

ROCKLIN MEDICAL LAND | ±0.82 AC

FUTURE TOWNHOME
DEVELOPMENT

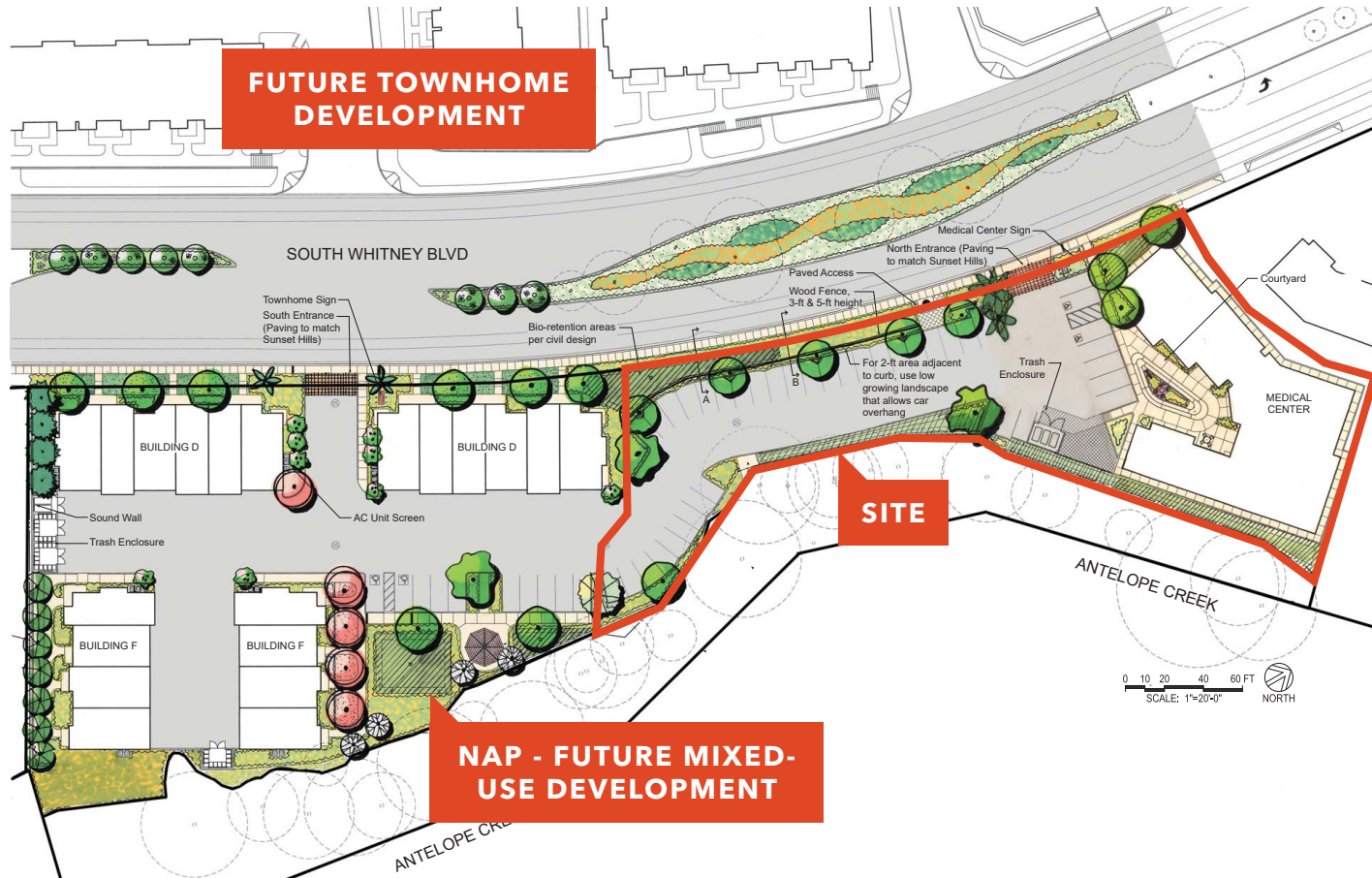
SITE
APN: 016-240-039

FUTURE MIXED-USE
DEVELOPMENT

Approved & Entitled for ±7,891 SF
Class A Medical Office Condo Building

SUNSET & WHITNEY MEDICAL LAND

ROCKLIN, CA



FUTURE TOWNHOME DEVELOPMENT

SITE

NAP - FUTURE MIXED-USE DEVELOPMENT

Property Details

\$650,000 asking price

±0.82 acres

PORTION of APN 016-240-039

CITY of Rocklin

PLACER County

ZONED C-2 (Commercial);
General Plan RC (Retail Commercial)

APPROVED & ENTITLED in 2016
for a ±7,891 SF Medical
Office building with
five (5) condo units; 40
parking spaces (5.0/1,000
SF parking ratio); 20' in
building height, 16% F.A.R

For sale
information
contact

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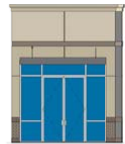
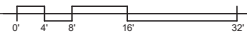
SUNSET & WHITNEY MEDICAL LAND

ROCKLIN, CA

ELEVATIONS



① Unit 1 Front Elevation, Color
1/8" = 1'-0"



② Unit 3, Front Elevation, Color
1/8" = 1'-0"



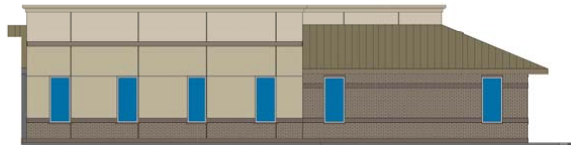
③ Unit 4, Front Elevation, Color
1/8" = 1'-0"



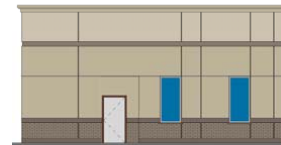
④ Unit 5, Front Elevation, Color
1/8" = 1'-0"



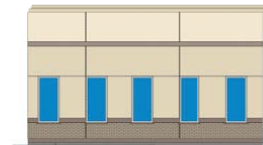
⑤ Unit 1, Left Elevation, Color
1/8" = 1'-0"



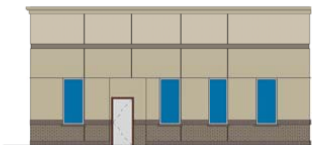
⑥ Unit 3, Rear Elevation, Color
1/8" = 1'-0"



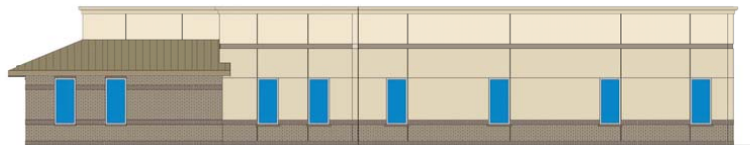
⑦ Unit 3, Rear Elevation, Color
1/8" = 1'-0"



⑧ Unit 3, Right Elevation, Color
1/8" = 1'-0"



⑨ Unit 4, Left Elevation, Color
1/8" = 1'-0"



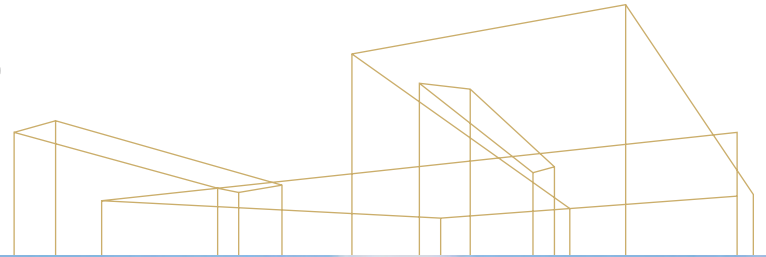
⑩ Unit 4 & 5 Rear Elevation, Color
1/8" = 1'-0"



⑪ Unit 5, Left Elevation, Color
1/8" = 1'-0"

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ROCKLIN, CA



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ROCKLIN, CA

NEARBY AMENITIES



BEL AIR

SPRINGVIEW MIDDLE SCHOOL

ROCKLIN EVENT CENTER

SUBJECT PROPERTY

QUARRY PARK ADVENTURES

AMTRAK

CITY HALL

LAND-ROVER

CAMPING WORLD

Mercedes-Benz

CVS pharmacy

SAFeway

BLW Best Western

ROCKLIN PARK HOTEL

TARGET

ULTA

TRADER JOE'S

STUDIO CITY DRIVE THEATRE

WAL*MART SUPERCENTER

TJ-maxx

Pass To Shops

PET SMART

IN-N-OUT BURGER

GREEN ACRES

HomeGoods

STARBUCKS

COSTCO WHOLESALE

DENSE RESIDENTIAL

Westfield Galleria at Roseville

WORLD PREMIER SHOPPING & DINING

fountains SOLUTIONS

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Sutter Health

DENSE RESIDENTIAL

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SUNSET & WHITNEY MEDICAL LAND

ROCKLIN, CA

PARCEL MAP



SUNSET & WHITNEY MEDICAL LAND

ROCKLIN, CA

CITY OF ROCKLIN

Rocklin, California is a suburban area that is among the most affluent submarkets in Sacramento.

The area's high-income levels equate to strong buying power and an abundance of retail product. By square footage, Roseville/Rocklin is the metro's largest retail submarket and includes Westfield Galleria at Roseville, one of Sacramento's most prominent shopping venues. The 1.16 million-SF super regional mall is home to tenants such as Apple Store, Kate Spade, Nordstrom, and Ruth's Chris Steak House.

Construction this cycle has been held in check, and few large projects are under way. The

limited amount of new product, combined with positive demand nearly every year this cycle, has allowed vacancies to fall to an all-time low in 2021. The submarket's curbed availabilities have firmly placed leverage on the side of area landlords: Rent growth in most recent quarters is outpacing the strong metro average. Moreover, asking rents are well above the Sacramento norm.

Roseville/Rocklin is an actively traded area. Annual sales volume historically averages about \$250 million, but in most recent years has significantly exceeded that mark. (Source: Costar)

60,132

TOTAL POPULATION
(3 MI RADIUS)

6.95%

PROJECTED
GROWTH 2019 THRU 2024
(3 MI RADIUS)

\$130,622

2022 AVG HOUSEHOLD INCOME
(3 MI RADIUS)

\$598,714

MEDIAN HOME VALUE
(3 MI RADIUS)

SOURCE: CITY OF ROCKLIN WEBSITE

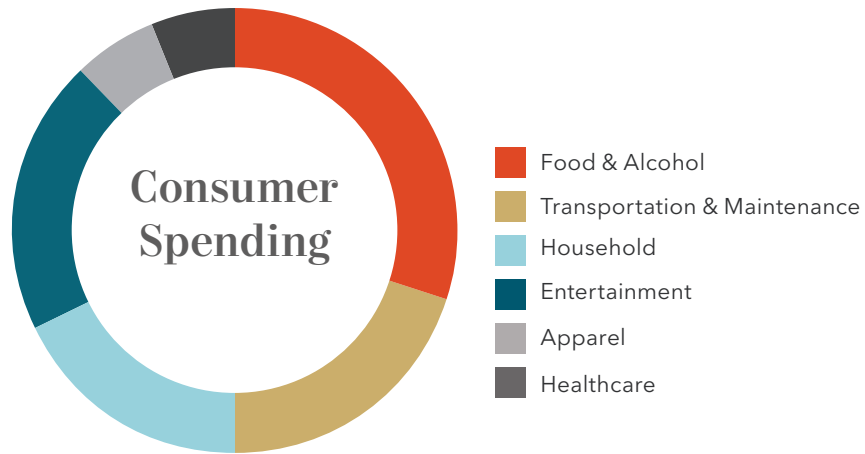
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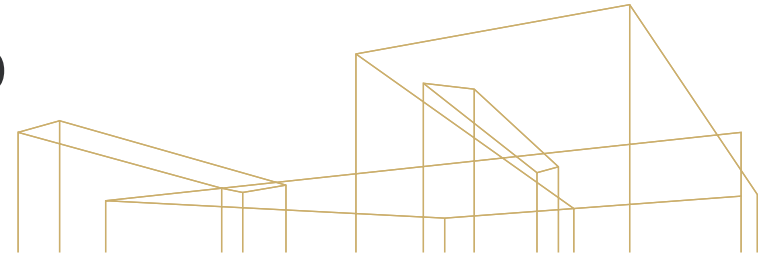
CITY OF ROCKLIN

DEMOGRAPHICS

	1 Mile	3 Mile
Population		
2022 Estimate	8,931	60,132
2026 Projection	9,567	64,310
Household Income		
2022 Avg Household Income	\$120,401	\$130,622
Median Home Value	\$538,822	\$598,714
Household Growth		
Growth 2022-2026	7.32%	7.16%
Growth 2010-2022	18.28%	16.71%



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