

COMMERCIAL & INDUSTRIAL LAND | ±27.2 ACRES

ROCKLIN, CALIFORNIA



HWY 65 & SUNSET BLVD

CBRE

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AREA OVERVIEW

ROCKLIN Rocklin is located in South Placer County. Placer County has been one of the fastest growing regions in California for the last 29 years. Rocklin’s population is currently projected to be ±73,051 (as of mid 2023). Rocklin has been one of the fastest growing cities in California with approximate 65% growth since 2000. The city of Rocklin boasts work force of over 36,513 with a low unemployment rate (source: esri). Additionally, Rocklin reports that their business climate is noted for being among the most affordable cities to do business in the state with a supportive climate for entrepreneurs.

SOUTH PLACER COUNTY South Placer is one of the major population and employment centers in the dynamic Sacramento Region, which is one of California’s leading inland markets. Since 2000, the Sacramento Region population has expanded rapidly, growing by 23 percent compared to the statewide average of just 13 percent. Over the same period, the population of the South Placer market (defined as the southwestern portion of the county centered around Lincoln, Rocklin, and Roseville) has increased by 64 percent, more than double the rate of the Region. South Placer also contains about 13 percent of the Region’s labor force, although approximately two-thirds of these working residents commute outside South Placer for employment opportunities. Since 2000, the South Placer market has captured a significant share of the net absolute job gains in the Region, demonstrating the market’s capacity to expand its employment base and play an even larger role in the regional economy.

TRANSPORTATION ACCESS The project benefits from its ideal location at the intersection of Highway 65 and West Sunset Boulevard and is near to the future Placer Parkway. Placer Parkway is expected to provide key north-south and east-west access to the rest of the region. This access will further facilitate the combined transportation needs of all travelers destined for or originating from the Hwy 65 and Sunset Areas.

AVAILABLE PARCELS

APN	SIZE	ZONING	ADDRESS
017-303-020	±10 Ac	General Comm	No Address
017-275-001	±1.1 Ac	General Comm	3805 S Loop Rd
017-275-002	±3.8 Ac	General Comm	3815 S Loop Rd
017-274-001	±3.2 Ac	General Comm	3820 S Loop Rd
017-274-002	±1.0 Ac	General Comm	515 Sunset Bl
017-303-003	±8 Ac	Light Industrial	3875 S Loop Rd

ZONING & POTENTIAL USES

PLACER COUNTY SUNSET PLAN AREA

General Commercial	Uses include retail stores, restaurants, and service commercial uses. The GC designation provides for retail and service commercial uses (e.g., hotels, services) along Sunset Boulevard near SR 65. It is intended to provide goods and services to the businesses and employees working within the Sunset Area as well as travelers using SR 65.	<ul style="list-style-type: none"> • Retail • Medical • Office • Restaurants / bar • Hotels • Recreation / gym • Daycare (child/adult) • Church
Light Industrial	Uses include office/flex, research and development, light manufacturing, assembly, and distribution activities. The LI designation will also support limited work-live residential opportunities, breweries, commercial recreation, and accessory retail uses.	<ul style="list-style-type: none"> • Distribution • Light manufacturing • R&D / Flex • Office • Live/work residential • Recreation • Breweries / Distillery

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 entitlement and approvals.

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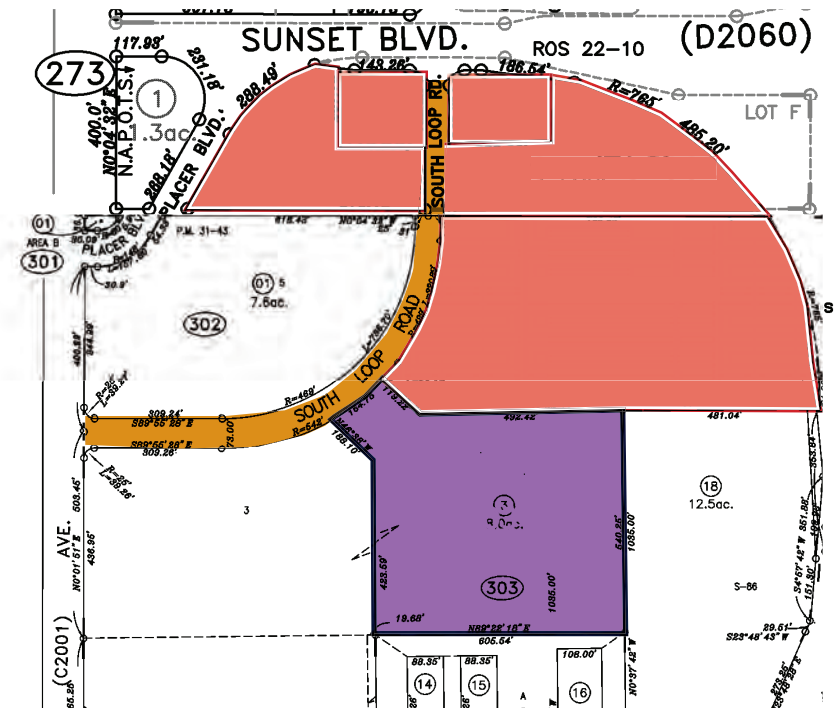
IMPROVEMENTS

APN	SIZE	WATER/SEWER
017-303-020	±10 Ac	stubbed to parcel
017-275-001	±1.1 Ac	line on S. Loop Rd
017-275-002	±3.8 Ac	stubbed to parcel
017-274-001	±3.2 Ac	line on S. Loop Rd
017-274-002	±1.0 Ac	Line on Cyber St
017-303-003	±8 Ac	line on S. Loop Rd

Improvements	Offsite improvements complete on South Loop Road, including some driveway cuts, all curbs, gutters and sidewalks.	
Water	24" water line on South Loop Road 12" line stubbed to APNs 017-303-020 and 017-275-002. 12" main on Cyber St - Main does not front property: 017-274-002 For more information, call PCWA: 530-823-4850.	
Sewer	10" sewer line on South Loop Road. 6" line stubbed to APNs 017-303-020 and 017-275-002. Various contact resource for more information, call SPMUD: 916-786-8555; City of Roseville: 916-774-5750.	
Bonds	Sierra Coll SFID #4 B&I 2018 Series A Sierra Coll SFID #4 B&I 2018 Series C Rsvl City Elem B&I 2002 Series A Non Refunding Rsvl City Elem B&I 2002 Series A&B Ref 2011 Rsvl High B&I 2004 Series C Non Refunding	Rsvl High B&I 1992 Rsvl High B&I 2004 A B & C Ref 2013 Rsvl High B&I 2016 Series A Rsvl High B&I 2016 Series B

HIGHLIGHTS

Prime location · Convenient access · Growth corridor
Highway visibility · Flat, buildable parcel



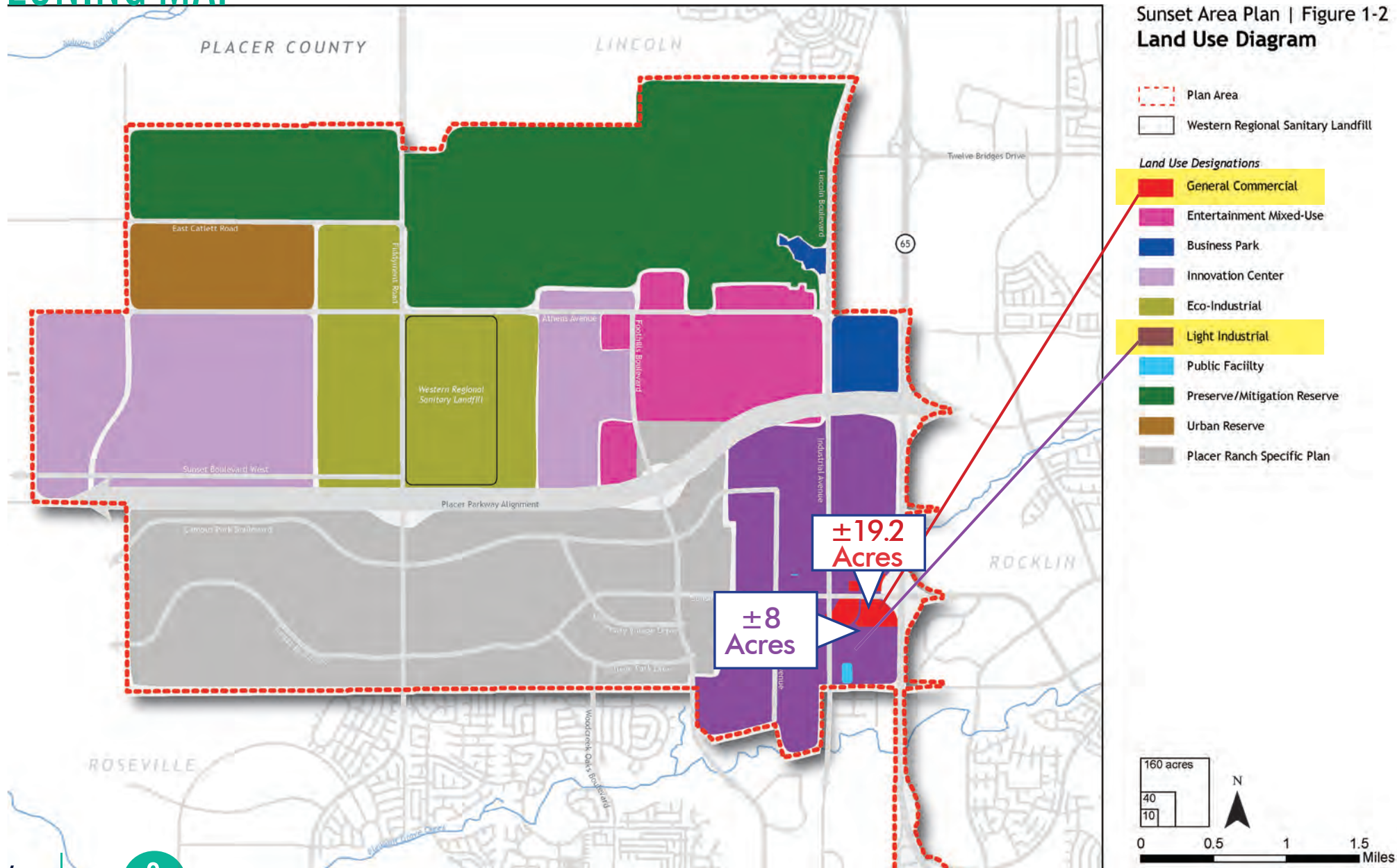
- GENERAL COMMERCIAL
- LIGHT INDUSTRIAL

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ZONING MAP



Source: Placer County Sunset Area Plan

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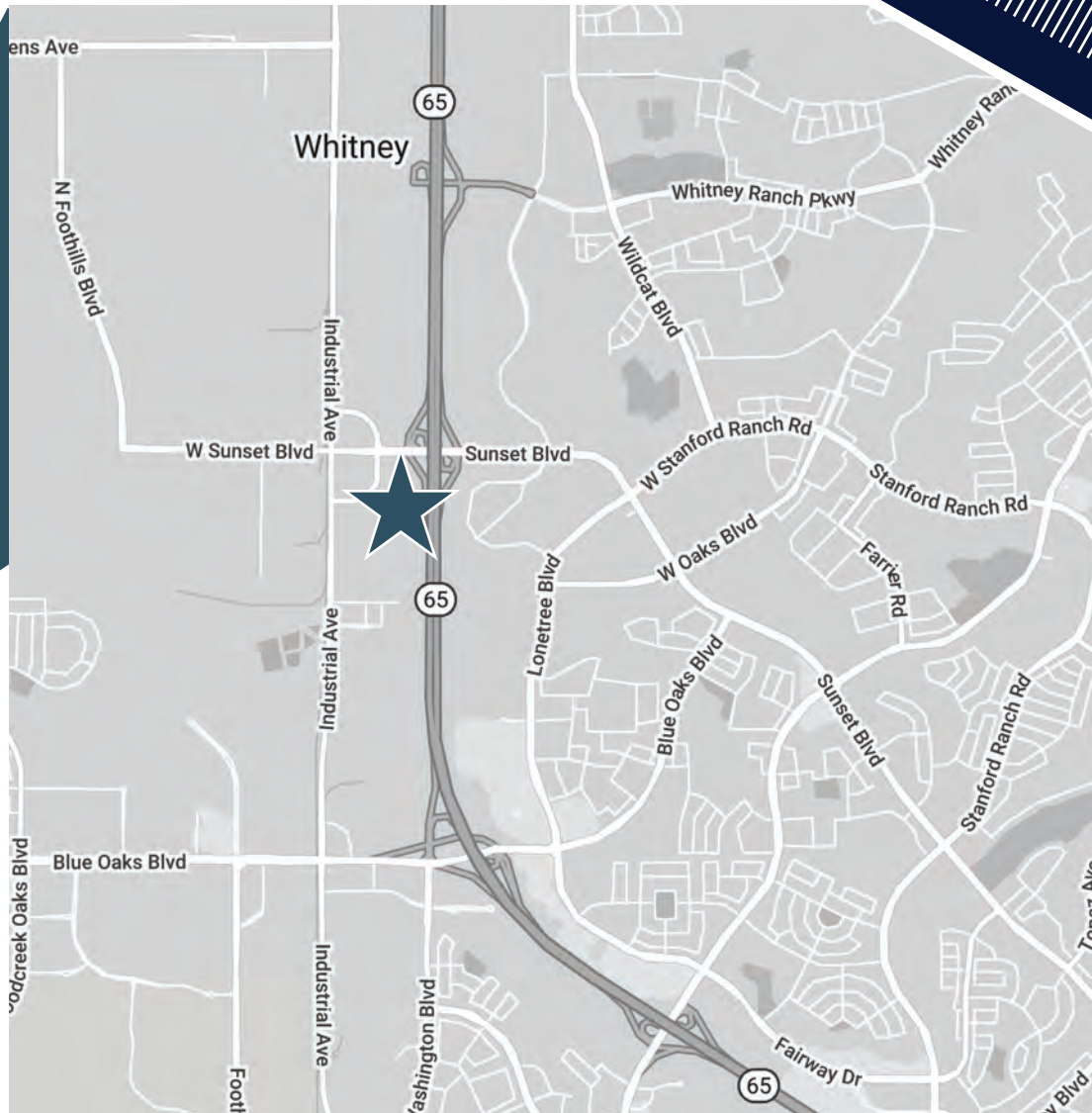
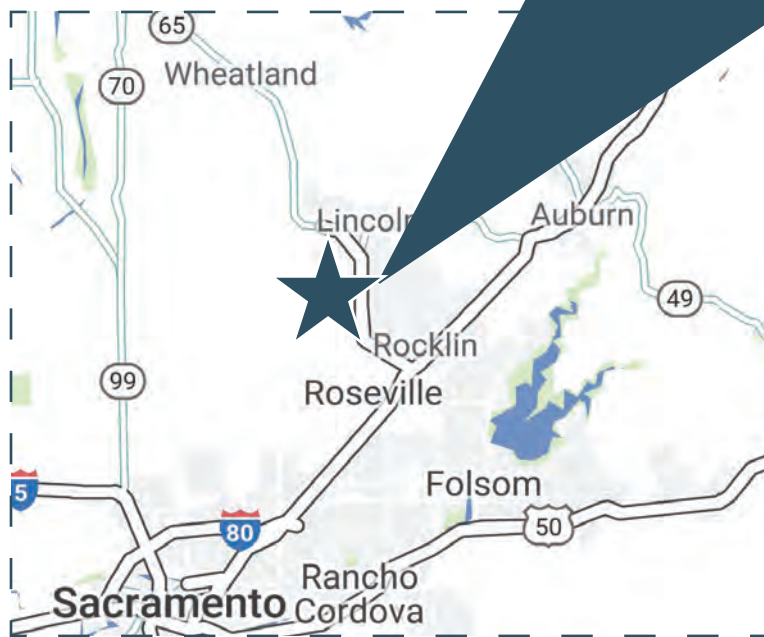
PROPOSED PLACER PARKWAY



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LOCATION MAP



HWY 65 & SUNSET BLVD

KEVIN LARSCHIED

Executive Vice President
916-781-4818
kevin.larscheid@cbre.com

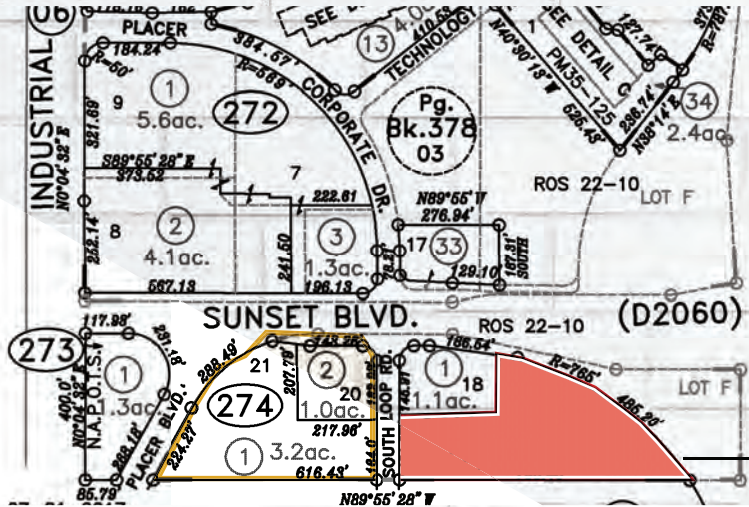
SCOTT RUSH

First Vice President
916-781-4802
scott.rush@cbre.com

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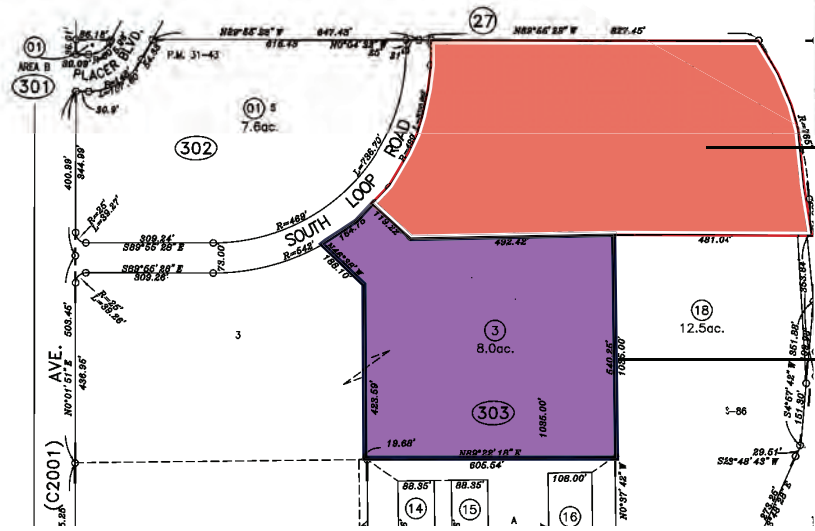
017-275-002 | ±3.8 AC

2

017-303-020 | ±10 AC

3

017-303-003 | ±8 AC



⑥ APN	SIZE	ZONING	ADDRESS
017-303-003	±8 Ac	Light Industrial	3875 S Loop Rd
017-303-020	±10 Ac	General Comm	No Address
017-275-002	±3.8 Ac	General Comm	3815 S Loop Rd

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