Penryn Road Land

Loomis, CA

FOR SALE

2.3 AC of Highly Visible Land Adjacent to I-80 on/off ramps
Premier Location Gas Station | C-store | QSR

John Austin
916.751.3643
jaustin@kiddermathews.com
LIC #00892375

kiddermathews.com

Kidder Mathews

For Sale

±2.3 AC of Land, Penryn Rd, Loomis, CA

Features

- Excellent visibility along Interstate 80 (90,000 ADT)
- Convenient access to both westbound and eastbound Interstate 80
- Underserved trade area for convenience grocery items and restaurants of all types
- Located immediately adjacent to Penryn Road off-ramp
- Freeway Pylon Sign potential
- 3,000,000 Tahoe visitors/year, many by I-80

Loomis Overview

Loomis is an incorporated town located within Placer County along Interstate 80, just 25 miles northeast of Sacramento and approximately 10 miles west of Auburn. The town of Loomis is also flanked by the affluent cities of Rocklin to the west and Granite Bay to the southeast.

Loomis is approximately a two hour drive from San Francisco and just one hour from Lake Tahoe, which attracts an estimated 3,000,000 visitors per year. Interstate 80 serves as the most direct route from Sacramento & San Francisco to Lake Tahoe.

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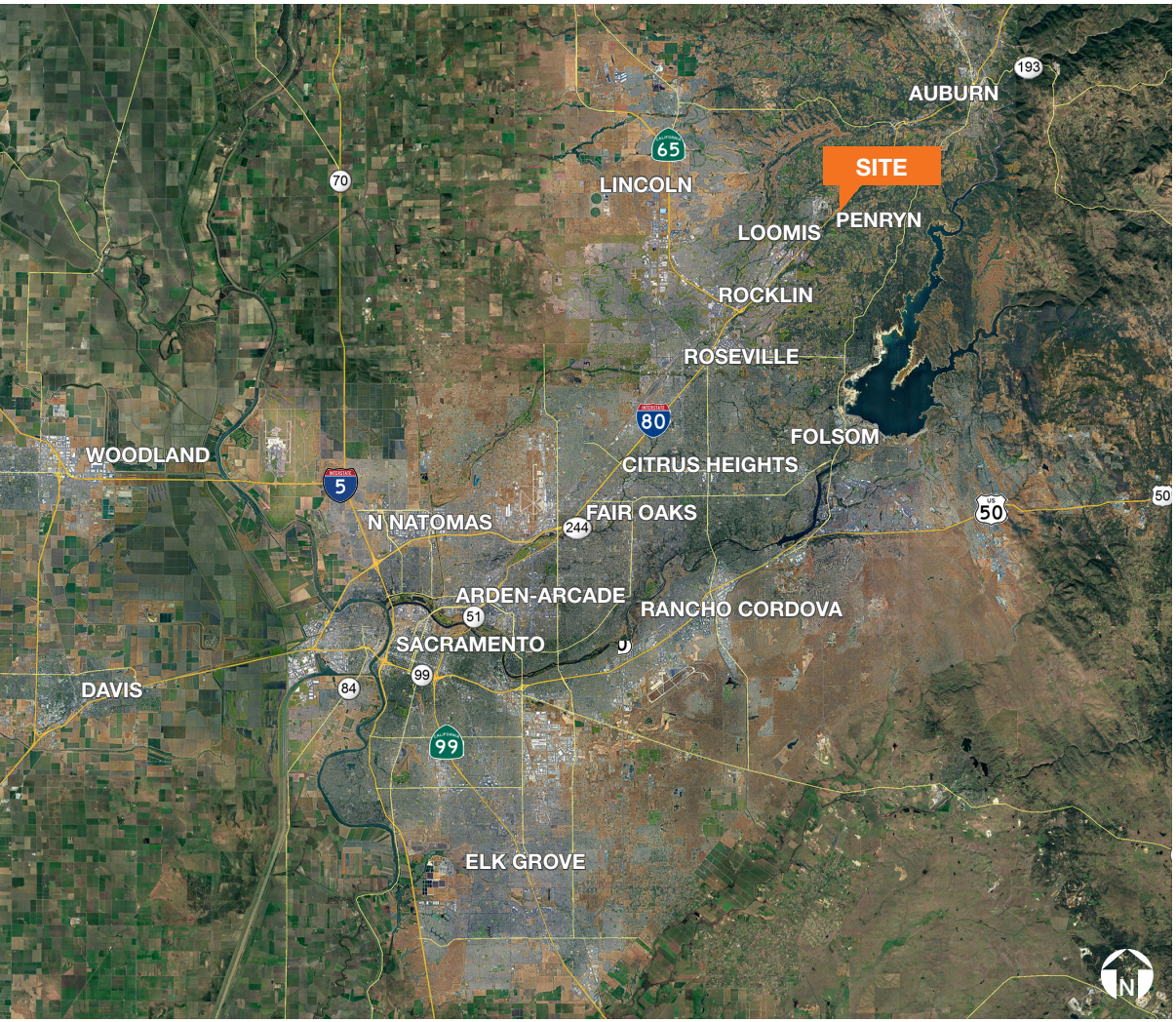
Area Overview



2017	1 Mi	2 Mi	3 Mi
Population	1,714	8,927	15,442
Median Age	45.5	45.9	47.4
Median Household Income	$85,722	$88,482	$88,968

HOUSEHOLDS BY INCOME	2017		2022	
1 Mile Radius	Number	Percent	Number	Percent
<$15,000	43	6.8%	47	6.96%
$15,000 - $24,999	30	4.8%	30	4.4%
$25,000 - $34,999	35	5.5%	34	5.0%
$35,000 - $49,999	73	11.6%	68	10.0%
$50,000 - $74,999	99	15.7%	90	13.2%
$75,000 - $99,999	72	11.4%	75	11.0%
$100,00 - $149,999	114	18.1%	130	19.1%
$150,000 - $199,999	82	13.0%	102	15.0%
$200,000+	83	13.2%	104	15.3%

DAYTIME EMPLOYMENT	1 Mi	3 Mi	5 Mi
Total # of Emplyees	538	6,733	16,648
Total # of Businesses	74	830	2,140

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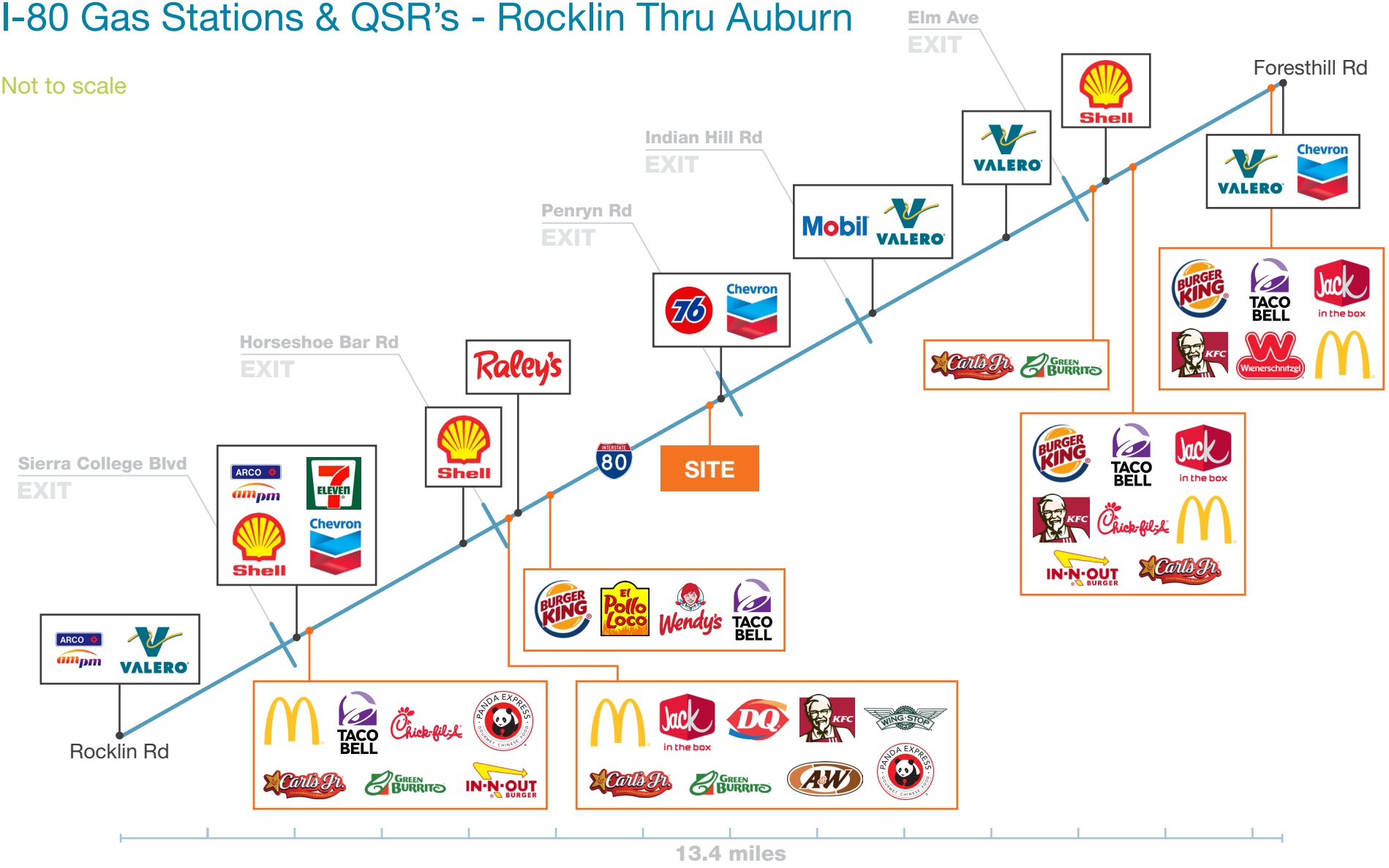
I-80 Gas Stations & QSR's - Rocklin Thru Auburn

Not to scale



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The Subject Property boasts excellent accessibility and visibility

LOCATION HIGHLIGHTS

One of very few sites adjacent to I-80 between Rocklin and the Tahoe Basin capable of housing and operating a fueling station with a c-store and possibly a co-brand (QSR). This 2.3 acre site has outstanding visibility to east bound traffic, with a pylon sign being of assistance if approved.

Ingress and egress to/from I-80 and surface streets serving the area is excellent. The on and off ramps are immediately adjacent to the site.

Penryn is an exurban community, with ±15,000 residents in the vicinity of the site. The nearest grocery store is approximately 1.7 to the west, suggesting strong convenience store sales.

The site is large enough to design for multiple consumer pools: gas patrons, those requiring alternative fuels and the many recreational travelers heading to and from recreational venues in the Tahoe region as well as locally (Folsom Lake and the American River). In fact, there is ample room for the parking of autos trailing boats, recreational vehicles, caravans of recreators, truck travelers and more.

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