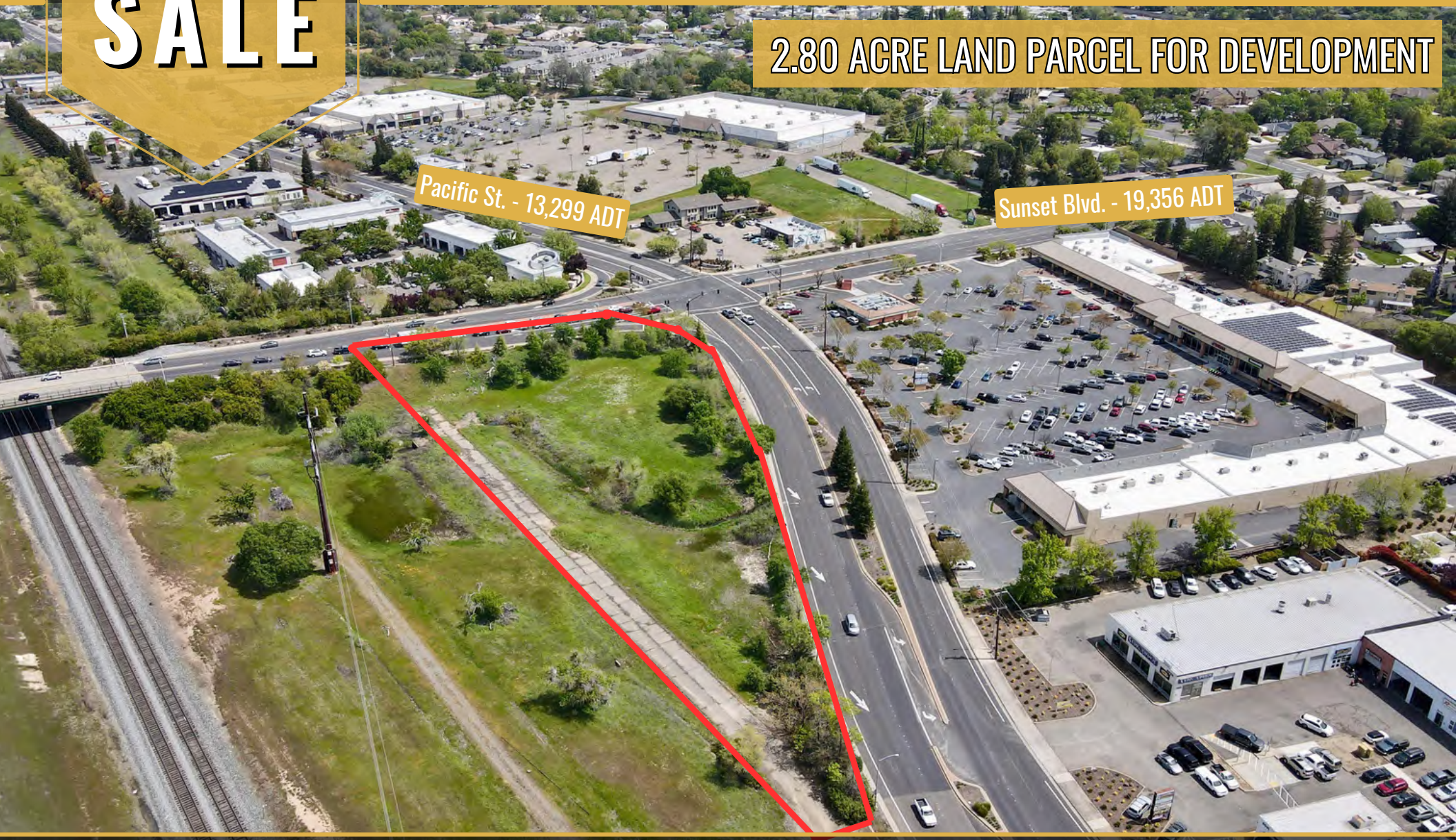
FOR SALE

NORTHWEST CORNER OF PACIFIC STREET AND SUNSET BLVD, ROCKLIN, CA

2.80 ACRE LAND PARCEL FOR DEVELOPMENT



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ROME
REAL ESTATE GROUP

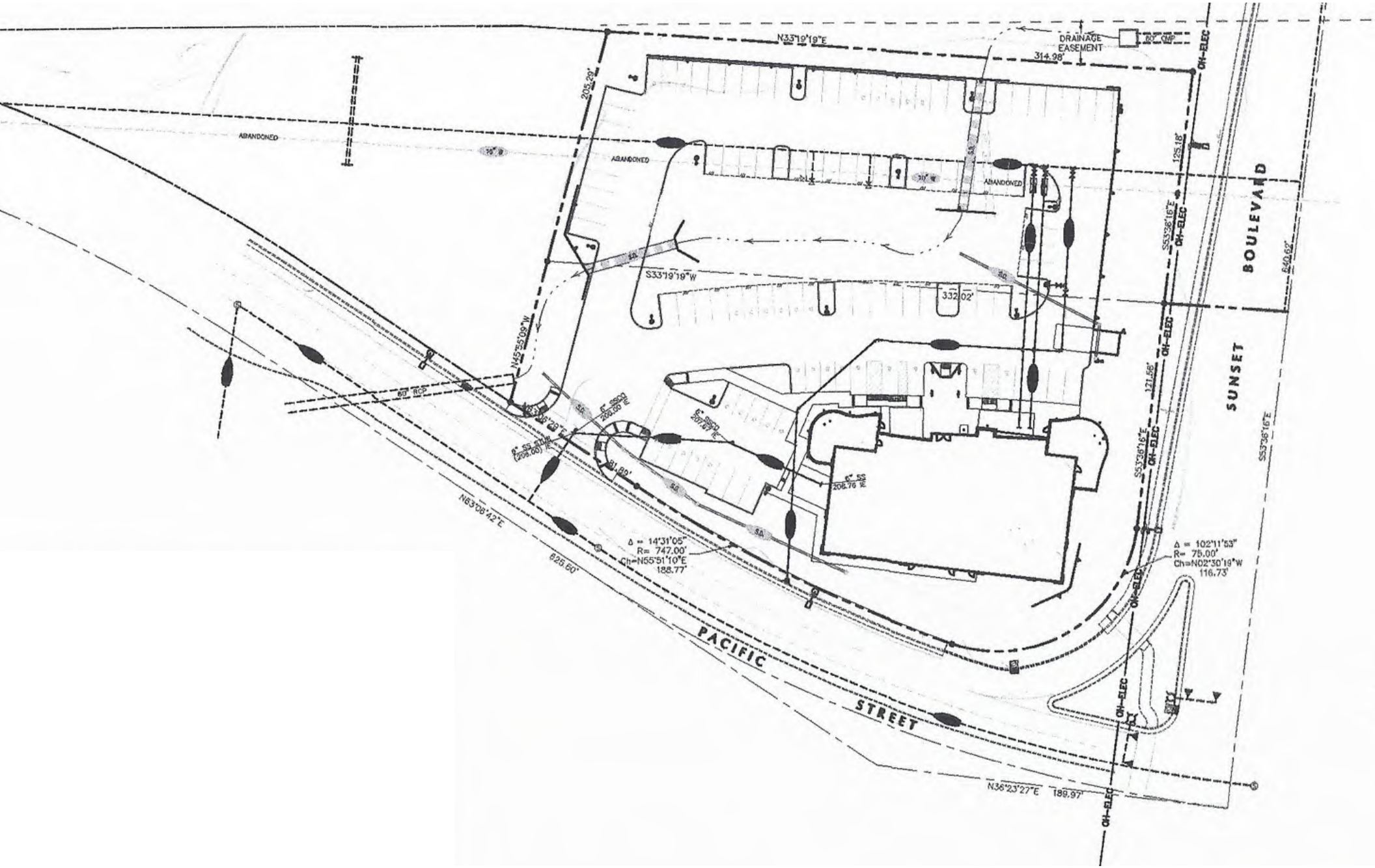
ASKING PRICE: CONTACT BROKER

PARCEL HIGHLIGHTS:

- Approximately 2.8 acres or 122,116 sq. ft. prime real estate for sale
- Zoned C-3, allowing a wide range of potential commercial uses (see Page 5)
- Located NW Corner of the signalized intersection of Sunset Blvd & Pacific Street
- High traffic and visibility: over 29,460 cars daily
- Two Placer County parcels included:
  - 010-191-026-000: 2.14 Acres
  - 046-010-069-000: 0.66 Acres



PROSPECTIVE NEW CONSTRUCTION SITE PLAN



NEARBY RETAILERS



COMPREHENSIVE C-3 ZONING FOR VERSATILE OPPORTUNITIES

PERMITTED USES:

(All operations to be conducted entirely within a building)

- COIN-OPERATED LAUNDRY OR DRY CLEANERS
- FURNITURE STORE
- GENERAL MERCHANDISE STORE, DEPARTMENT STORE, HARDWARE STORE
- HOUSEHOLD APPLIANCE STORE
- RETAIL FOOD STORE, LIQUOR STORE
- PERSONAL SERVICE ESTABLISHMENTS :
  - THEATRES,
  - EXERCISE OR ATHLETIC CLUB, FIGURE SALON
  - PUBLIC UTILITY USES, BUT NOT INCLUDING EQUIPMENT YARDS, STORAGE YARDS,
  - WAREHOUSES, OR REPAIR SHOPS
- EDUCATIONAL INSTITUTIONS:
  - SCHOOLS, PUBLIC ELEMENTARY AND SECONDARY









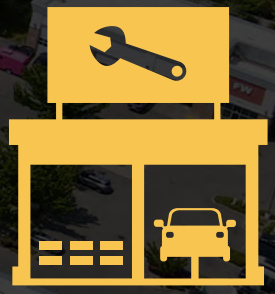




USES ALLOWED WITH A CONDITIONAL USE PERMIT:

- GAS STATIONS,
- CONVENIENCE STORES, COMMERCIAL CLUSTERS, MINI-STORAGE
- ANIMAL HOSPITALS
- AUTO SALES, AND SERVICES, AUTOBODY SHOPS, AUTOMOBILE REPAIR SHOPS (LIGHT & HEAVY)
- HEAVY EQUIPMENT SALES, SHEET METAL SHOPS
- MASSAGE PARLORS,
- COMMERCIAL PARKING LOTS
- VARIOUS TYPES OF EDUCATIONAL INSTITUTIONS LIKE PRIVATE ELEMENTARY/SECONDARY SCHOOLS, COLLEGES, UNIVERSITIES, AND SPECIALIZED TRAINING SCHOOLS.







For more information on the property zoning and allowed uses: **CLICK HERE**

IMMEDIATE VICINITY RETAIL AERIAL



DEMOGRAPHIC SUMMARY REPORT

NORTHWEST CORNER OF PACIFIC STREET AND SUNSET BLVD

POPULATION
2023 ESTIMATE

1-MILE RADIUS	11,848
3-MILE RADIUS	93,365
5-MILE RADIUS	219,855

POPULATION
2028 PROJECTION

1-MILE RADIUS	12,507
3-MILE RADIUS	98,772
5-MILE RADIUS	232,818

HOUSEHOLD INCOME
2023 AVERAGE

1-MILE RADIUS	$97,453.00
3-MILE RADIUS	$135,525.00
5-MILE RADIUS	$136,367.00

HOUSEHOLD INCOME
2023 MEDIUM

1-MILE RADIUS	$80,975.00
3-MILE RADIUS	$110,122.00
5-MILE RADIUS	$109,200.00

POPULATION
2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,133	74,942	177,982
BLACK	217	2,175	5,277
HISPANIC ORIGIN	1,976	14,332	34,464
AM.INDIAN & ALASKAN	183	980	2,260
ASIAN	629	9,770	21,591
HAWAIIAN/PACIFIC ISLAND	53	358	773
OTHER	633	5,140	11,973

CONTACT US!

TO LEARN MORE ABOUT THIS OPPORTUNITY



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916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.