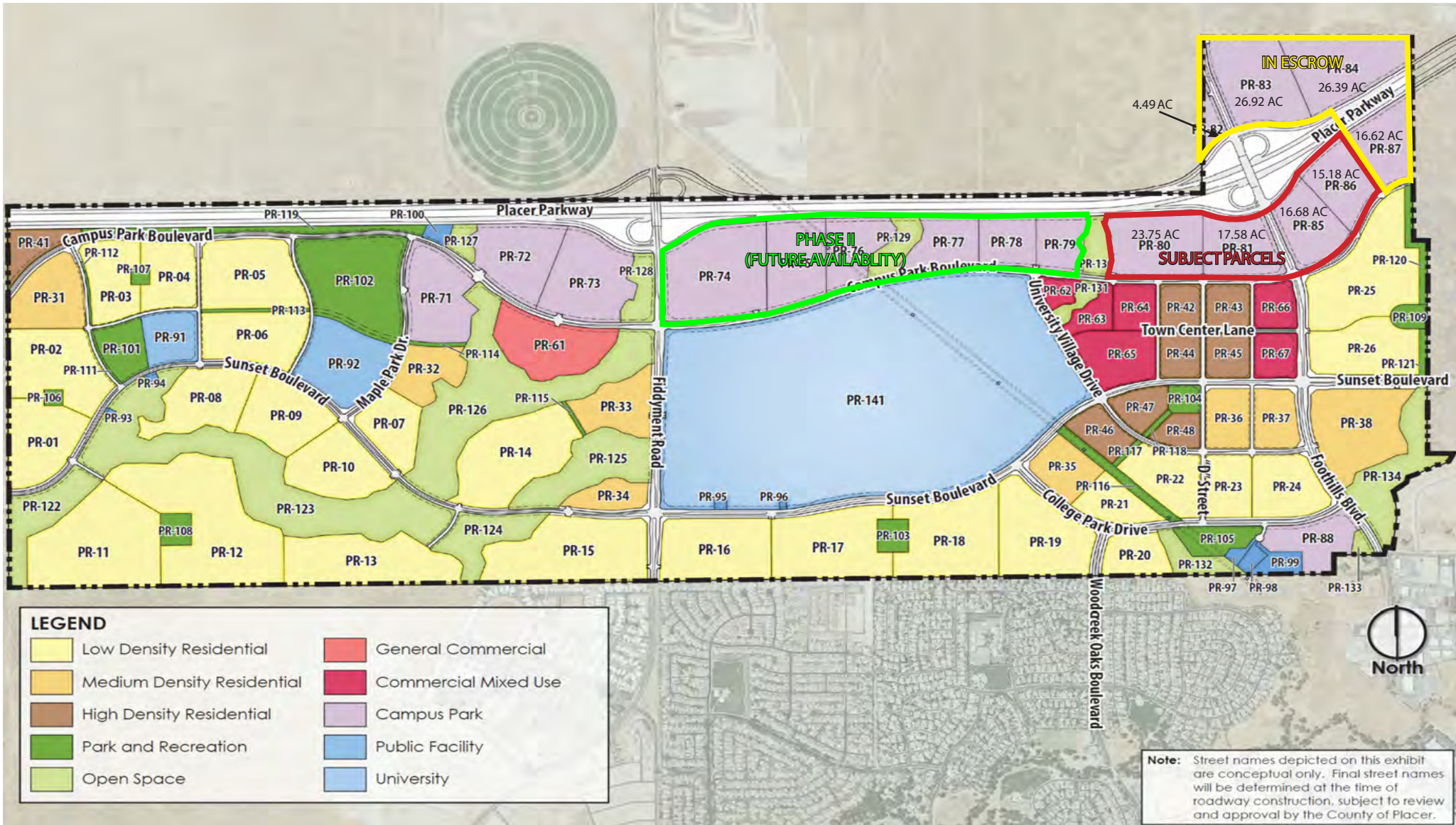
**±334.98 acres slated for development as:**

- » 25% Commercial
- » 25% Research & Development
- » 20% Light Industrial
- » 20% Office
- » 10% Warehouse

**±73.19 acres available in the Parkway and Town Center Districts of the Campus Park District**

Business Type	% of CP	FAR	Sq. Ft.	Jobs
Professional Office	20%	30%	865,206 SF	1,730 jobs
Research & Development	25%	30%	1,081,508 SF	2,163 jobs
Commercial	25%	25%	901,256 SF	1,803 jobs
Light Industrial	20%	40%	1,153,608 SF	1,154 jobs
Warehouse	10%	35%	504,704 SF	505 jobs
TOTAL	100%	35% (avg)	4,506,282	7,354 jobs

# PLACER ONE LAND USE TABLE

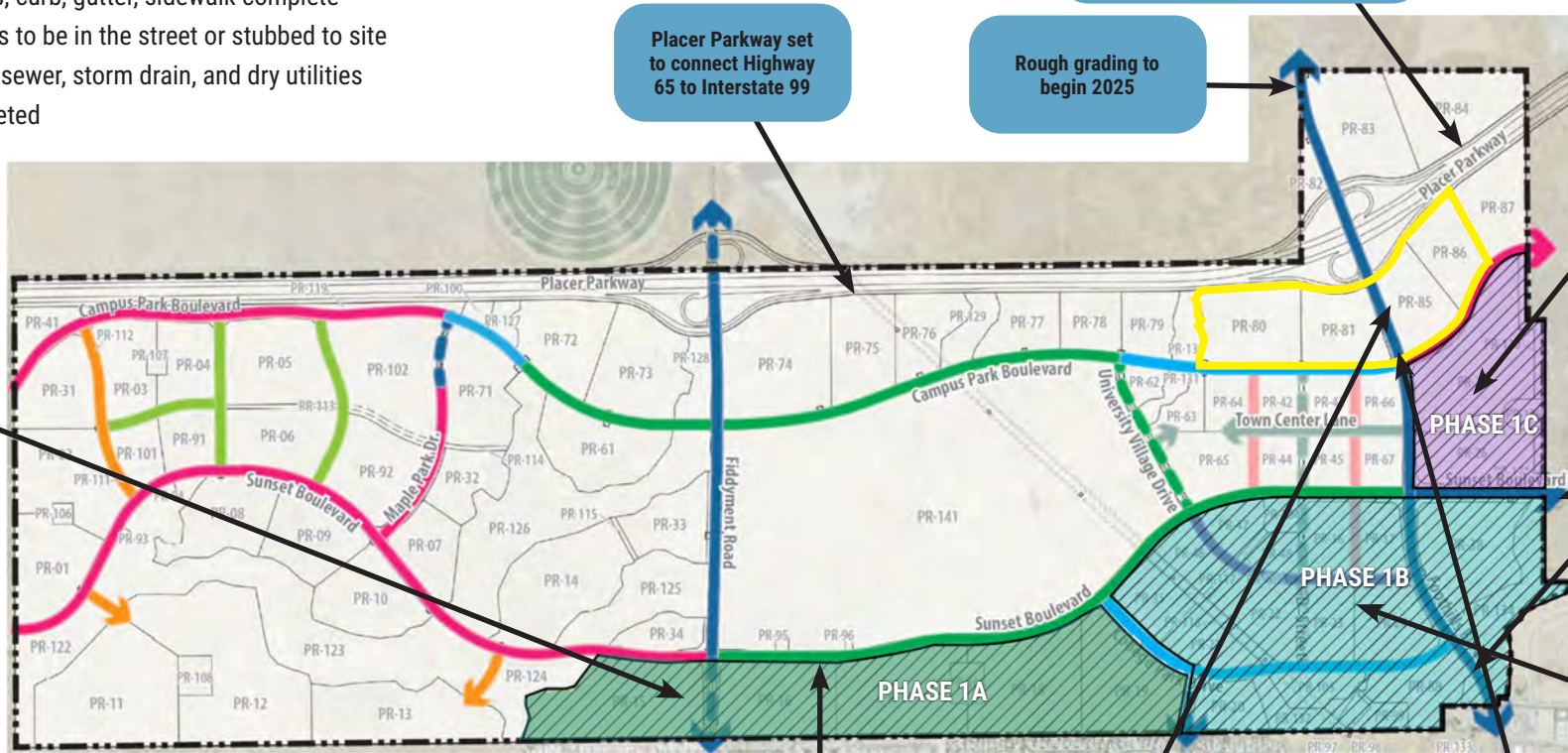




# INFRASTRUCTURE

Taylor Builders plans to deliver the parcels in the following condition:

- » Rough graded
- » Streets, curb, gutter, sidewalk complete
- » Utilities to be in the street or stubbed to site
- » Water, sewer, storm drain, and dry utilities completed



**Phase 1A construction has begun. 769 residential lots graded to date, vertical construction set to begin 1Q25**

**Placer Parkway set to connect Highway 65 to Interstate 99**

**Rough grading to begin 2025**

**Placer Parkway is now fully funded with construction set to begin 1Q24 and 4Q25 completion anticipated to Foothills - Water set for connection in 2025 with Parkway delivery**

**Phase 1C 484 Residential Units**

**Foothills Blvd. connection completed. Sunset Blvd. and Foothills scheduled for widening during Phases 1B/1C**

**Phase 1B 549 Residential Lots**

LEGEND		
<b>Arterial Roadways</b>	<b>Collector Streets</b>	<b>Local Streets</b>
6-Lane Arterial (std. median) Figure 7-2	Divided Collector (w/ median) Figure 7-6	Major Residential (42'-wide) Figure 7-9
4-Lane Arterial (30' median) Figure 7-3	Collector (North of Sunset Blvd.) Figure 7-7	Primary Residential (40'-wide) Figure 7-10
4-Lane Arterial (20' median) Figure 7-4	Collector (South of Sunset Blvd.) Figure 7-8	Town Center Lane Figure 7-11
4-Lane Arterial (at transitions) Figure 7-5	University Village Drive north of Sunset Boulevard (Figure 7-7) is a 2-lane collector with right-of-way reserved for a 4-lane arterial. If needed in the future, travel lanes are to be added consistent with the design section shown in Figure 7-3.	"D" Street Figure 7-12
		Town Center Local Street (Typical) Figure 7-13

**Sunset Blvd. extension grading complete**

**Ingress/egress off Foothills Blvd. possible**

**Sewer improvements begin along Foothills Blvd. beginning in 2023, along with storm drain and dry utilities. Set for completion 4Q24**







# PLACER ONE - CAMPUS DISTRICT LAND USE

## Campus Park (CP) Uses

Typical FAR: up to 0.5

### Description:

The Campus Park (CP) land use designation allows for a variety of non-residential use types including professional office, research and development, commercial, and light industrial space. In order to direct certain uses geographically within the Campus Park job center, the Placer Ranch Development Standards establish several "subdistricts" for CP parcels. This is intended to allow a high-degree of flexibility while also maintaining compatibility with adjacent uses.

The sub-districts of Campus Park are described below, with a corresponding diagram, permitted use list, and development standards provided in the Placer Ranch Development Standards.

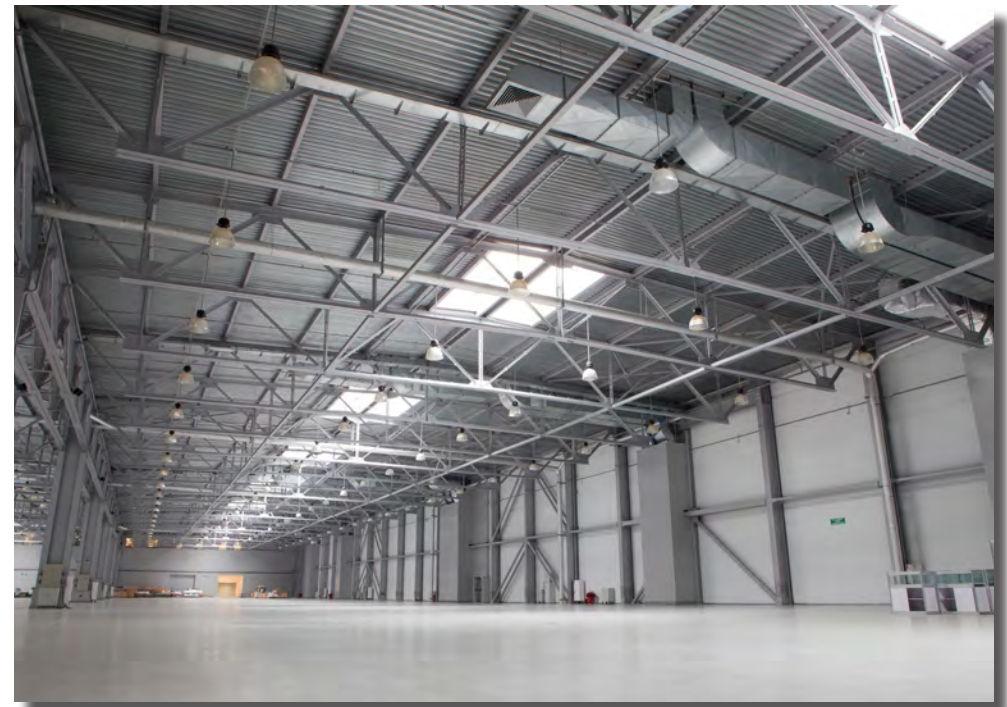
- **CP Parkway District:** Parcels located at the intersection of Placer Parkway and Foothills Boulevard emphasize retail, R&D, and office/ corporate campus uses. Development should be compatible with the planned uses in the adjacent areas of the Sunset Area Plan, without competing with uses planned in the Town Center.
- **CP Town Center District:** Parcels located adjacent to the Town Center emphasize R&D, office/ corporate campus, recreation club, community assembly, and limited commercial uses that do not compete with planned uses in the Town Center. Some parcels are included in the Town Center Overlay, which allows residential uses.
- **CP Innovation District:** Parcels located adjacent to the university site emphasize R&D, technology, innovation, and office uses in support of businesses that desire proximity to a higher-education institution.
- **CP Fiddymont District:** Parcels at the intersection of Placer Parkway and Fiddymont Road emphasize commercial/retail uses, with supporting office, restaurant, financial, fire station, and service uses that do not complete with uses in the Town Center.

While Campus Park can accommodate FARs up to 0.5, it is anticipated that the cumulative development will support 25% each of Research & Development and Commercial uses, 20% each of Office and Light Industrial uses, and approximately 10% of ancillary warehouse uses. This mix will shift as development evolves over time. A blended FAR throughout the entire district of 0.31 would result in approximately 4.5- million sq. ft. of these uses at buildout.

## Development Allocation by Parcel

Parcel	Land Use	Acres	Density/ Intensity	Unit Allocation	Square Footage
PR-80	CP	23.75 AC	0.31 FAR	0 du 1	320,710
PR-81	CP	17.58 AC	0.31 FAR	0 du 1	236,493
PR-85	CP	16.68 AC	0.31 FAR		224,386
PR-86	CP	15.18 AC	0.31 FAR		204,207

- » **Light Industrial**
- » **Warehousing**
- » **Research & Development**
- » **Office**
- » **Commercial**





# CAMPUS PARK - PERMITTED USES

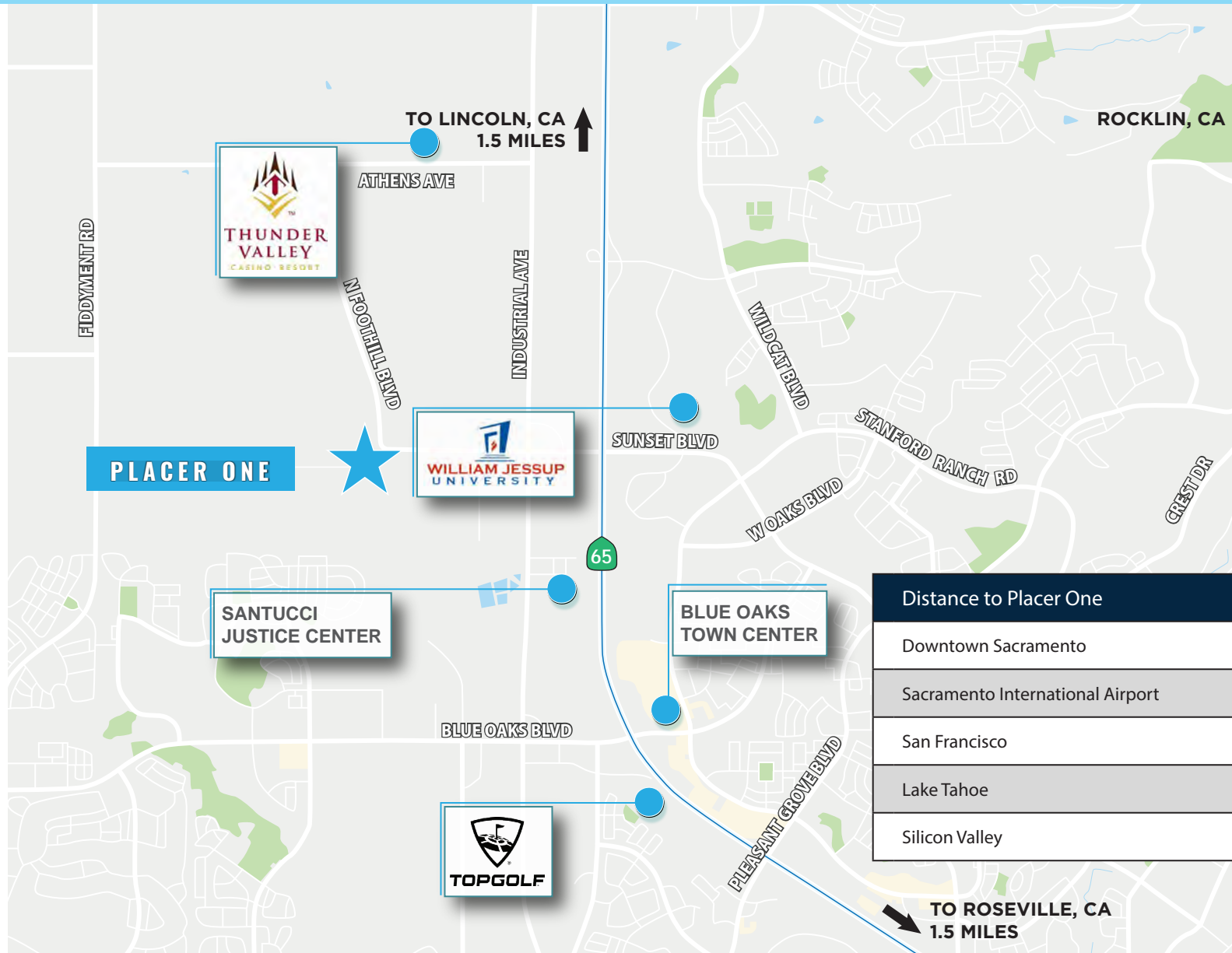
Use	CP-PW	CP-TC	CP-IV	CP-FD
<b>Manufacturing &amp; Processing</b>				
Clothing Products	C	C	--	--
Electrical & Electronic Equipment, Instruments	C	C	C	--
Food Products	MUP	MUP	--	--
Furniture & Fixtures Manufacturing	C	C	--	--
Printing & Publishing	C	C	--	--
Small-Scale Manufacturing	C	MUP	C	--
Stone & Cut Stone Products	MUP	MUP	--	--
Textile & Leather Products	C	C	--	--
<b>Recreation, Education &amp; Public Assembly</b>				
Recreation & Fitness Centers	C	C	--	--
Sport Facilities & Outdoor Public Assembly	C	CUP	--	--
<b>Retail Trade</b>				
Drive-In & Drive-Thru Sales	C	MUP	--	--
Restaurants & Bars	C	C	--	C
Restaurants, Fast Food	C	MUP	MUP	C
<b>Service Uses</b>				
Business Support Services	C	C	C	C
Construction/Contractors	C	C	C	--
Medical Services - Clinics & Laboratories	C	C	C	C
Medical Services - Hospitals & Extended Care	CUP	CUP	CUP	CUP
Medical Services - Veterinary Clinics & Hospitals	MUP	MUP	--	C
Offices	C	C	C	C
Service Stations	C	MUP	--	C
Storage, Accessory	C	C	C	C
Warehousing, Wholesaling, & Distribution	MUP	MUP	--	--

C = Zoning Clearance | CUP = Conditional Use Permit | MUP = Minor Use Permit | -- = Not Permitted





# LOCATION MAP



Distance to Placer One	
Downtown Sacramento	26 Miles
Sacramento International Airport	33 Miles
San Francisco	110 Miles
Lake Tahoe	110 Miles
Silicon Valley	135 Miles







# AREA AMENITIES





# SACRAMENTO REGION/PLACER COUNTY OVERVIEW & DEMOGRAPHICS

## Sacramento Region

The Sacramento region is well located in the California Central Valley at the foothills of the Sierra Nevada Mountains. Residents enjoy seismic stability and convenient access to various popular attractions such as Napa County's Wine Country, California's historic gold country, Yosemite, Lake Tahoe and San Francisco. Sacramento is also strategically located for business as air travel times to Los Angeles, Orange County, San Diego, Portland, Las Vegas, and Phoenix are all less than 90 minutes.

Sacramento benefits tremendously from the fact that it is the capital of the State of California. The region currently boasts a highly diversified economy that has earned a reputation as a highly desirable location for regional headquarters, manufacturing companies and back office operations. The Sacramento metropolitan area has benefited from an influx and expansion of technology-related companies, financial services firms, and other companies seeking:

- An affordable alternative for major corporations in Northern California
- Seismic stability
- Affordable housing and lifestyle choices for employees
- Proximity to the State Capitol
- Close to Lake Tahoe, the San Francisco Bay Area and the Napa Wine Country

It might be argued that no submarkets have reaped the benefits of these advantages more than Roseville/Rocklin. Influx of new businesses, affordable housing, and increasing population make South Placer County an increasingly attractive destination for businesses of all kinds.

Subject - Demographics	3 Miles	5 Miles	10 Miles
<b>Population:</b>			
2010 Population	10,422	81,610	343,569
2022 Population	19,035	117,588	405,724
2027 Population Projection	21,856	132,169	440,635
Annual Growth 2010-2022	6.9%	3.7%	1.5%
Annual Growth 2022-2027	3.0%	2.5%	1.7%
<b>Households:</b>			
2010 Households	3,378	29,261	124,517
2022 Households	6,404	41,877	147,307
2027 Household Projection	7,369	47,009	160,105
Annual Growth 2010-2022	6.7%	3.3%	1.2%
Annual Growth 2022-2027	3.0%	2.5%	1.7%
Owner Occupied Households	5,990	36,455	110,792
Renter Occupied Households	1,379	10,555	49,313
<b>Avg Household Income</b>	<b>\$156,129</b>	<b>\$135,982</b>	<b>\$116,608</b>
<b>Median Household Income</b>	<b>\$135,625</b>	<b>\$115,750</b>	<b>\$93,561</b>
<b>2022 Households by Household Income:</b>			
< \$25,000	388	3,490	14,703
\$25,000 - 50,000	490	4,364	21,032
\$50,000 - 75,000	628	4,658	22,506
\$75,000 - 100,000	511	5,223	20,758
\$100,000 - 125,000	861	5,084	18,083
\$125,000 - 150,000	760	5,062	14,048
\$150,000 - 200,000	1,233	6,457	16,481
\$200,000+	1,531	7,538	19,696



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