

AVAILABLE
FOR SALE

5500 CHINA GARDEN ROAD
ROCKLIN, CA 95677
LAND SIZE: 1 ACRE +/-
PRICE: \$650,000.00



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CENTURY 21
Select Real Estate, Inc.



PREMIER LAND DEVELOPMENT OPPORTUNITY AVAILABLE IN ROCKLIN CA

THE PROPERTY

5500 CHINA GARDEN ROAD ROCKLIN, CA 95677

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



ROCKLIN



1.00 ACRE +/-



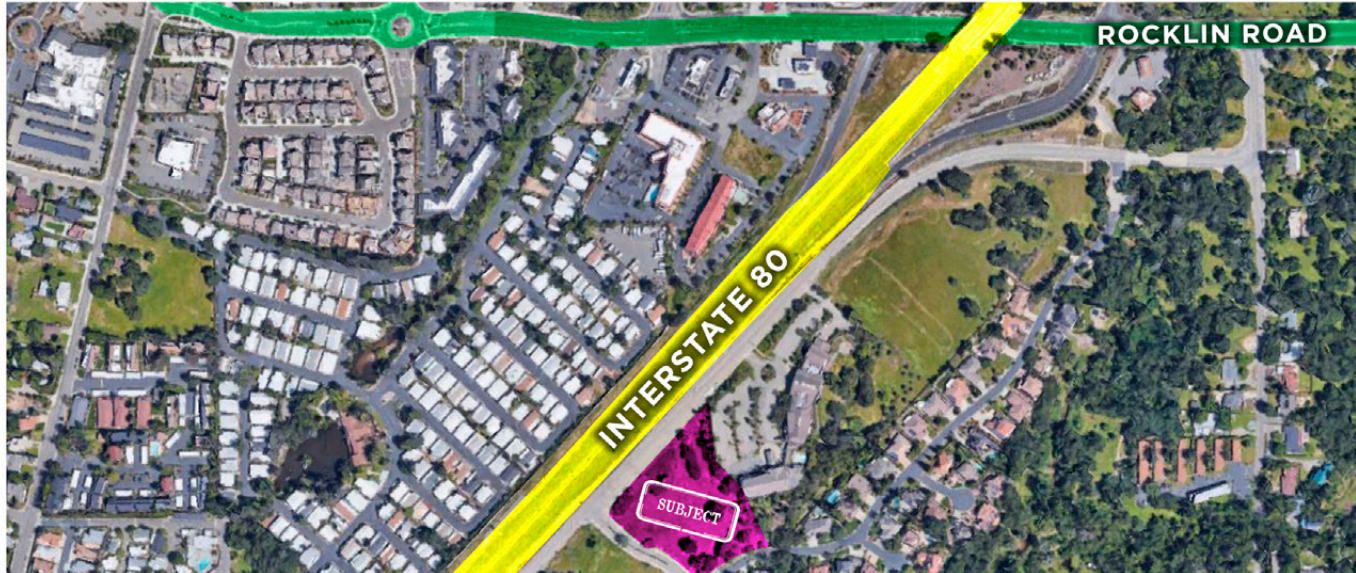
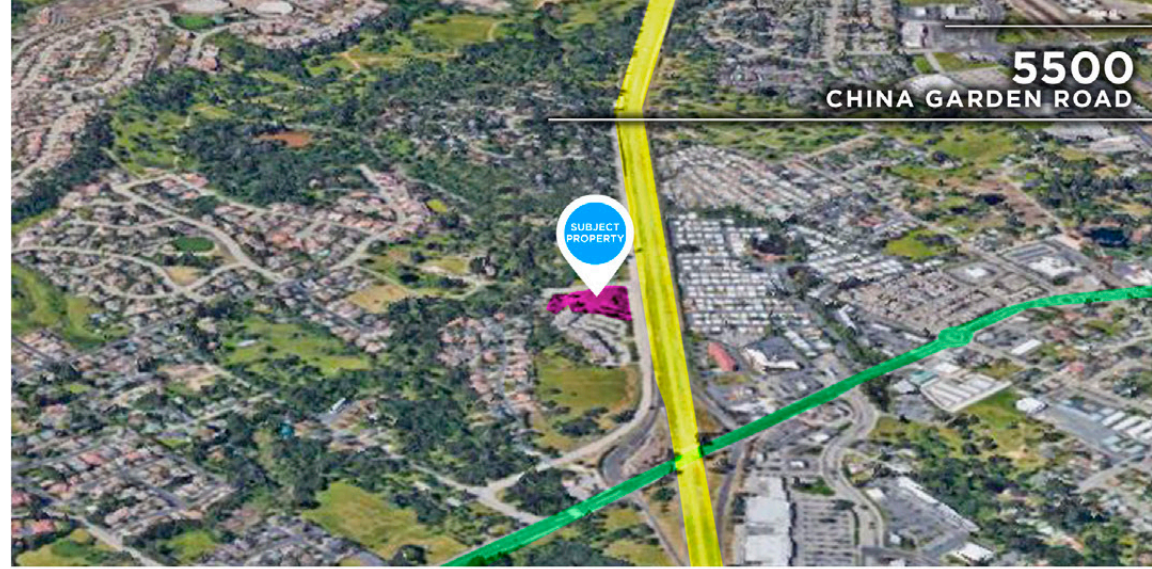
C-2



PURCHASE



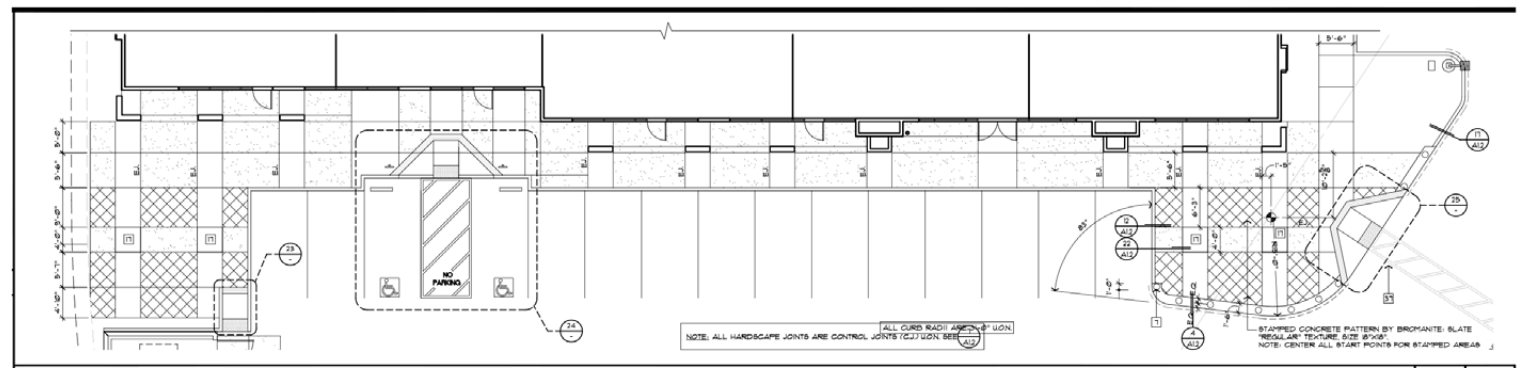
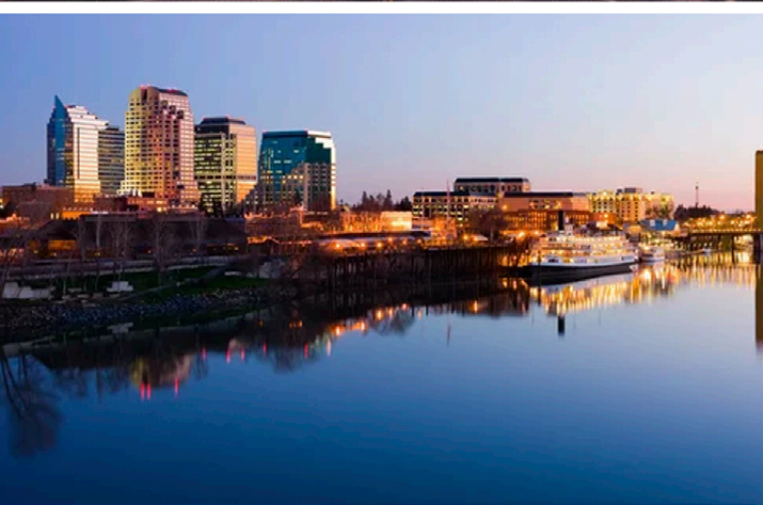
PRICE: \$650,000.00



CENTURY 21
Equal Housing Opportunity

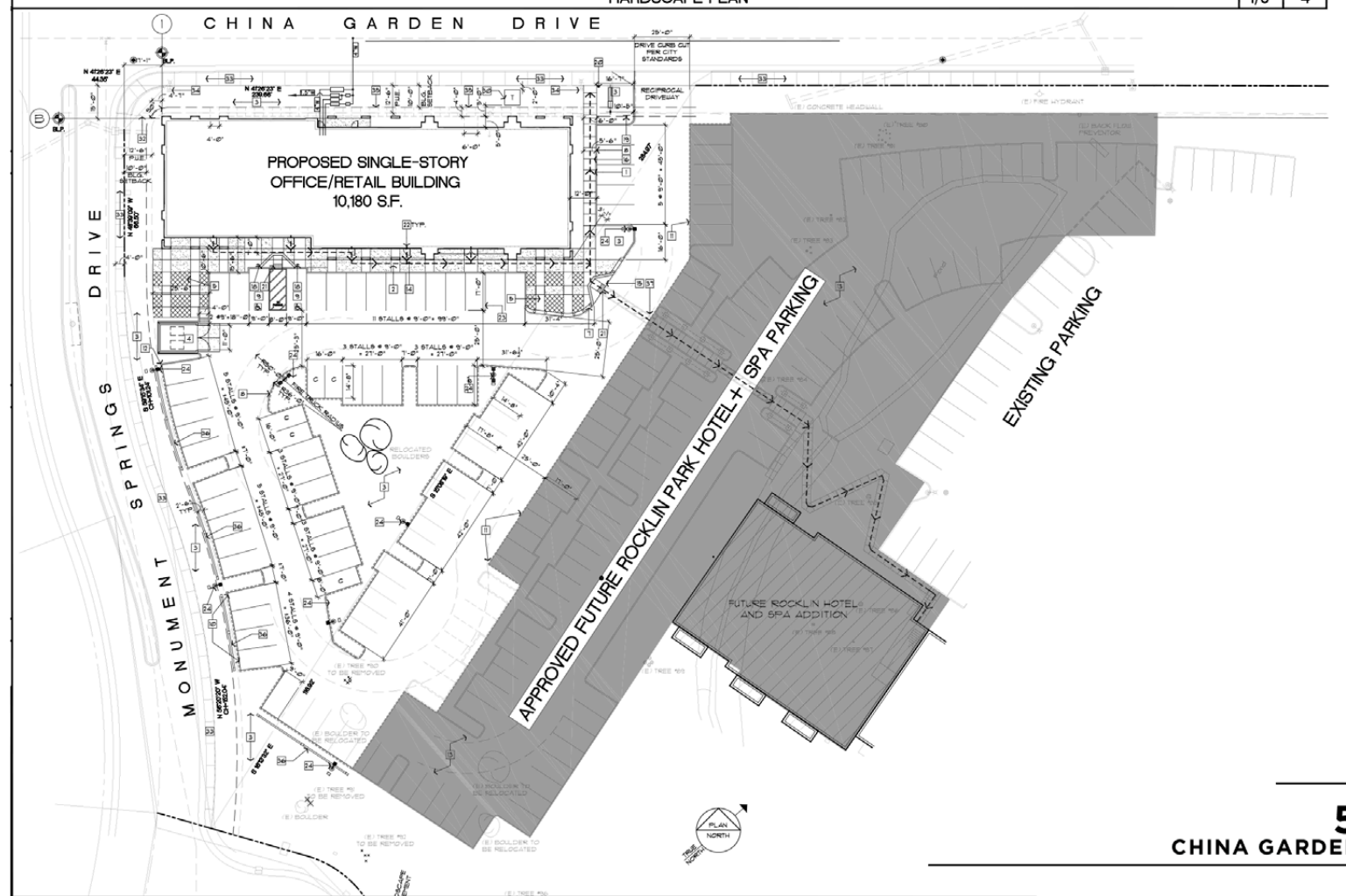
PRICE: \$650,000.00





HARDSCAPE PLAN

1/8" 4



SITE PLAN

1/20" 5

5500
 CHINA GARDEN ROAD



SOUTH ELEVATION

- 32'-0" T.O. ROOF
- 27'-0" T.O. PARAPET
- 24'-0" T.O. PARAPET
- 18'-0" T.O. COLONADE T.O. STOREFRONT SYSTEM
- 10'-0" T.O. STOREFRONT SYSTEM
- 0'-0" FINISH FLOOR



EAST ELEVATION

- 24'-0" T.O. PARAPET
- 16'-0" T.O. COLONADE T.O. STOREFRONT SYSTEM
- 10'-0" T.O. STOREFRONT SYSTEM
- 0'-0" FINISH FLOOR



WEST ELEVATION (MONUMENT SPRING DRIVE)

- 27'-0" T.O. PARAPET
- 24'-0" T.O. COLONADE
- 16'-0" T.O. STOREFRONT SYSTEM
- 0'-0" FINISH FLOOR



- 27'-0" T.O. PARAPET
- 24'-0" T.O. COLONADE T.O. PARAPET
- 18'-0" T.O. COLONADE T.O. STOREFRONT SYSTEM
- 14'-0" T.O. LIGHTING
- 10'-0" T.O. STOREFRONT SYSTEM
- 0'-0" FINISH FLOOR

5500

CHINA GARDEN ROAD

GRANITE BAY
MAIN BEACH

FOLSOM
LAKE

LOOMIS

BASS PRO SHOP

SIERRA COLLEGE

GRANITE BAY HILLTOP
SEVENTH-DAY ADVENTIST

STUDIO MOVIE
GRILL

SUBJECT
PROPERTY

ROCKLIN

EAST ROSEVILLE
PARKWAY

SUTTER ROSEVILLE
MEDICAL CENTER

Interstate 80

Interstate 80

HWY 65

CENTURY 21

MUELLER COMMERCIAL



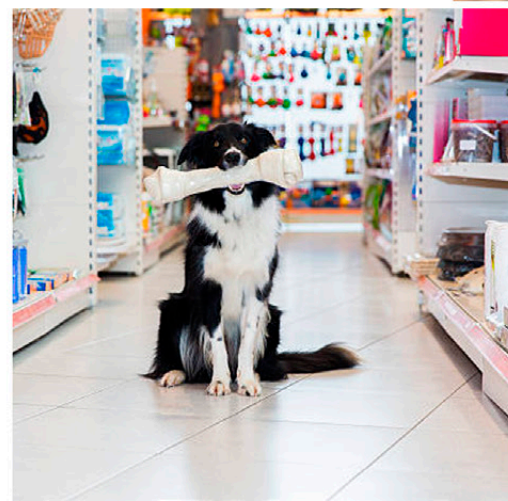
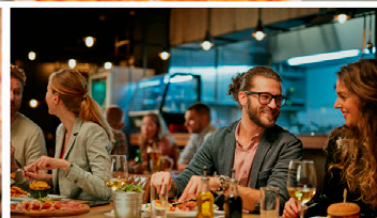
5500
CHINA GARDEN ROAD



THE LAND

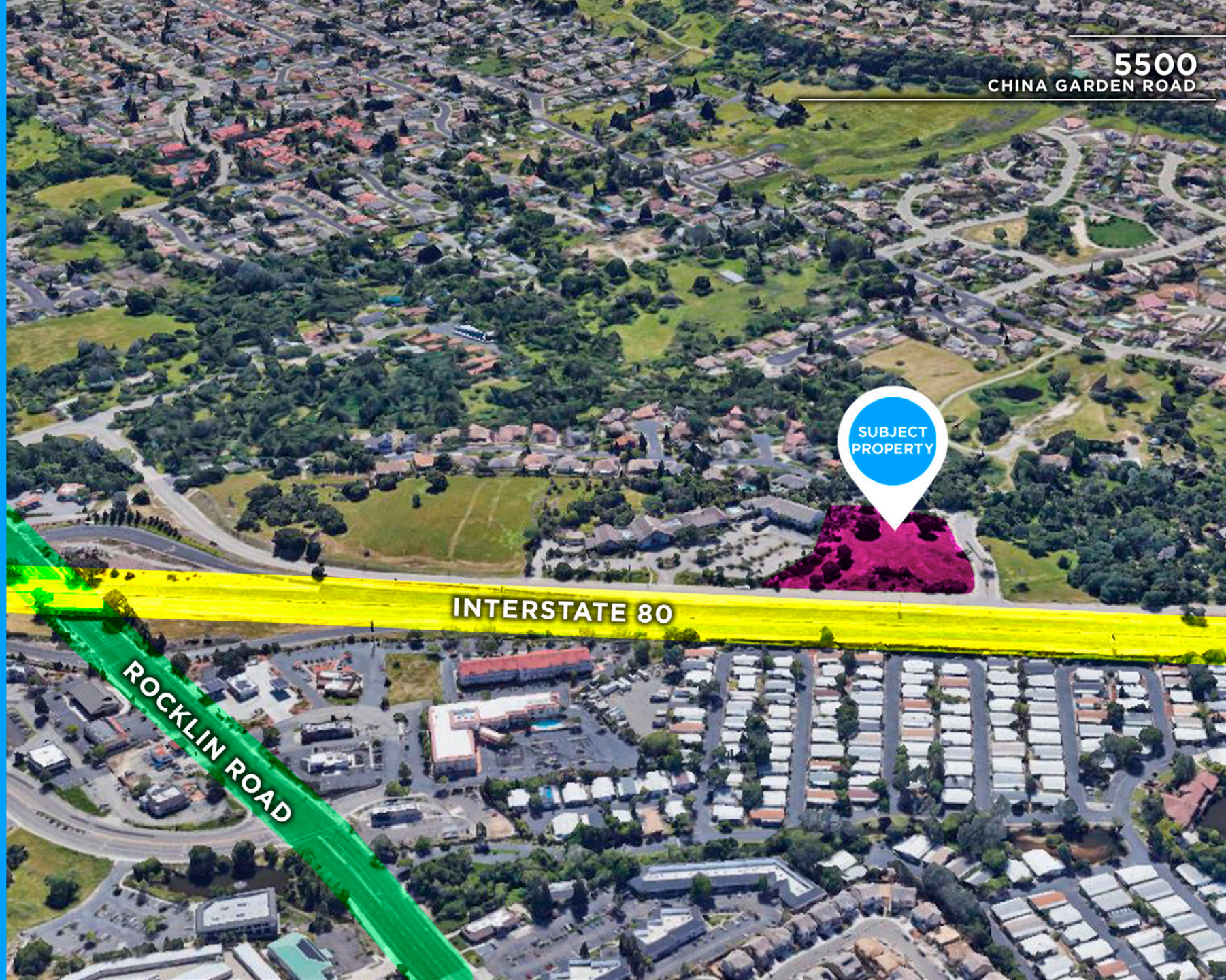
The Commercially zoned land is located near the intersection of Rocklin Road and Interstate 80 which is seen by thousands and thousands of cars daily. The land offers an Investor and opportunity to break ground in one of the most desirable cities in Northern California.

Rocklin is experiencing tremendous growth and is the premier destination for retailers looking to expand their business. The visibility onto Interstate 80 coupled with the fantastic daytime and nighttime traffic volumes make this an ideal opportunity for a multitude of Investors.



THE AREA

Located in South Placer County at the intersection of Interstate 80 and State Highway 65, Rocklin is characterized by rolling hill terrain with 360-degree panoramic views of the Sierra Nevada mountains to the northeast and to the Sutter-Butte Mountain range in the West. Rocklin is a preferred location to live, work, visit, and grow business because of its convenient location, excellent schools and universities, abundant recreational opportunities, and the highest commitment to public safety. Rocklin is in proximity to many tourist locations and recreational amenities. It is within 20 minutes of Folsom Lake, 30 minutes of downtown and Old Sacramento, and less than 2 hours from Lake Tahoe, the Pacific Ocean, and the Bay Area. Rocklin has been one of the fastest growing cities in California. The City's population grew 64 percent from 2000-2014 with a current population of approximately 70,350, according to the California Department of Finance. In August 2008, Family Circle magazine named Rocklin one of the "10 Best Towns" for families in America (it was the only California city on the list). The City's strongest assets are its residents, and citizen input and participation set Rocklin apart. We are proud of Rocklin's rich heritage and excited about its future. Thanks to residents, businesses and community leaders working together, we can ensure a bright future.



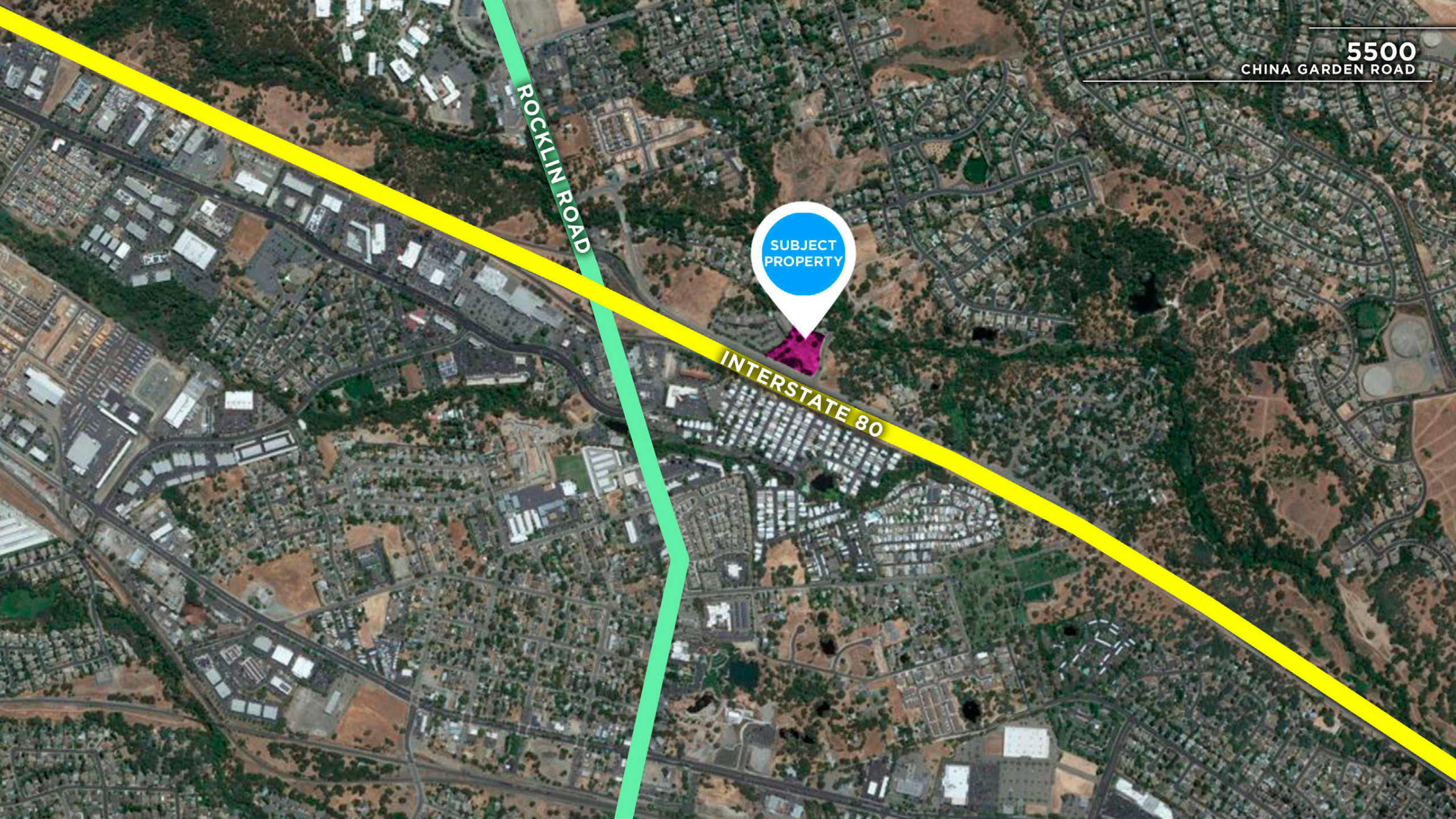
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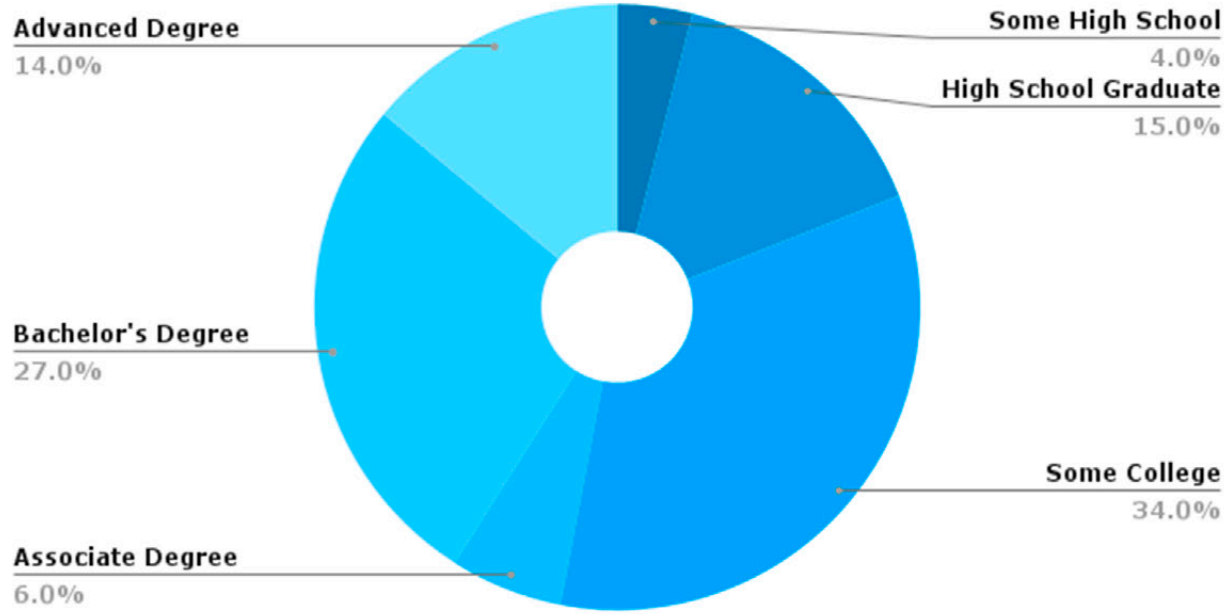
ROCKLIN ROAD

SUBJECT
PROPERTY

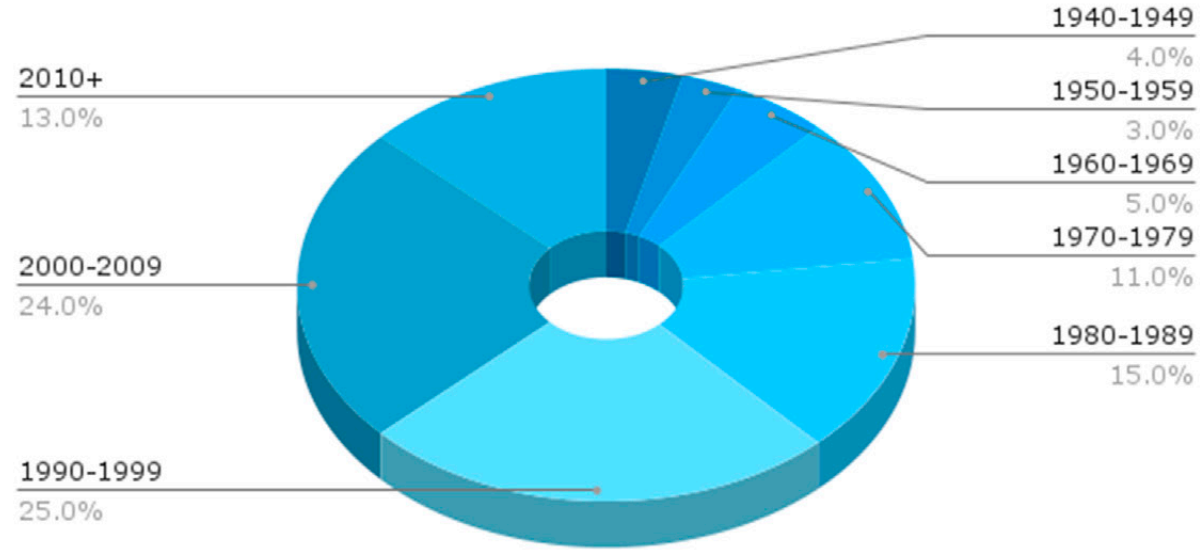
INTERSTATE 80



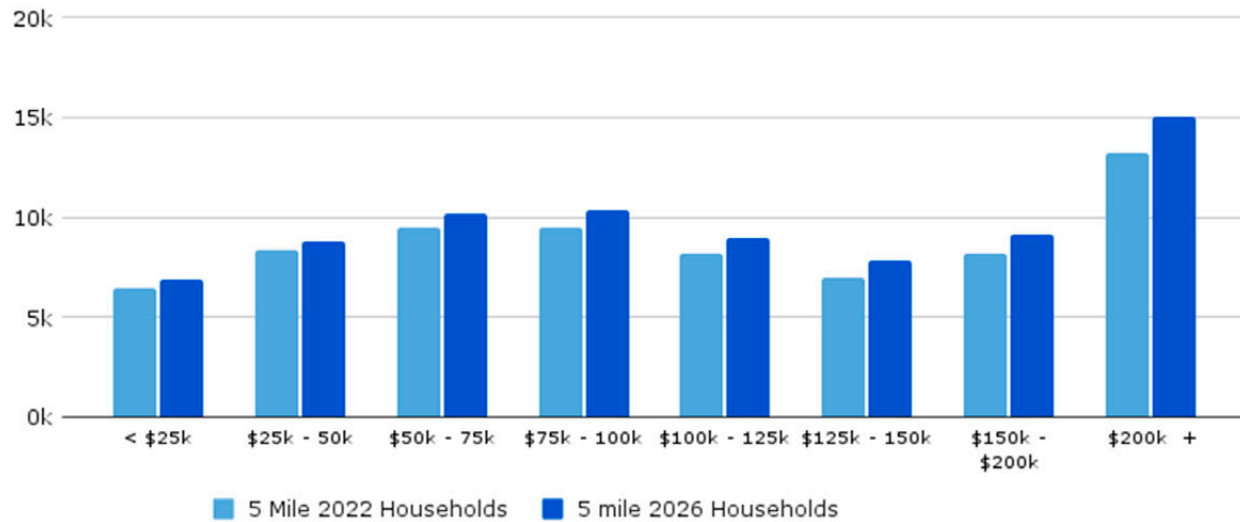
Educational Attainment



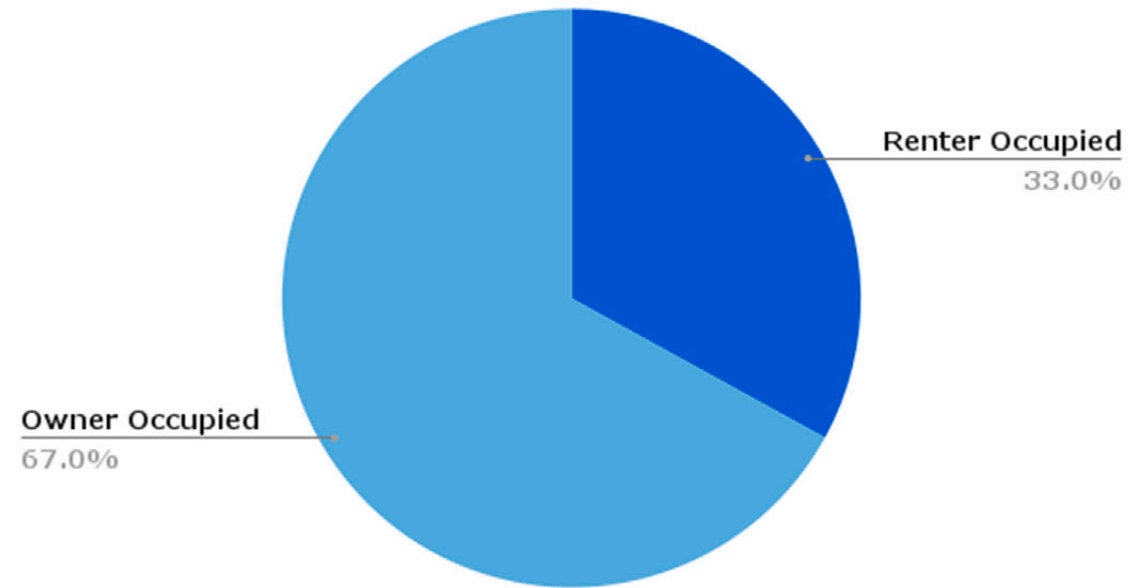
Homes Built by Year



Monthly House Hold Income



Housing Occupancy



Housing Type

Group Quarters

2.0%

20+ Units

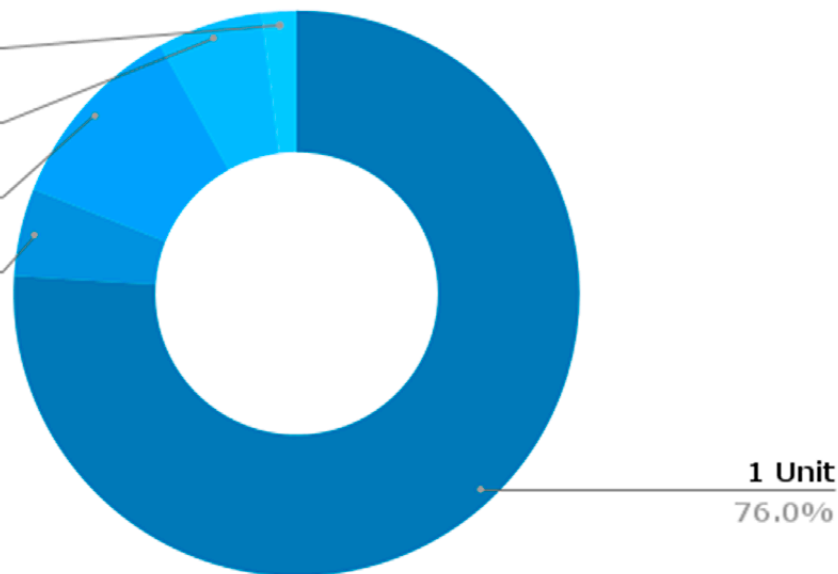
6.0%

5-19 Units

11.0%

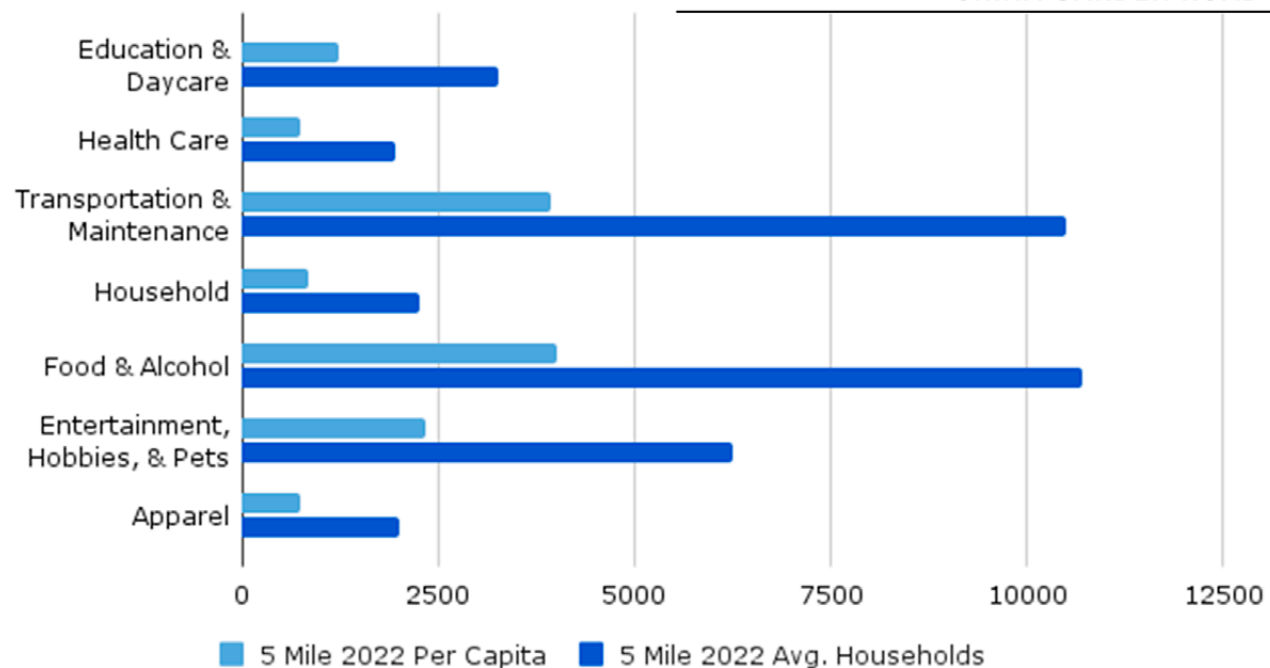
2-4 Units

5.0%

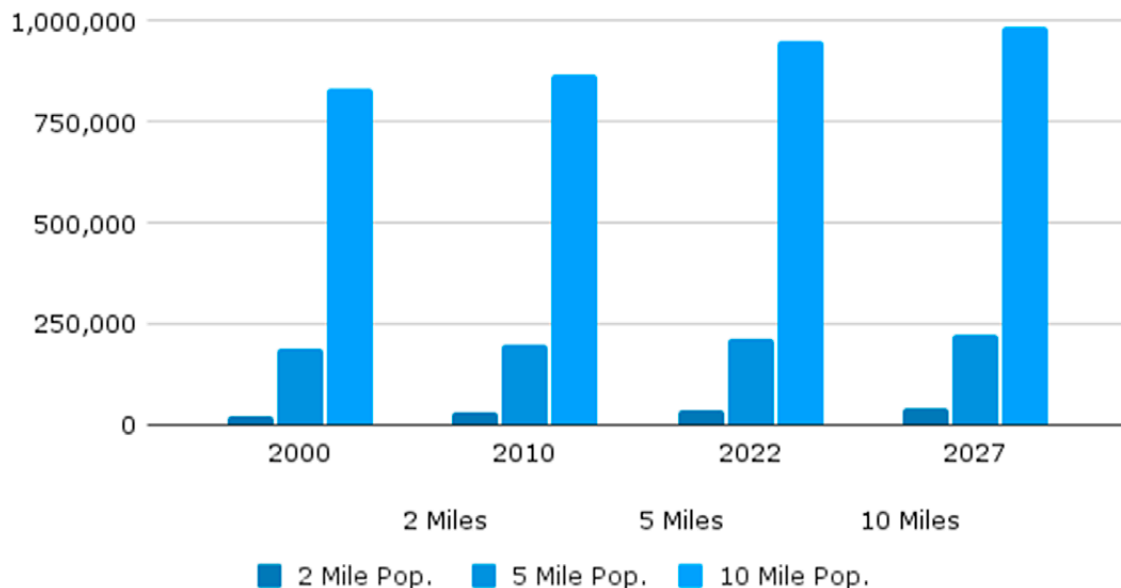


Per Capita & Avg. Household Spending

5500
CHINA GARDEN ROAD



Population



POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	21,732	189,361	829,895
2010	28,846	199,545	866,062
2022	34,475	214,057	951,827
2027	37,936	220,864	985,869



SALE

CENTURY 21
Select Real Estate, Inc

M MUELLER
COMMERCIAL
TEAM

2022 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 0101224