

ORCHARD CREEK AT WHITNEY RANCH

NEQ Highway 65 & Whitney Ranch Parkway

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location:

NEQ Highway 65 and Whitney Ranch Parkway
Rocklin, CA

notable traffic generators in close proximity:

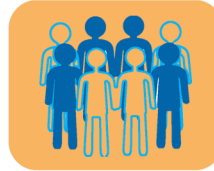
Ace Hardware Distribution Center, Thunder Valley Casino, Whitney High School, Oracle, UC Davis Medical Center, Kaiser Permanente, William Jessup University, Placer County Office of Education

proposed shopping center GLA:

±90,430 Square Feet (GLA)

availability:

Up to ±40,000 sq ft grocery anchor
Up to ±18,000 sq ft junior anchor
High Visibility Shops & Pads
Fast food drive thru / Gas Pad



2020 total population

1-mile	6,407
3-mile	69,350
5-mile	167,808



2020 daytime population

1-mile	5,045
3-mile	66,066
5-mile	167,650



2020 total employees

1-mile	1,323
3-mile	25,389
5-mile	68,892



2020 total households

1-mile	1,989
3-mile	23,168
5-mile	59,277



2020 average HH income

1-mile	\$166,854
3-mile	\$140,510
5-mile	\$120,414



traffic counts

Highway 65 (south of Twelve Bridges) 64,200



Whitney High School



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PROPERTY OVERVIEW

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The Orchard **Creek** shopping center is a proposed $\pm 90,430$ square foot neighborhood shopping center that will be located at northeast quadrant of Whitney Ranch Parkway and Highway 65 in Rocklin, California; the newest interchange in Placer County.

Orchard Creek will benefit from direct visibility to approximately 76,800 cars daily travelling Highway 65 and will be a direct connection to the freeway to more than 19,000 homes in affluent communities such as Catta Verdera, Twelve Bridges and Whitney Ranch.

This site offers excellent highly visible opportunities for grocery, retail and restaurant tenants and will conveniently serve the affluent communities of Rocklin, Roseville and Lincoln and benefits from some of the strongest income and housing demographics in the entire Sacramento region.

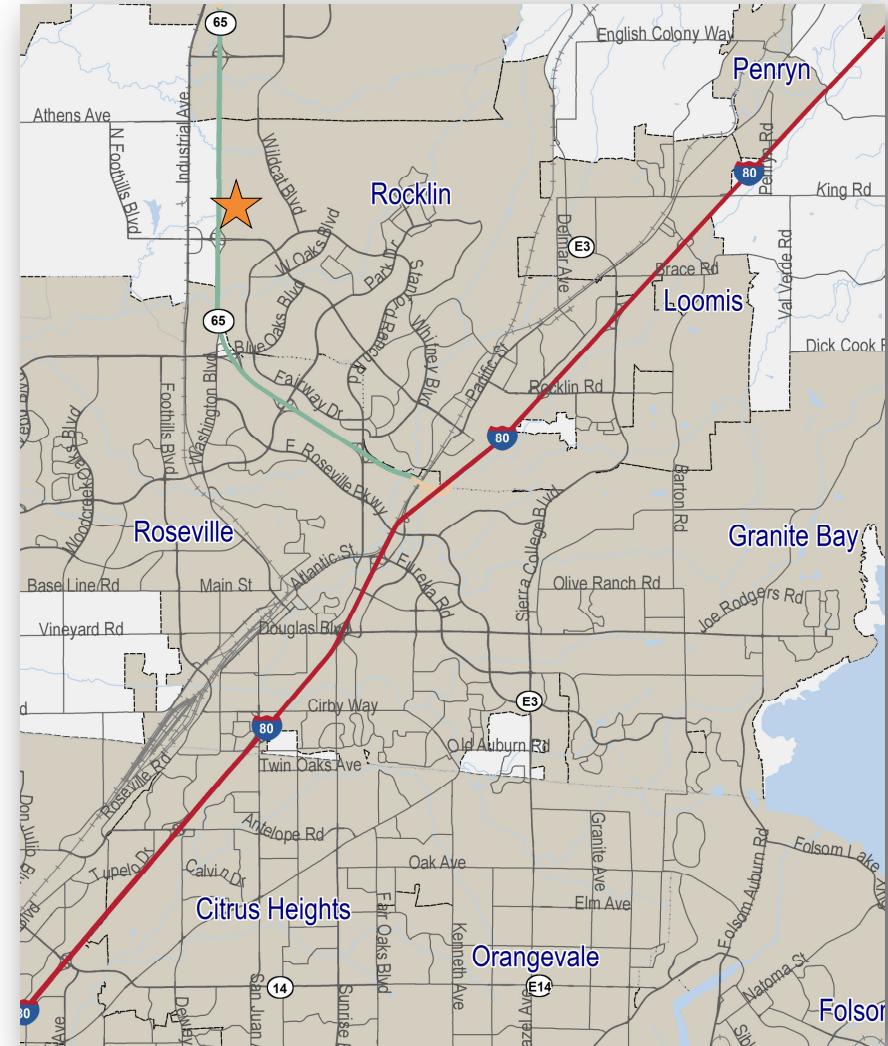
The Highway 65 interchange at Whitney Ranch Parkway will create a direct link to approximately 355 acres of land in Rocklin for development. The land surrounding **Orchard Creek** is zoned for commercial and business professional-type development which could host up to 7,000 new jobs in the immediate vicinity.

"Orchard Creek is a 115-acre master planned commerce center serving the burgeoning economies of Rocklin and Roseville."

Fulcrum's vision for the site integrates retail, medical and professional office buildings with 24 acres of open space hosting important wetlands and riparian areas. The site will benefit from the planned intersection of Highway 65 and Placer Parkway, and the direct linkage of the parkway with the region's international airport. Roseville and Rocklin also boast much of the premier residential real estate in greater Sacramento.

In 2008, Fulcrum completed a 66,000 square foot medical facility for the University of California, Davis, and Mercy/Catholic Healthcare West, which will anchor Orchard Creek. UC Davis also plans to locate future regional medical facilities on a 14 acre site within the business park."

~ Fulcrum Properties



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ORCHARD CREEK AT WHITNEY RANCH

RENDERINGS*

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*All renderings subject to change



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INTERSECTION AERIAL

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PLACER PARKWAY PROJECT

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WHAT IS IT?

The Placer County Department of Public Works proposes to construct Phase I of the Placer Parkway which will extend from State Route (SR) 65 with the construction of a new roadway to the west, connecting to Foothills Boulevard North. In its full build out condition, Placer Parkway will be a limited access roadway that connects SR 65 in Placer County to SR 99 in Sutter County.

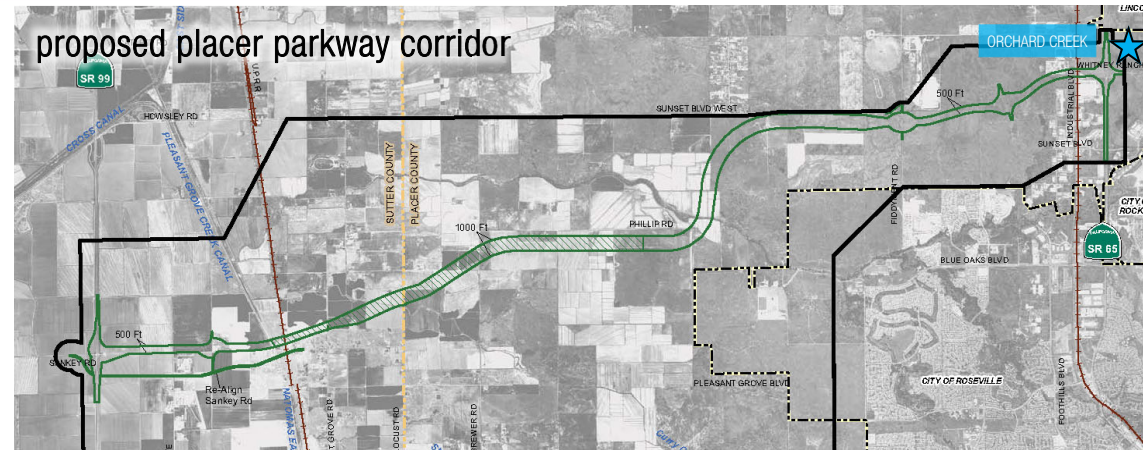
FUTURE ACTIONS

Based on the completed Tier 1 EIS/Program EIR and Placer Parkway Corridor selection, the following actions are anticipated:

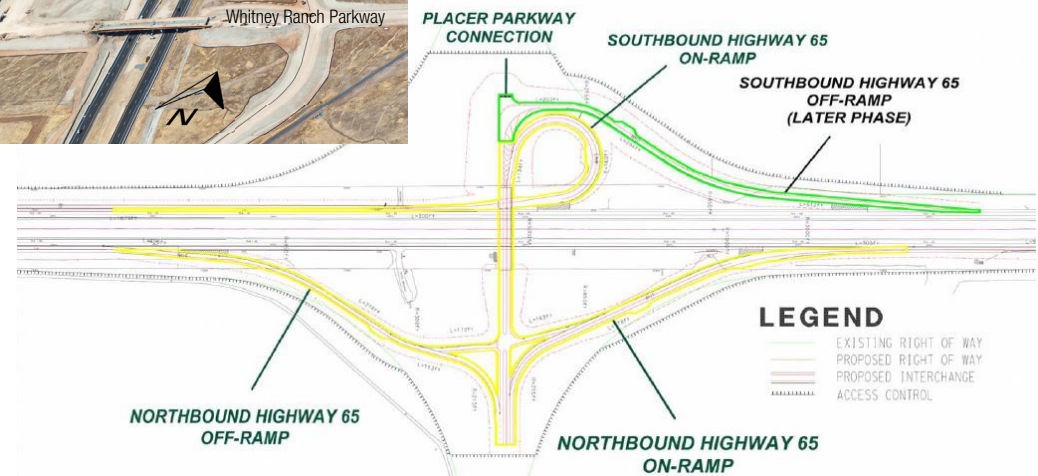
Placer and Sutter counties, partners in the planning process for corridor selection and the Tier 1 EIS/Program EIR, are working to amend their General Plans to preserve the Placer Parkway Corridor.

Placer and Sutter counties are taking the lead on the future construction-level process to identify a roadway alignment within the Placer Parkway Corridor and its Tier 2 environmental review.

Source: www.pcpta.net/placerparkway



Whitney Ranch Parkway is now accessible from northbound Hwy 65 and to southbound Hwy 65



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ORCHARD CREEK AT WHITNEY RANCH

RETAIL TRADE AREA AERIAL

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