

# 4555

ROCKLIN ROAD  
ROCKLIN | CALIFORNIA

±4.1 ACRE (±178,596 SF) LOT FOR SALE  
FREEWAY/ON-RAMP VISIBILITY

OFFERING MEMORANDUM

**NEWMARK**

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CA RE License #01249433



## DISCLAIMER

The information contained herein has either been given to us by the owner of the property or obtained from sources that Newmark believes to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The value of this investment is dependent upon federal and state tax laws, as well as the investment income, the tax bracket and other factors, which the prospective buyer's tax advisor and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, expense and all other information contained herein including information regarding the legal status of the property and the presently existing residential units. The prospective buyer should measure all units prior to purchase and should not rely on square footage figures and depiction in this Offering Memorandum.

ANY PROSPECTIVE PURCHASER SHALL BE REQUIRED TO CONDUCT ITS OWN INVESTIGATION REGARDING THE ZONING, BUILDING CODE, ADU, PERMIT STATUS AND HISTORY OF THE PROPERTY, AND SHALL RELY SOLELY ON THE RESULTS OF THAT INVESTIGATION. PLEASE DO NOT DISTURB RESIDENTS. A TOUR OF THE PROPERTY CAN BE ARRANGED THROUGH LISTING AGENTS ONLY.

## OFFERING SUMMARY

Address: 4555 Rocklin Road, Rocklin, CA 95677

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Price: Unpriced (Market Dictated)

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Size:  $\pm$ 4.1 Acres Total  
( $\pm$ 2.3 Acres Usable)  
( $\pm$ 1.8 Acres Open Area)

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APN: 045-103-006-000

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Zoning: C-H (Commercial - Highway)

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Allowed Uses with CUP:

- Hotel
- Restaurant
- Gas
- Auto Sales/Service
- Convenience Store



# PROPERTY HIGHLIGHTS



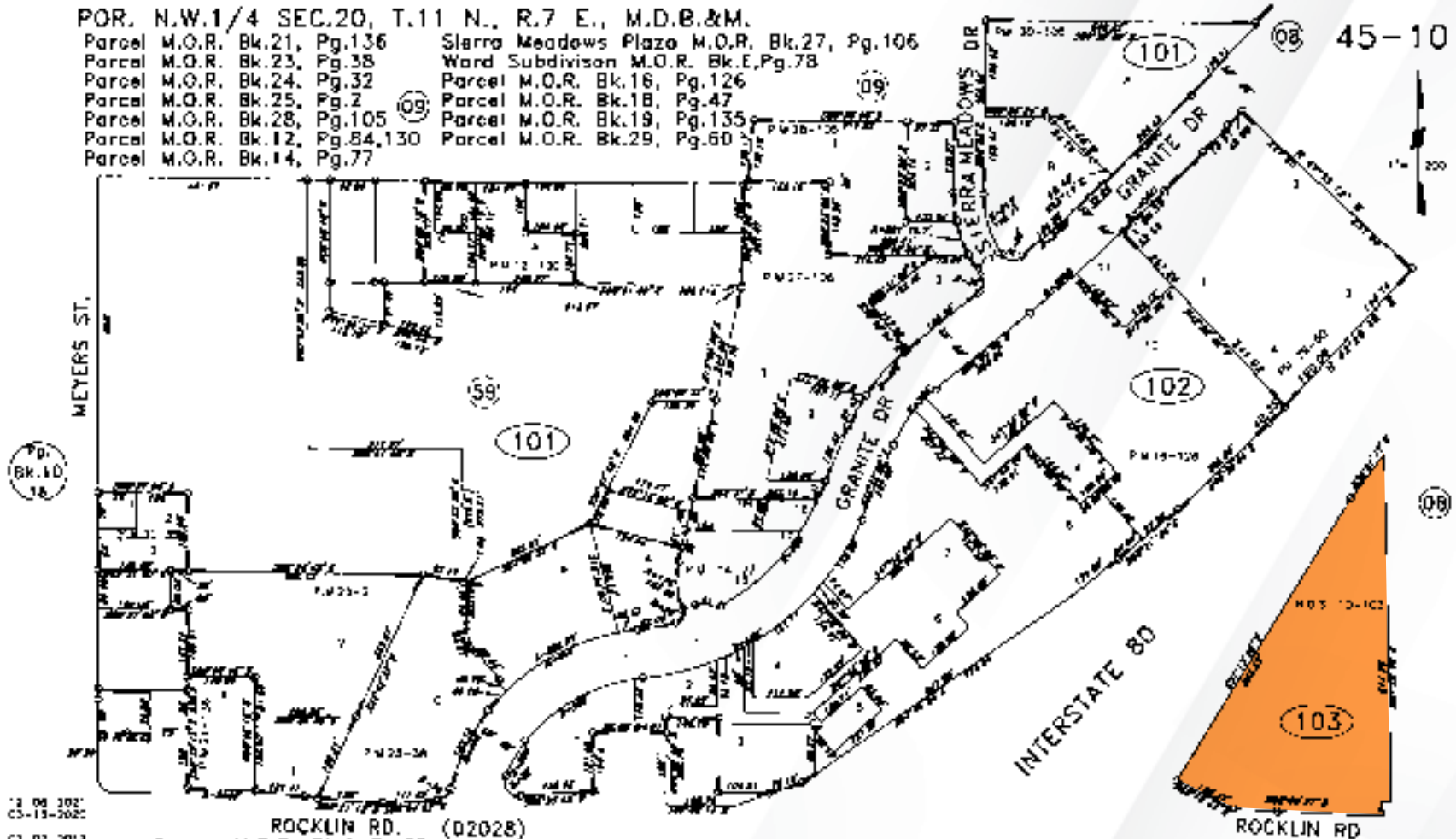
- $\pm 4.1$  Acre Lot
- $\pm 2.3$  Net Usable Acres/ $\pm 1.8$  Acres Open Area
- C-H Zoning (Commercial - Highway)
- Rare Freeway Visibility
- Location , Location, Location!
- Adjacent to Interstate 80 and Sierra College
- Large Level Parcel



# PARCEL MAP

POR. N.W.1/4 SEC.20, T.11 N., R.7 E., M.D.B.&M.

- |                                |   |
|--------------------------------|---|
| Parcel M.O.R. Bk.21, Pg.136    | Sierra Meadows Plaza M.O.R. Bk.27, Pg.106 |
| Parcel M.O.R. Bk.23, Pg.38     | Ward Subdivison M.O.R. Bk.E, Pg.78        |
| Parcel M.O.R. Bk.24, Pg.32     | Parcel M.O.R. Bk.16, Pg.126               |
| Parcel M.O.R. Bk.25, Pg.2      | Parcel M.O.R. Bk.18, Pg.47                |
| Parcel M.O.R. Bk.28, Pg.105    | Parcel M.O.R. Bk.19, Pg.135               |
| Parcel M.O.R. Bk.12, Pg.84,130 | Parcel M.O.R. Bk.29, Pg.60                |
| Parcel M.O.R. Bk.14, Pg.77     |   |



13 08 102  
03-13-2022

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Page Revisions From Same Map Information

- ROCKLIN RD. (D2028)
- Survey M.O.R. Bk.1 Pg.62
  - Survey M.O.R. Bk.10 Pg.20, 102
  - Survey M.O.R. Bk.12 Pg.64
  - Parcel M.O.R. Bk.30, Pg.105
  - Parcel M.O.R. Bk.31, Pg.99 No.DL2002-08
  - Survey M.O.R. Bk. 18, Pg. 114, No.2661

NOTE  
This map was prepared for assessment purposes only, and is not intended to illustrate legal building lines or address placements over local jurisdiction. Official information concerning fire or use of any parcel should be obtained from relevant documents and local governing agencies.

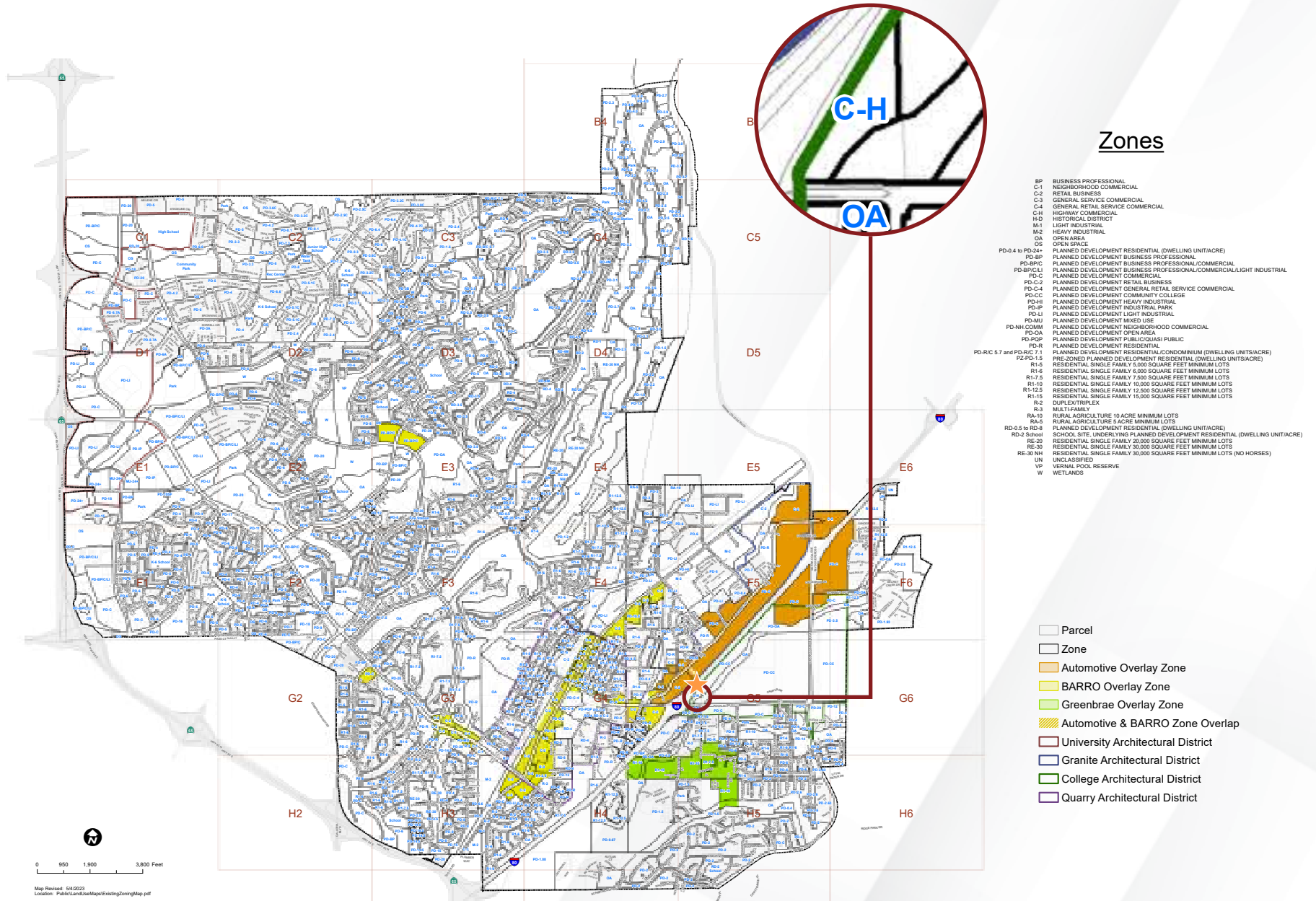
Assessor's Map Bk.45 Pg.10  
County of Placer, Calif.

NOTE  
Assessor's Block Numbers Shown in Circles  
Assessor's Parcel Numbers Shown in Crosses

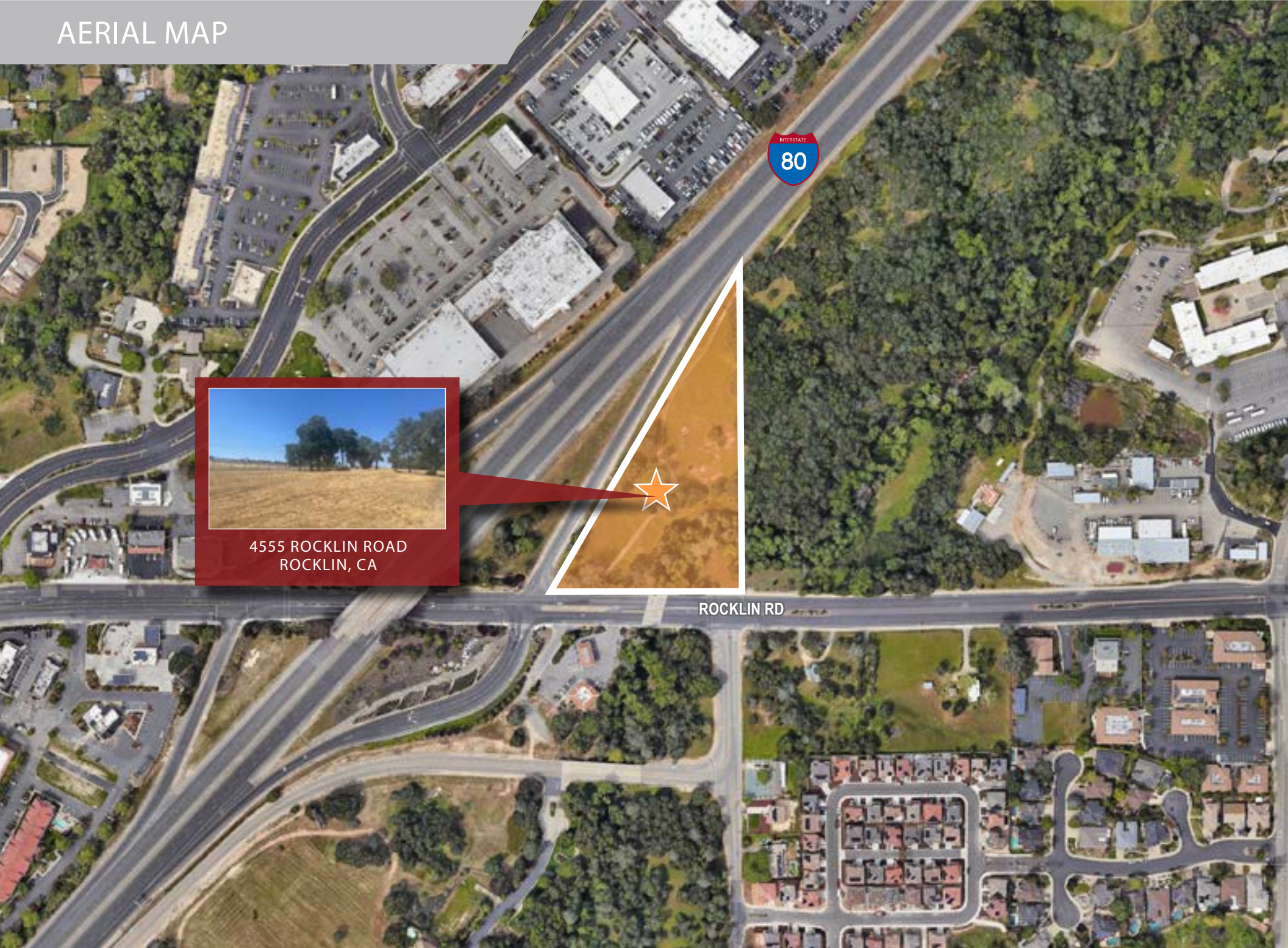
# ZONING

## C-H Zoning

[Click HERE](#) to view detailed zoning information.



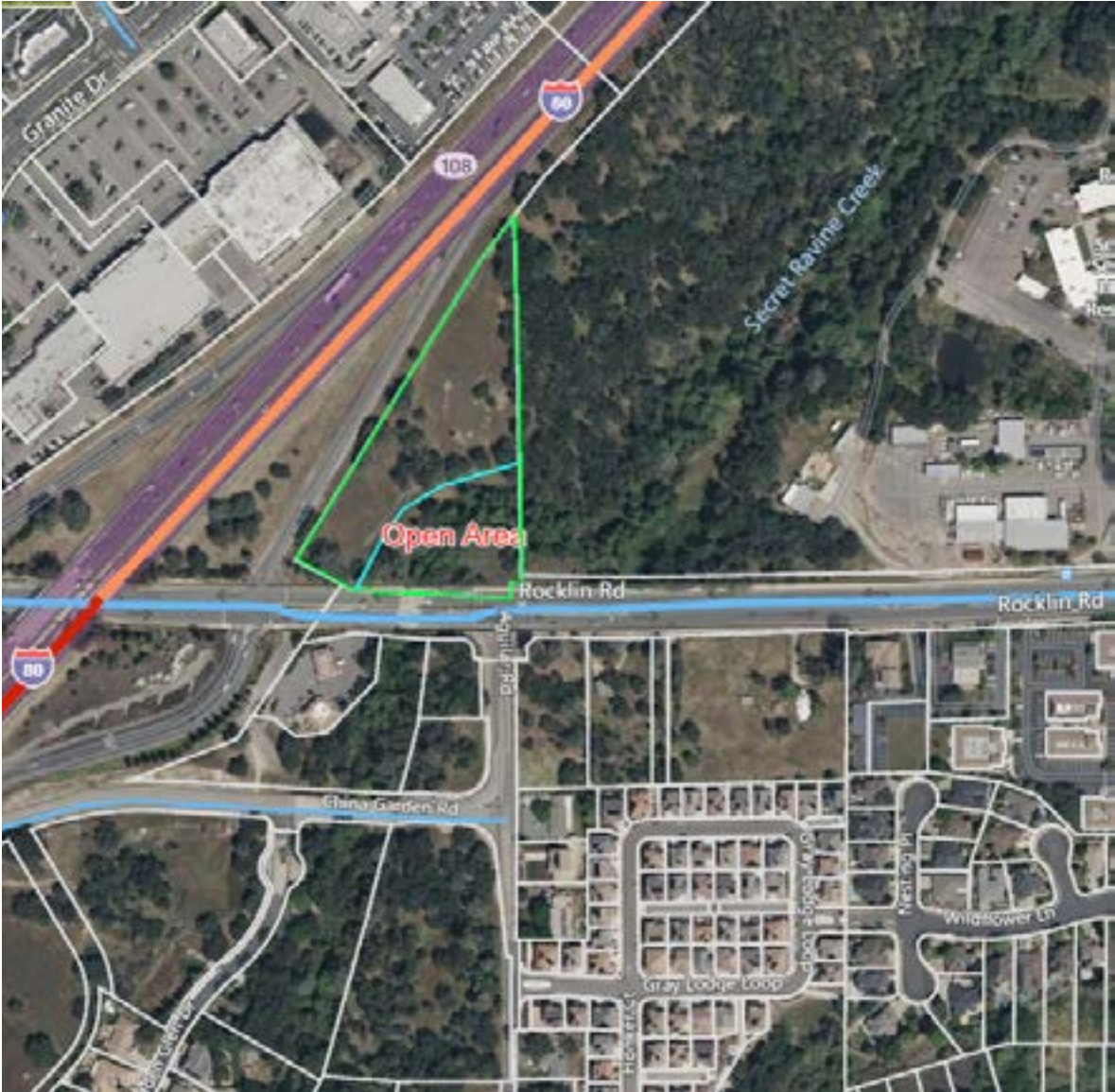
# AERIAL MAP



4555 ROCKLIN ROAD  
ROCKLIN, CA

ROCKLIN RD

# AERIAL MAPS



# AMENITIES MAP



BOB'S

SOLLY'S

PACIFIC ST

crumbl  
Coca-Cola  
Wendy's

ULTA  
TRADER JOE'S  
TARGET

Tastemade

ARCO

McDonald's  
7-Eleven  
CVS

Wendy's

80

STUDIO CITY  
BRASSerie  
SWEET TART

BRICKER

WALMART

Wendy's  
Habit  
Coke

Shell

WAL-MART  
PETSMART  
HomeGoods  
TJ-MAXX

BR

BOOT BARN

MATTRESS FIRM  
FIRE WINGS  
The UPS Store

POTTERY WORLD

CAMPING WORLD

SIERRA COLLEGE BLVD

Jamba

CALIFORNIA SUN

Wally's

Starbucks  
76

GRANITE DR

Dairy Queen

SIERRA COLLEGE

Starbucks

Starbucks

Arby's  
76

KFC

ARCO

Little Caesars

Red Lobster

ROCKLIN RD

Starbucks

Comfort Inn

EARLY TOAST

Starbucks

CVS pharmacy  
Safeway  
Teable  
SHERAN BLVD



4555 ROCKLIN ROAD  
ROCKLIN, CA




## CITY OF ROCKLIN



## A safe place to live, work and play.

Rocklin is a preferred location to live, work, visit and grow business because of its convenient location, excellent schools and universities and commitment to public safety. Located in Placer County and 22 miles from Sacramento, its world-class recreation is second to none with 36 parks, Quarry Park Adventures (a world class adventure park), and a rolling hill terrain that encourages residents to explore the city and its offerings. Local and national restaurants and businesses provide a variety of options for every person's preference. With the City's rich heritage, its strongest assets are its residents, who give input and actively participate in community events. One of the fastest growing cities in California, Rocklin boasts a 65% population growth since 2000.

Sources:  
CoStar  
<https://www.rocklin.ca.us/>

	1 Mile	3 Mile
 Population	8,365	63,437
 Households	3,276	24,495
 Median Household Income	\$87,126	\$103,395

“Top 10 Best Place to Raise a Family in Placer County”  
niche.com

“Top 10 Best City to Live in California”  
chamberofcommerce.org

“Top 20 Safest Cities of California”  
safewise.com

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