

Blue Oaks TOWN CENTER



PRICE
\$92,975,000
\$256 PSF

YEAR ONE CAP
7.17%

ADDRESS
6604-6704 Lonetree Blvd
Rocklin, California 95765

TOTAL RENTABLE AREA
363,483 square feet
±98.8% Occupancy

YEAR BUILT
2006/2007

PARKING
2,227 Total Stalls
(5.99:1,000 Square Feet)



THE OFFERING

Palmer Capital, as exclusive advisor, is pleased to present the opportunity to acquire Blue Oaks Town Center ("the Property"), a grocery-anchored regional destination center in Rocklin, California. Situated within Sacramento's premier retail node, the Galleria Corridor, it ranks among Northern California's most dominant and sought-after retail corridors.

Built and maintained to institutional-quality standards, the Property features a nationally recognized tenant roster with a proven track record of performance and long-term site commitment. RC Wiley serves as a shadow anchor, sharing access and parking.

Blue Oaks Town Center benefits from an expanded regional trade area and high visibility along Highway 65 and Lonetree Boulevard. Drawing from an affluent trade area with an average household income exceeding \$133,000, the center experiences combined average daily traffic counts exceeding 120,000 cars per day. Additionally, Blue Oaks Town Center benefits from its immediate proximity to super regional attractions such as Westfield Galleria at Roseville, a fortress mall in the region, Thunder Valley Casino Resort, and Top Golf, making it a retail destination for both the local community and passing travelers.

OFFERING HIGHLIGHTS

- » **SIGNIFICANT PARCELIZED EXIT VALUE** – 12 parcels offer investors a potential future exit at ±\$107 million after loan maturity in February 2028.
- » **LEASING MOMENTUM** – Nearly 100,000 square feet of new/renewal leases completed at the Property recently.
- » **EXCEPTIONAL VISIBILITY** – Strategically located along Highway 65 (105,000+ ADT) and Lonetree Boulevard (15,000+ ADT)
- » **GROCERY ANCHORED** – Anchored by Grocery Outlet, a recession and e-commerce resistant component that provides draw and stability to the center.
- » **NATIONAL/REGIONAL TENANCY** – 80% of leased square footage is occupied by national or regional tenants.
- » **EXCLUSIVE DEMOGRAPHICS** – 225,000 residents and average household incomes +\$133,000 (5-mile).
- » **50-MILE REGIONAL TRADE AREA** – Situated in Sacramento's primary retail node, a first-choice location for tenants entering Northern California.
- » **TENANT COMMITMENT** – 68% of the tenants have operated at this location since 2015.
- » **DURABLE INCOME STREAM** – 5.2 years of weighted average lease term (WALT) remaining.



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N.A.P.