3.0 ACRES | FOR SALE

OFFICE / RETAIL LAND

NEC Stanford Ranch Road and Sunset Boulevard | Rocklin, CA

Price	**$950,000**
Land Area	±3.0 Acres
Price per Square Feet	$7.27

PROPERTY HIGHLIGHTS:

- Zoned PD-BP Planned Development, Business Professional
- Allows for most office uses with 30% of the building area allowing limited retail use
- Located at one of the busiest intersections in Rocklin, CA

Voit REAL ESTATE SERVICES

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Land Summary:

- Situated on the NEC corner of Stanford Ranch Road and Sunset Boulevard in Rocklin, CA
- Located in one of the most desirable commercial submarkets in the Sacramento region
- Allows for most office uses, including 30% limited retail use
- The property is across the street from a Bel Air anchored shopping center

ROCKLIN, CA

- Stanford Ranch Road and Sunset Boulevard is one of the busiest intersections in Rocklin
- Estimated average daily traffic counts in front of the project are 46,814 cars per day
- Close proximity to Highway 65 and Interstate 80
- Highway 65 corridor is the highest profile retail location in the Sacramento region highlighted by the 1.34 million square feet Westfield Galleria at Roseville mall, and features many top retailers and restaurants
- Located at the gateway to Stanford Ranch Master Planned Community
- The Roseville/Rocklin submarket is considered one of Northern California's premier residential areas
- High income/dense population:

2011 Demographics	1-MILE	3-MILES	5-MILES
TOTAL POPULATION	20,824	79,112	182,294
AVERAGE HOUSEHOLD INCOME	$81,379	$84,634	$82,108

SOURCE: PITNEY BOWES

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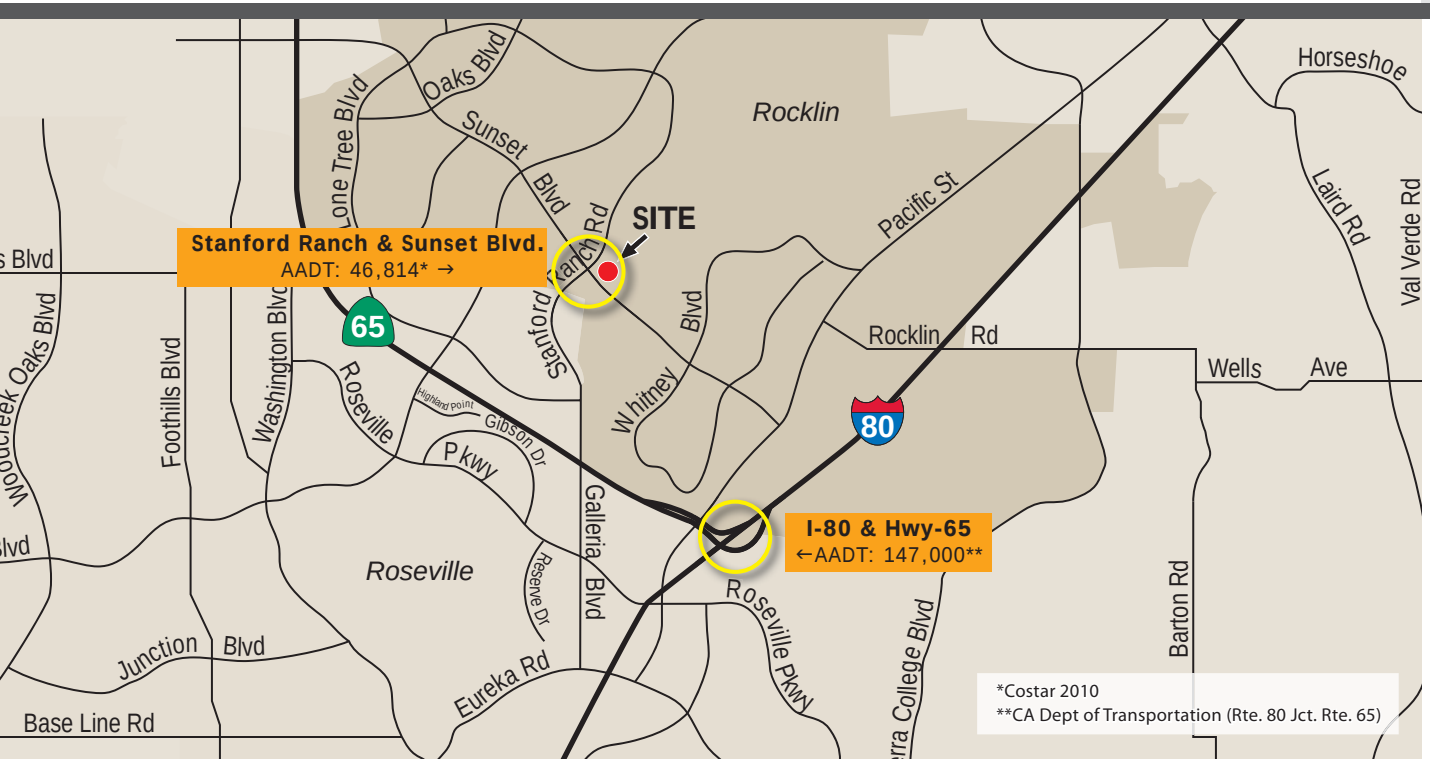

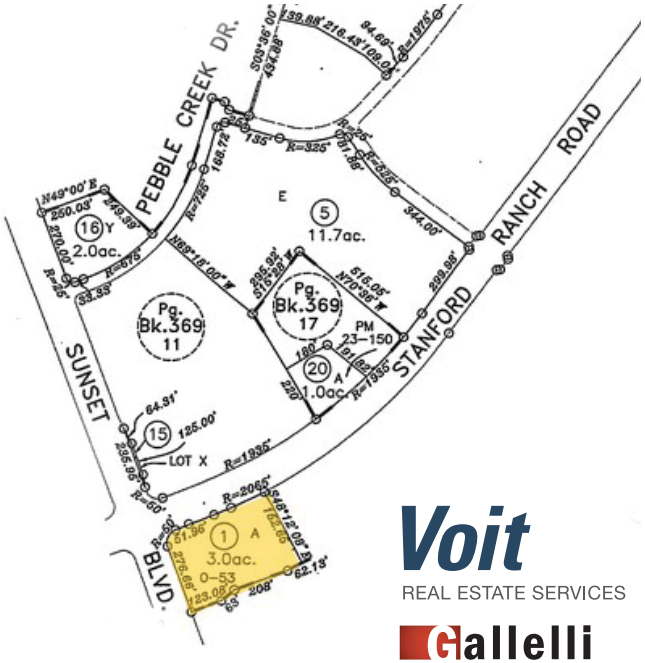

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