

# UNIVERSITY SQUARE

PROPOSED RETAIL SHOPPING CENTER | NWC SUNSET BLVD & UNIVERSITY AVE, ROCKLIN, CA



ARIEL FOX | CA DRE #01496200 | 916.473.8805 | afox@rightsite.com

# UNIVERSITY SQUARE

PROPOSED RETAIL SHOPPING CENTER | NWC SUNSET BLVD & UNIVERSITY AVE, ROCKLIN, CA

## PROPERTY PROFILE

### PROPOSED SHOPPING CENTER AT ONE OF ROCKLIN'S MOST DYNAMIC INTERSECTIONS

- » Development size: ±10<sup>AC</sup>
- » Ground Lease, Build-to-suit, or Pad Sale
  - » Shop space divisible to ±1,000<sup>SF</sup>
  - » Pads divisible to ±0.50<sup>AC</sup>
- » Adjacent to Highway 65
- » Ideal for: Retail & Fast Food
- » Delivery: Q1 2025

### THE CITY OF ROCKLIN CONSIDERS THE INTERSECTION OF SUNSET & UNIVERSITY TO BE AN IMPORTANT GATEWAY TO THE CITY

- » Within a 2 mile radius you have a daytime workforce population of over 18,000
- » The site is surrounded by affluent neighborhoods with a medium home price of \$797,000 and an Average Household Income of over \$133,000 within a 2 mile radius
- » There are over 7,500+ Residential Units proposed/planned/under construction within 2 miles of the site
- » Across the street is William Jessup University with ±3,000 students
- » Adjacent to Estia Rocklin, a planned "for rent" single story townhome community with 181 units

## MAJOR TRAFFIC GENERATORS & EMPLOYERS

ORACLE

UNFI  
BETTER FOOD. BETTER BUSINESS.

KLOVE



WILLIAM JESSUP  
UNIVERSITY

Verifone

## DEMOGRAPHICS (2022 EST.)

### POPULATION

1 mile	8,505
2 mile	37,341
3 mile	83,855

### DAYTIME POPULATION

1 mile	9,447
2 mile	18,530
3 mile	33,312

### MEDIAN HOUSEHOLD INCOME

1 mile	\$123,098
2 mile	\$123,948
3 mile	\$120,295

### AVERAGE HOUSEHOLD INCOME

1 mile	\$132,678
2 mile	\$133,520
3 mile	\$129,295

### TRAFFIC

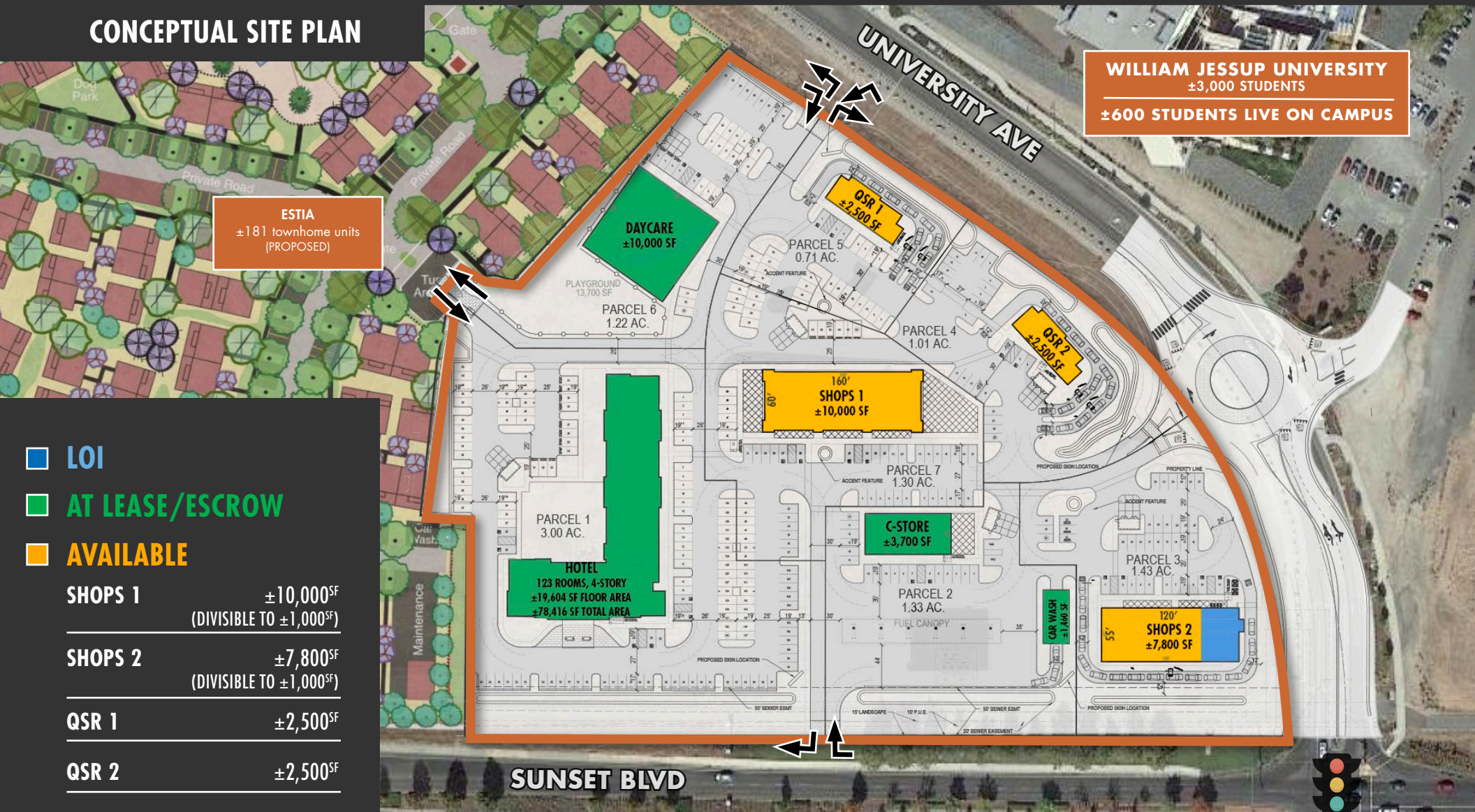
Sunset Blvd	26,703 ADT*
University Ave	4,338 ADT*
Total	31,041 ADT

\*Last traffic counts on Sunset Blvd & University Ave were taken in 2019. 2023 projections are based on a 2% annual increase.

# UNIVERSITY SQUARE

PROPOSED RETAIL SHOPPING CENTER | NWC SUNSET BLVD & UNIVERSITY AVE, ROCKLIN, CA

## CONCEPTUAL SITE PLAN



**WILLIAM JESSUP UNIVERSITY**  
±3,000 STUDENTS  
±600 STUDENTS LIVE ON CAMPUS

**ESTIA**  
±181 townhome units  
(PROPOSED)

- LOI
  - AT LEASE/ESCROW
  - AVAILABLE
- |                |                                      |
|----------------|--------------------------------------|
| <b>SHOPS 1</b> | ±10,000 <sup>SF</sup>                |
|                | (DIVISIBLE TO ±1,000 <sup>SF</sup> ) |
| <b>SHOPS 2</b> | ±7,800 <sup>SF</sup>                 |
|                | (DIVISIBLE TO ±1,000 <sup>SF</sup> ) |
| <b>QSR 1</b>   | ±2,500 <sup>SF</sup>                 |
| <b>QSR 2</b>   | ±2,500 <sup>SF</sup>                 |

**SUNSET BLVD**



ARIEL FOX | CA DRE #01496200 | 916.473.8805 | afox@rightsite.com



# UNIVERSITY SQUARE

PROPOSED RETAIL SHOPPING CENTER | NWC SUNSET BLVD & UNIVERSITY AVE, ROCKLIN, CA

## OVERHEAD AERIAL



\*Last traffic counts on Sunset Blvd, University Ave, and Hwy 65 were taken in 2019. 2023 projections are based on a 2% annual increase.

# UNIVERSITY SQUARE

PROPOSED RETAIL SHOPPING CENTER | NWC SUNSET BLVD & UNIVERSITY AVE, ROCKLIN, CA

## OVERHEAD AERIAL



**THUNDER VALLEY CASINO**  
±2,144 EMPLOYEES

**PLACER CREEK CROSSROADS**  
±150<sup>AC</sup> mixed-use development (PROPOSED)

**PROPOSED UC DAVIS HOSPITAL AND 110-ROOM HOTEL**

**WHITNEY HIGH SCHOOL**  
±1,959 STUDENTS

**TERRACINA AT WHITNEY RANCH**  
±288 residential units (UNDER CONSTRUCTION)

**81 RESIDENTIAL UNITS**  
(PROPOSED)

**PLACER RANCH**  
±5,636 residential units  
±8.4 million commercial  
(GRADING UNDERWAY. PHASE 1 (764 UNITS)  
CONSTRUCTION PLANNED TO START IN 2024)

**PLACER CREEK APARTMENTS**  
±144 residential units (PLANNED)

**FUTURE UNIVERSITY EXPANSION**

**WILLIAM JESSUP UNIVERSITY**  
±3,000 STUDENTS

**ESTIA**  
±181 townhome units (PROJECT APPROVED)

**ATHERTON TECH CENTER**

**FUTURE LIGHT INDUSTRIAL**

**SOUTH PLACER COUNTY JAIL**

**240 MULTI-FAMILY UNITS**  
(PROPOSED)

**WEST OAKS APARTMENTS**  
±365 residential units (PROPOSED)

# UNIVERSITY SQUARE

PROPOSED RETAIL SHOPPING CENTER | NWC SUNSET BLVD & UNIVERSITY AVE, ROCKLIN, CA

## RESIDENTIAL DEVELOPMENT AERIAL

