

BUILDING PAD FOR SALE

Near the corner of Sunset and West Oaks Blvds

Sale Price: \$ 550,000.00

1210 SUNSET BOULEVARD
ROCKLIN, CA 95765



Property Highlights:

- 0.75 acre improved parcel with utilities
- Entitled for a 6,000 s.f. building pad
- Near the corner of Sunset Boulevard and West Oaks Blvd
- Located near several major employers, retailers & rooftops
- Easy access to highway 65 and I-80
- High traffic arterial road (ADT 14,180 Sunset at W. Oaks)
- Located in the Roseville Rocklin submarket, South Placer's most notable growth area
- Build-to-suit will also be considered in lieu of a sale

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Broker Associates

RE/MAX Gold

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ABOUT THE PROPERTY

1210 Sunset Blvd., Rocklin, CA 95765

The Opportunity:

RE/MAX Gold Commercial is pleased to offer for sale a commercial 0.75 acre parcel identified by the street address of 1210 Sunset Blvd, Rocklin, CA. Located within the Sunset Pointe shopping center, the parking lot, utilities and pad are in place on this parcel, which is approved for a 6,000 s.f. building. Coming soon is a carwash and lube in the adjacent 1-acre parcel to the west. Allowed uses by right include retail sales, offices, clinics, financial operations, laundry, dry-cleaning, mortuary, indoor plant nursery, clinics, restaurants, etc. Conditional uses include auto related uses, car washes, churches, convenience stores, day care facilities, gas stations, hotels, motels, outdoor nurseries, schools, veterinary clinics, and more. Verify with the city regarding the allowed and conditional uses. The subject parcel is located within a mile from the highway 65 interchange at Sunset Blvd and within 6 miles from highway 80.

Zoning and Permitted Uses

Zoning	PD-BP/C Planned Development-Business Professional/Commercial
Permitted Uses:	Office, Retail, financial services, mortuary, restaurants, indoor plant nursery, etc.
Conditional Uses:	Carwash, gas station, day care, gym, school, other auto related uses, convenience store, hotels, motels, veterinary clinics, outdoor nurseries, etc.

1210 Sunset Boulevard, Rocklin, CA

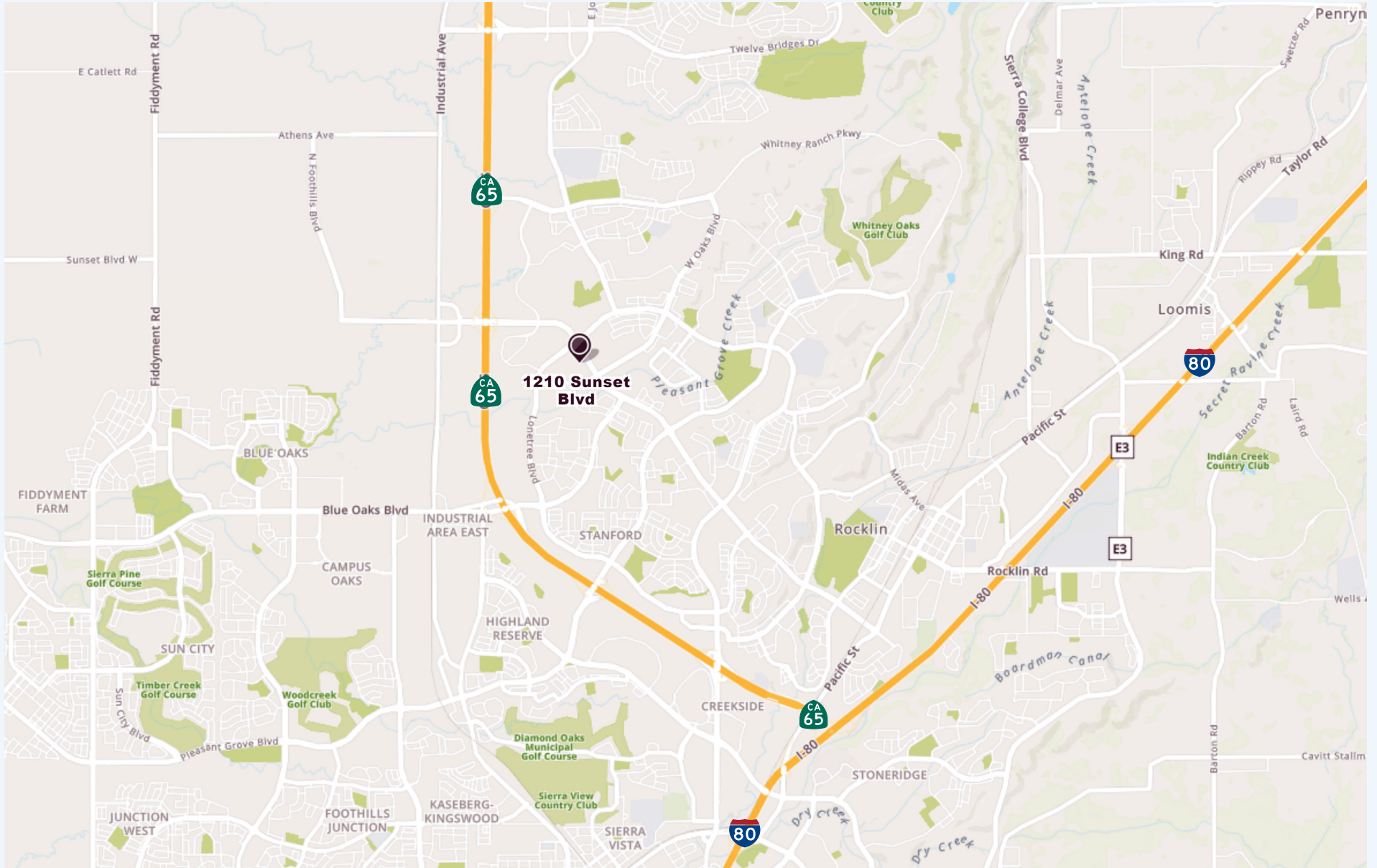
Placer County APN	017-284-021
Address	1210 Sunset Blvd, Rocklin, CA
Size	0.75 acres
Purchase Price	\$ 550,000.00 (\$16.83 per sf)
Location	Near the corner of Sunset Blvd and West Oaks Blvd
Improvements	Pad for 6,000 s.f. building and parking lot in place
Utilities	Stubbed to site
Other	Part of the Sunset Pointe shopping center Owner's association

Market Information:

The property is located in the city of Rocklin, in the Roseville/Rocklin sub-market within Placer County, California. The Roseville/Rocklin submarket is one of strongest office and industrial markets in the Sacramento Metropolitan area, with lower vacancy rates than most of the other sub-markets. The area features top retail attractions such as the Roseville Galleria, the region's largest mall and the Fountains. William Jessup University, Oracle, Esurance/Allstate and Tasq Technology are within a mile from the properties. HP, Thunder Valley Casino, Sutter Health, Consolidated Communications, UC Davis Medical Center, Sutter Health and Pride Industries are some of the major employers within 5 miles from the subject properties. The property is located on a high traffic road, within easy access from Highway 65, the major artery serving the region.

LOCATION MAP

1210 Sunset Blvd., Rocklin, CA 95765



AERIAL VIEW OF PROPERTY

1210 Sunset Blvd., Rocklin, CA 95765



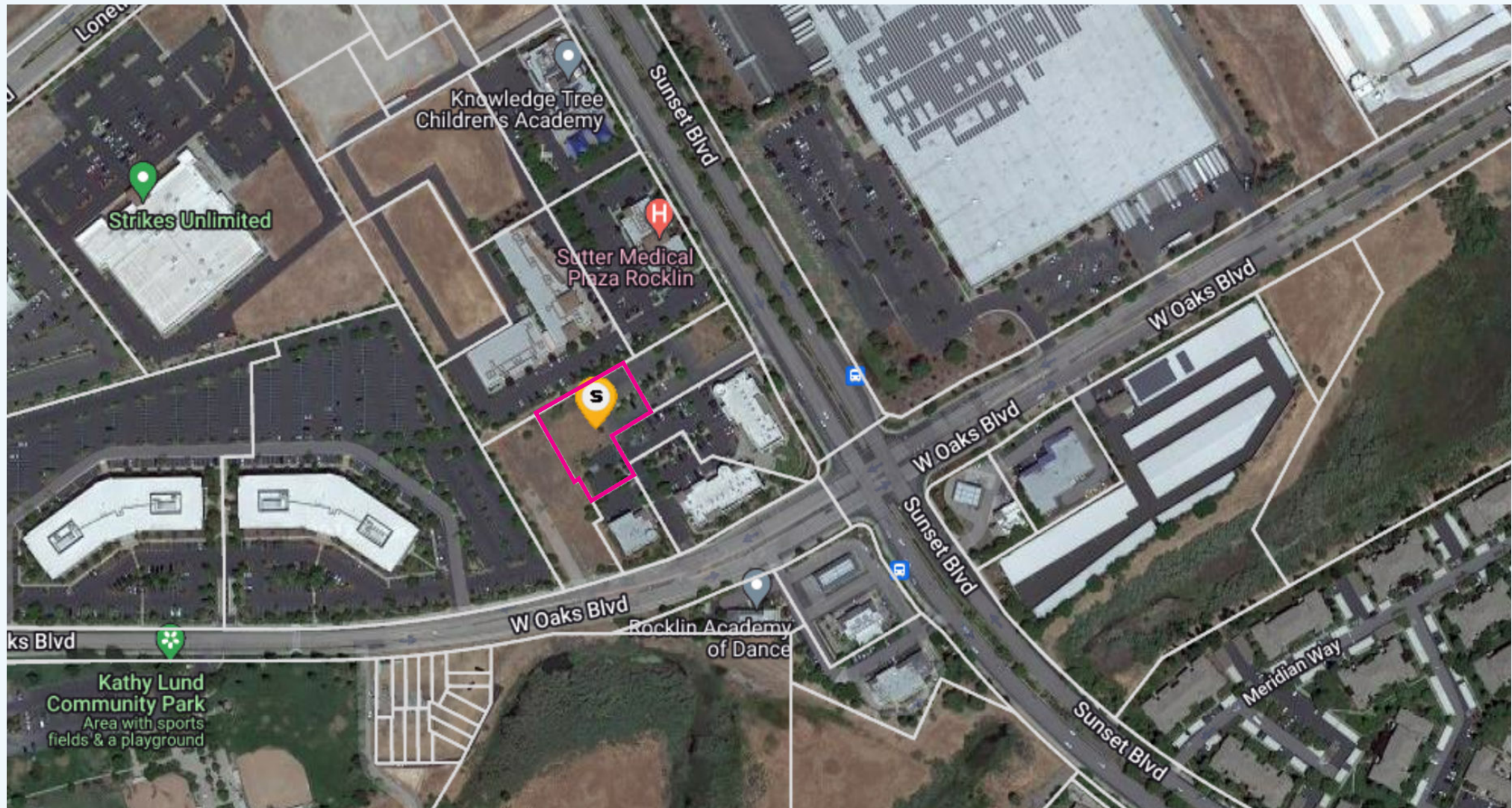
VICINITY MAP

1210 Sunset Blvd., Rocklin, CA 95765



SITE MAP

1210 Sunset Blvd., Rocklin, CA 95765



DEMOGRAPHICS

1210 Sunset Blvd., Rocklin, CA 95765

Key Facts 5-mile Radius



204,215
Total Population



8,913
Businesses



86,851
Daytime Employees



\$128,037
Average Household Income

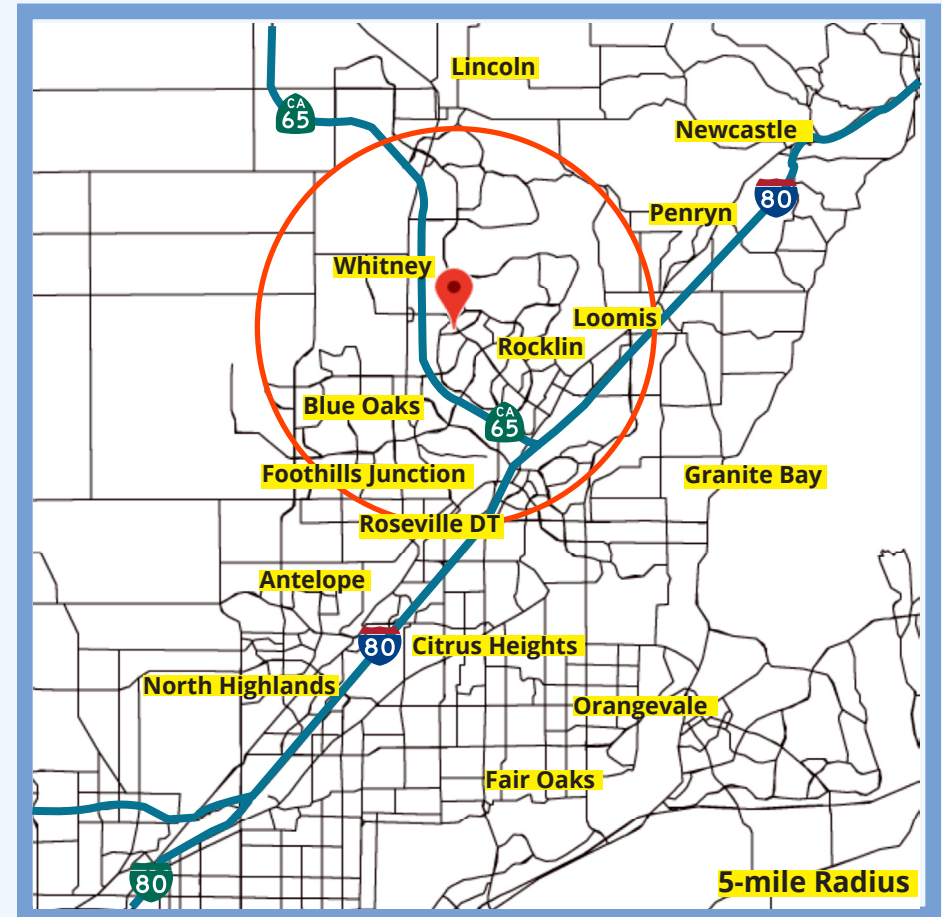


58,733
Owner Occupied Households



\$518,476
Median Home value

Data obtained from CoStar



ADT Sunset Blvd. at W. Oaks **15,331** (2021)