

2800 SOUTH WHITNEY BOULEVARD

ROCKLIN, CA

Entitled Medical Land For Sale



**REDUCED
PRICE**



Executive Summary

Property Overview	
ADDRESS	2800 South Whitney Blvd. Rocklin CA 95677
PRICE	\$525,000 (\$14.52/SF) \$725,000 (\$20.05/SF)
PRICE/ACRE	\$873,494
LOT SIZE (SF)	±36,155 net SF (± 51,401 gross SF)
LOT SIZE (Acres)	±.83 net acres (±1.18 gross acres)
ENTITLEMENTS & APPROVALS	±7,800 SF medical office or condo building

PROPERTY OVERVIEW

- Rare ±.83 acre medical development project
- Site Improvements: curbs, gutters, sidewalks, and median improvements
- Adjacent to new residential development of 30 duplexes and across the street from 60 single family homes and 80 duplexes, for a total of 170 new residential units
- Can be a single-user medical building, or up to 5-unit medical condo building
- Desirable location near Sutter Roseville Medical Center, Kaiser Permanente, Westfield Galleria, and other major retail stores
- Close proximity to State Route 65 and Interstate 80
- Population growth of over 60% since 2000
- 30 minutes to Downtown Sacramento and Sacramento International Airport (SMF)



Investment Overview

2800 South Whitney Boulevard is a ±.83 acre medical office development opportunity located in the City of Rocklin, California. The parcel is entitled and approved for a ±7,800 SF medical office building. The building can be split into up to five (5) medical condos, if desired. The subject property is desirably positioned at the intersection of two major Rocklin thoroughfares, Whitney Boulevard and Sunset Boulevard, with a large surrounding population. Additionally, the project is less than ten minutes from Kaiser Permanente Roseville Medical Center and Sutter Roseville Medical Center.

The City of Rocklin is intersected by Interstate 80 and Highway 65. Rocklin is one of the fastest growing cities in California, posting population growth of approximately 60% since 2000. The City of Rocklin is well located and within driving distance to Sacramento, San Francisco, Napa Valley, and Lake Tahoe.

DEMOGRAPHICS

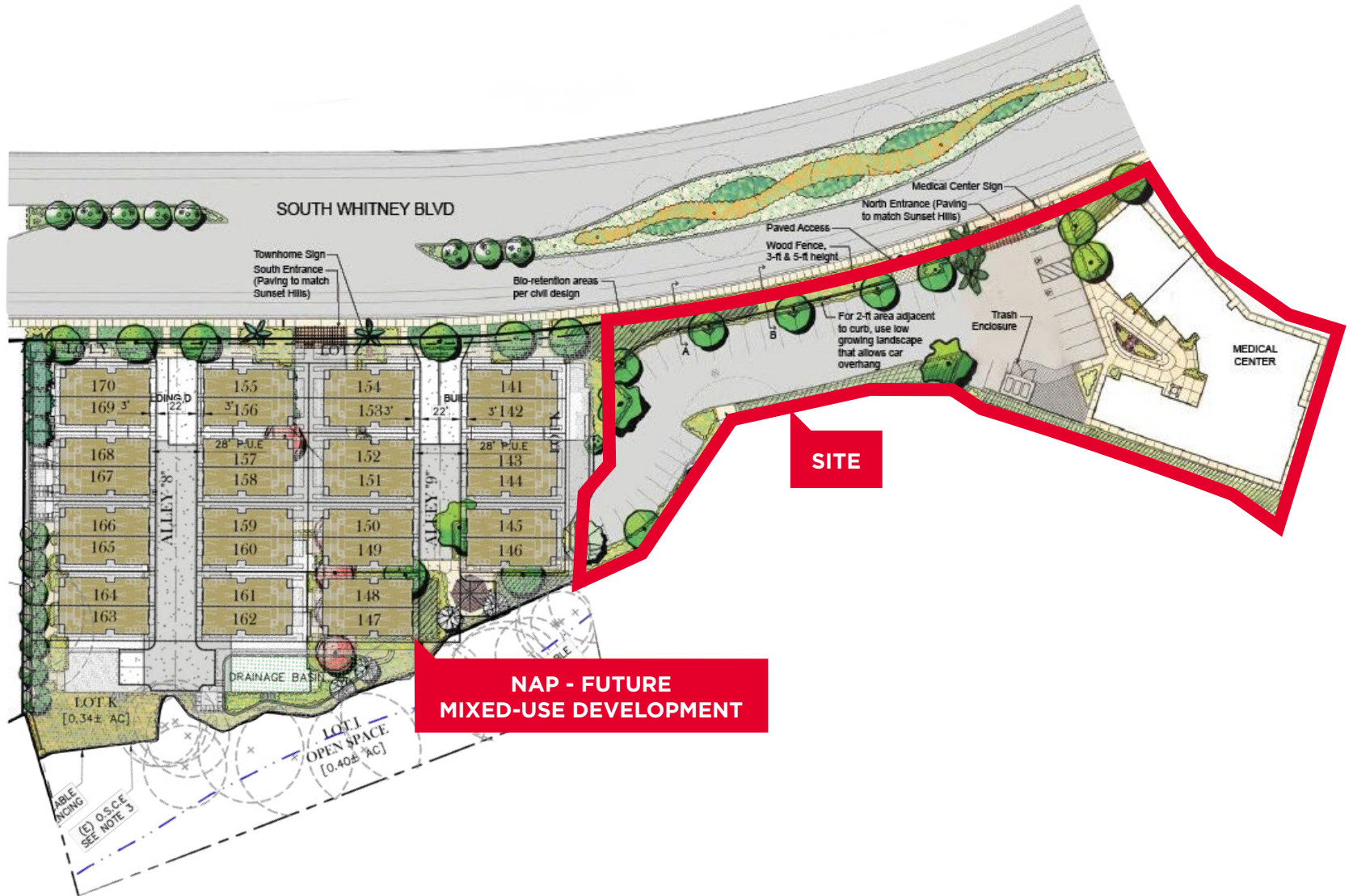
	1-Mile	3-Mile	5-Mile
2030 Total Population	12,845	99,821	227,353
2025 Total Population	12,242	95,595	219,276
2030 Median HH	\$104,633	\$130,721	\$131,369
2025 Median HH	\$95,734	\$117,077	\$116,458
2030 Per Capita Income	\$51,540	\$64,555	\$64,611
2025 Per Capita Income	\$46,548	\$57,757	\$57,773
2030 Average HH Income	\$125,552	\$164,548	\$166,988
2025 Average HH Income	\$115,450	\$149,655	\$151,639



LOCATION MAP



SITE PLAN



WHITNEY WALK SITE PLAN



**Whitney Walk
Residential project
on 10.4 acres.**

*Rocklin has approved
an urban infill
project of **170**
housing units,
both attached and
detached, on the site of
two previously approved
but unbuilt projects*

**110 attached and
60 detached single-
family homes**

*- Sacramento
Business Journal*



FOR MORE INFORMATION PLEASE CONTACT:

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