

±10.9 ACRES LAND FOR SALE

ZONED LIGHT INDUSTRIAL





THE OFFERING

Placer County APN: 017-283-010

Acreage: ±10.9 Acres

Purchase Price: \$7,125,000 (\$15.00 PSF)

Location: Rocklin Corporate Center is a ±104 acre business park subdivided into 20 individual parcels.

Zoning: PD-IP (Planned Development-Industrial Park). For more information contact Placer County Planning Dept: 530-745-3000

Permitted Uses: Include, but are not limited to, light industrial uses such as manufacturing, assembly, research/development, as well as commercial office uses (limited).

**Note, all potential uses, including those listed above, are subject to appropriate governmental approvals which neither the seller nor the broker can guarantee. Some of the above uses may be subject to a rezone, general plan amendment, environmental approvals and other entitlement and approvals.*

Gas & Electric: Services are available.
Please contact PG&E (530) 889-3150

Water: 24" line runs along Sunset Blvd. and a 12" water line is stubbed at the end of Atherton Drive
(Agency: Placer County Water 530-823-4850)

Sewer: 20" line runs parallel to the Northwest and a 30" line runs on the Southeast portion of the property.
(Agency: SPMUD)



THE MARKET

Considered for many years by investors and businesses to be the most desirable submarket in the Sacramento Region, the Roseville/Rocklin office market is the second largest office market in the region in terms of total square feet (±7,846,088 SF) with an 15.4% vacancy rate. The Roseville/Rocklin Industrial market is comprised of 16,770,070 sq. ft. and boasts an impressive 1.9% vacancy rate!

Placer County has been one of California's fastest growing markets and is regarded by many as one of Northern California's most affluent and fastest growing real estate submarkets. Since 1990, the estimated population has more than doubled (from 172,796 in 1990 to approximately 420,000 as of March 2024). Highway 65 has been the target of some of South Placer County's most notable growth and features two of the area's top retail options: Westfield Galleria and The Fountains Shopping Center, both are only 5 minutes south of the property. The region is surrounded by some of the finest executive, middle-management and employee housing in the region.

Within a one mile radius of the site, major employers (employers with greater than 200 employees) include Placer County, Cokeva, Oracle, Tasq Technology, Unfi Western Region (food products/wholesaler). Within a five mile radius, the site boasts nearby major employers such as Hewlett-Packard, Thunder Valley Casino & Resort, Pride Industries, Sutter Health, Consolidated Communications, Ace Hardware, Adventist Health, and UC Davis Medical Center, to name a few.

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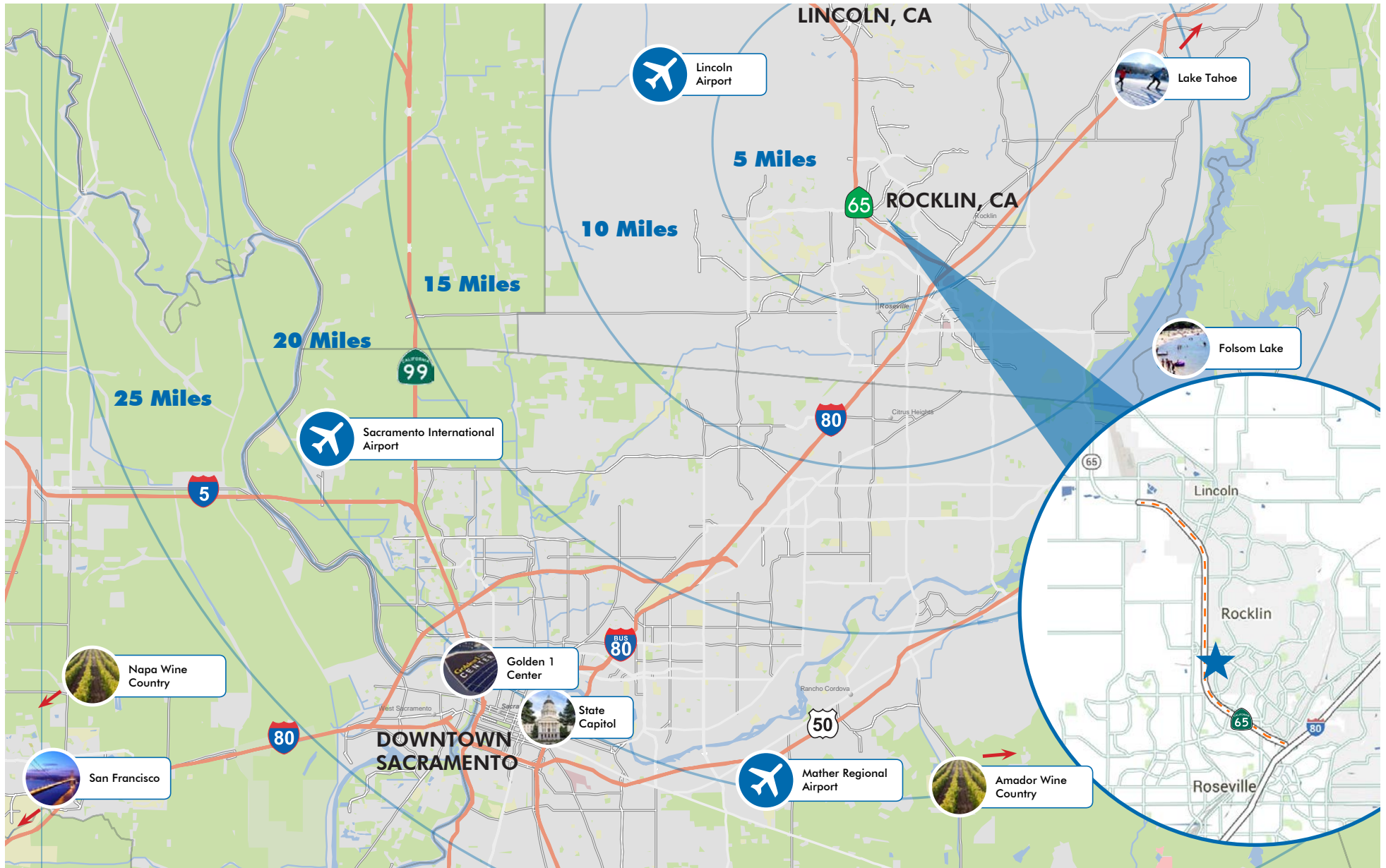
ZONED LIGHT INDUSTRIAL

ROCKLIN, CALIFORNIA





LOCATION





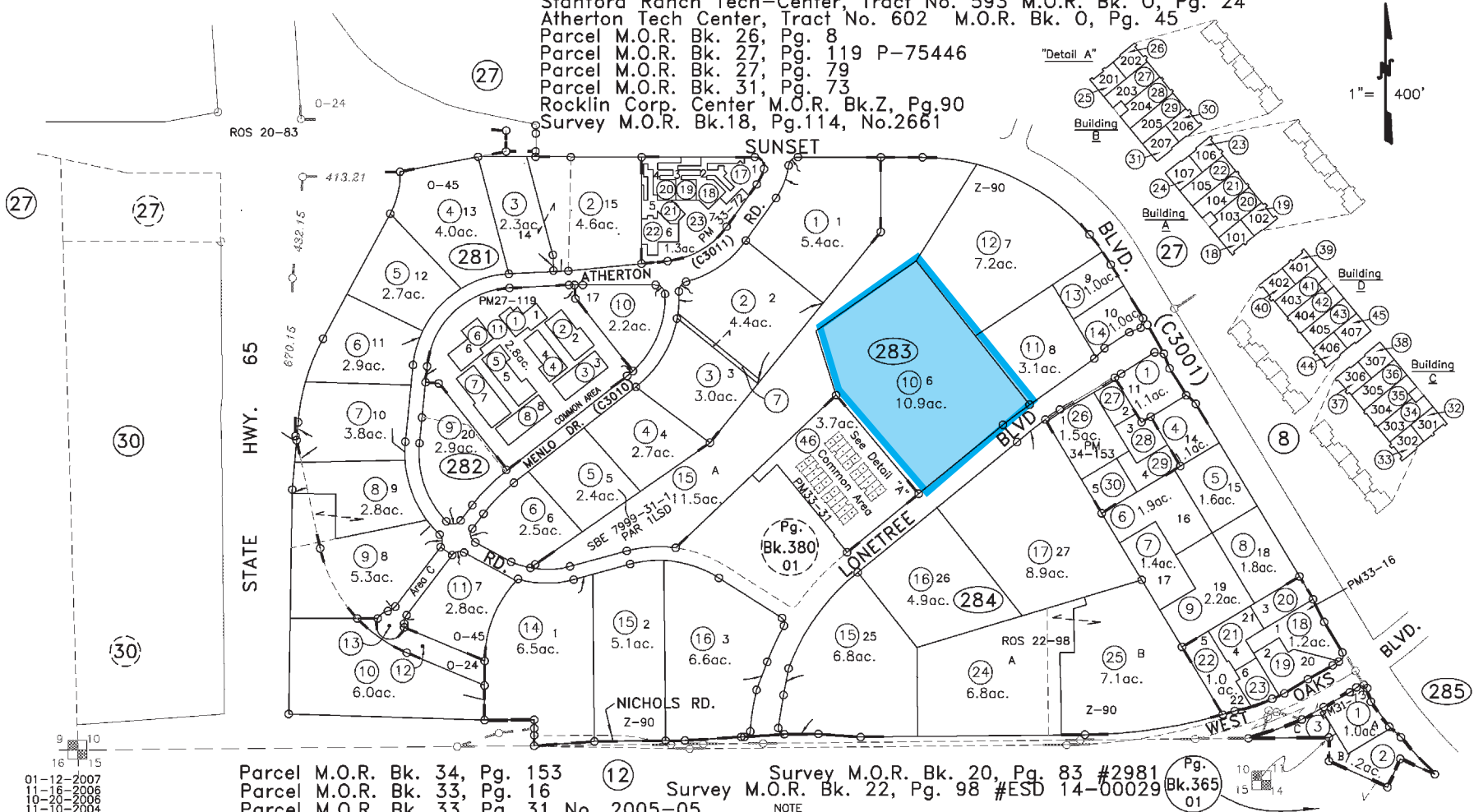
PARCEL MAP

ROCKLIN CORPORATE CENTER

S1/2 SEC.10, T.11N., R.6E., M.D.B.8M.

17-28

Survey M.O.R. Bk. 2, Pg. 25
Stanford Ranch Tech-Center, Tract No. 593 M.O.R. Bk. O, Pg. 24
Atherton Tech Center, Tract No. 602 M.O.R. Bk. O, Pg. 45
Parcel M.O.R. Bk. 26, Pg. 8
Parcel M.O.R. Bk. 27, Pg. 119 P-75446
Parcel M.O.R. Bk. 27, Pg. 79
Parcel M.O.R. Bk. 31, Pg. 73
Rocklin Corp. Center M.O.R. Bk.Z, Pg.90
Survey M.O.R. Bk.18, Pg.114, No.2661



01-12-2007
11-16-2006
10-20-2006
01-10-2004
01-22-2004
03-12-2015
05-06-2003
08-06-2010
03-31-2003
02-06-2008
03-12-2002
01-29-2007
04-01-2000
DRA/BMJ
Page Redrawn Electronically
Formerly Por. 17-08

Parcel M.O.R. Bk. 34, Pg. 153
Parcel M.O.R. Bk. 33, Pg. 16
Parcel M.O.R. Bk. 33, Pg. 31 No. 2005-05
Parcel M.O.R. Bk. 33, Pg. 72
Condo Plan Venture Commerce Center Rocklin
Doc. No. 06-0111480

NOTE All distances on curved lines are chord measurements.

Survey M.O.R. Bk. 20, Pg. 83 #2981
Survey M.O.R. Bk. 22, Pg. 98 #ESD 14-00029
Pg. 01

NOTE

This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.17 Pg.28
County of Placer, Calif.

NOTE

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

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CBRE



ZONING MAP

Zoning:

PD-IP (Planned Development-Industrial Park). For more information contact Placer County Planning Dept: 530-745-3000





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