

# RETAIL PADS AT THE NEW WHITNEY RANCH PARKWAY & HIGHWAY 65 INTERCHANGE

SWC WHITNEY RANCH PARKWAY & WILDCAT BOULEVARD :: ROCKLIN, CALIFORNIA



**GROUND LEASE  
OR  
BUILD-TO-SUIT**

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MAP NOT TO SCALE

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## PLACER COUNTY PARCEL NUMBER:

**Pad 1** (±1.554 Acres) GROUND LEASE OR BUILD-TO-SUIT  
(APN: 017-171-025)

**Pad 2** (±1.432 Acres) GROUND LEASE OR BUILD-TO-SUIT  
(APN: 017-171-026)

**Pad 3** (±2.315 Acres) GROUND LEASE OR BUILD-TO-SUIT  
(APN: 017-171-027)

**Total Acres ±5.301**

Current Zoning: PD-C (Planned Development – Commercial)  
Anticipated Zoning Change: PD-MU (Planned Development - Mixed Use)\*

Land Use: MU (Mixed Use)

## LAND USE / ZONING:

\* According to the City of Rocklin Planning Department, the General Plan Land Use has recently been changed to MU (Mixed Use) and zoning is in the process of being changed to PD-MU (Planned Development – Mixed Use). Prior to the official rezone, a mechanism (City Council Ordinance 988) was put in place that could allow a project to move forward prior to adoption of the new PD-MU zoning. For more information, please contact Bret Finning at 916.625.5160.

City of Rocklin Planning Website: [www.rocklin.ca.us/government/development/planning/default.asp](http://www.rocklin.ca.us/government/development/planning/default.asp)

## TRAFFIC COUNTS:

State Highway 65 at Sunset Blvd Interchange: 64,500 AADT  
(Source - Caltrans 2014)

Wildcat Boulevard at Whitney Ranch Parkway: 11,971 ADT  
(Source - City of Rocklin May 2015)

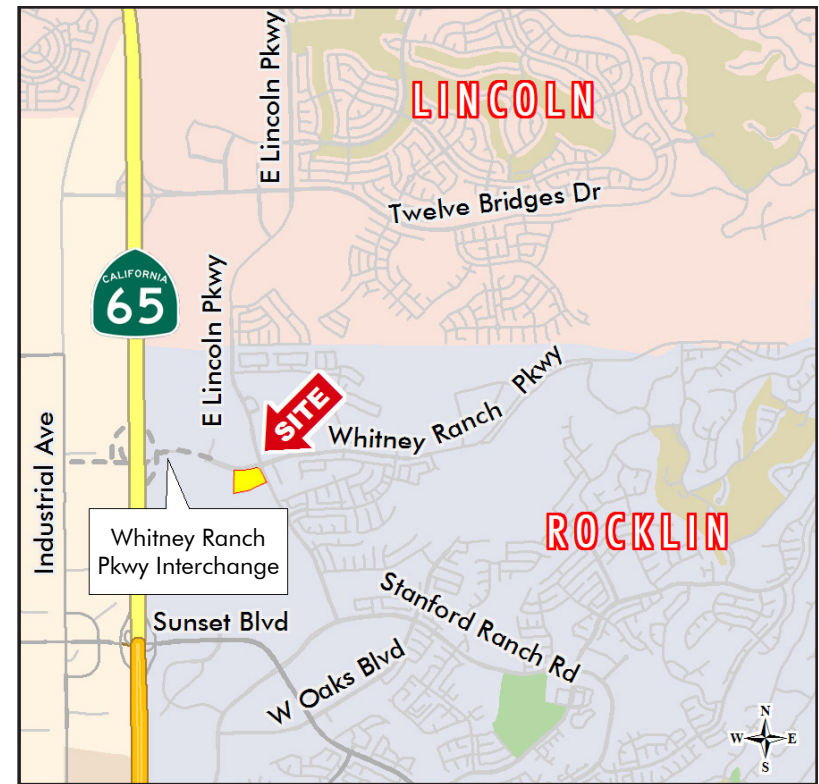
## DEMOGRAPHICS (5 MILES):

2015 Estimated Population: 159,388  
2015 Estimated Average Household Income: \$87,154  
(Source: Claritas 2015)

## UTILITIES:

**Water:** To Site - PCWA (530) 823-4850

**Sewer:** To Site - SPMUD (916)786-8555



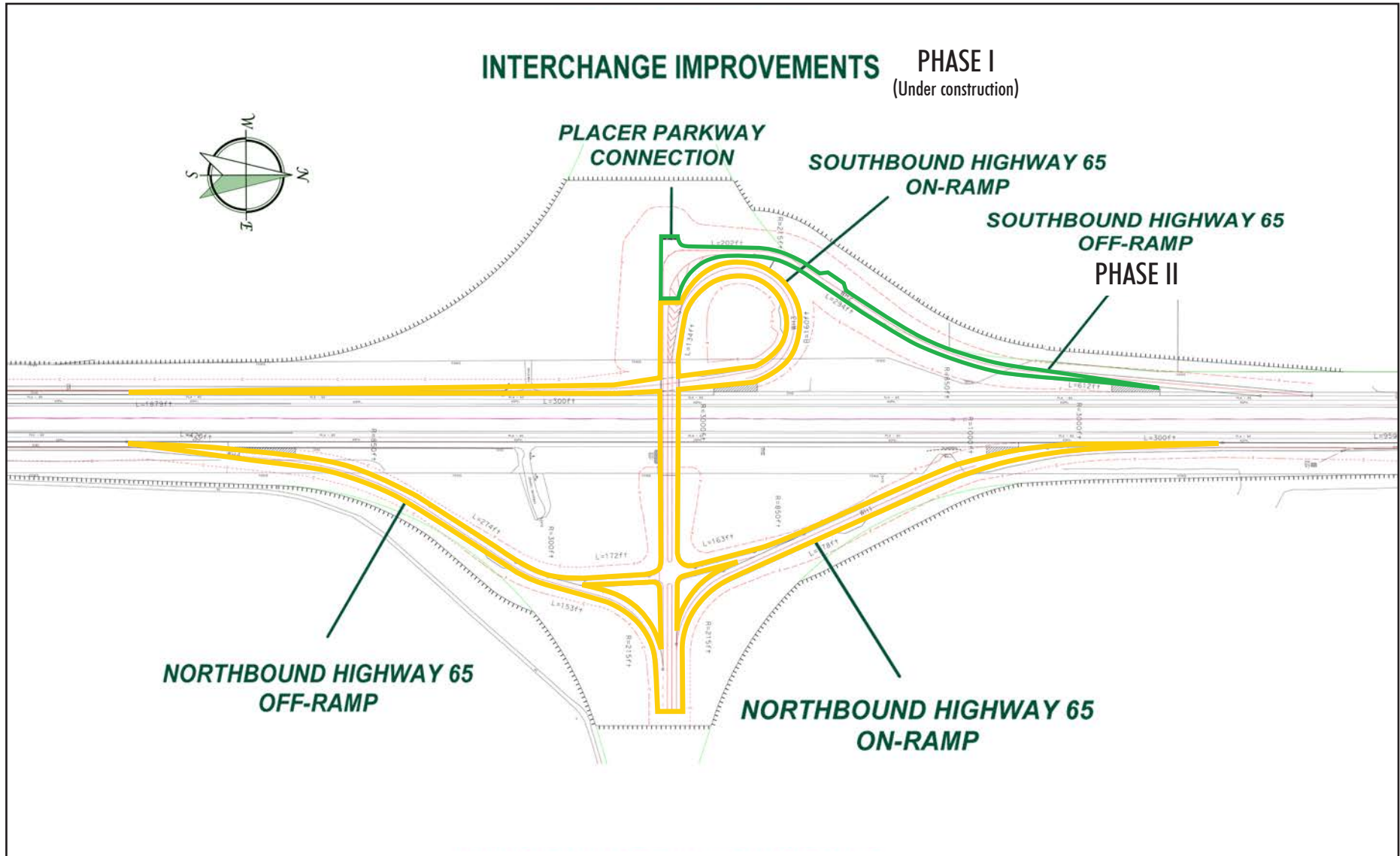
MAP NOT TO SCALE

## FEATURES

- Freeway Interchange with Access to Highway 65, Whitney Ranch Parkway, Wildcat Boulevard and the Placer Parkway (Under construction)
- ±1,700 New Residential Units Planned and Under Construction Within Approximately One Mile of the Site
- Two Signalized Corners
- Strong Demographics
- Path of Growth
- Flexible Zoning
- Planned New Assisted Living Facility at University Avenue and Wildcat Boulevard
- Major Road Improvements (see page 4)
- Near Whitney High School (Just under 2,000 students enrolled in the 2014-15 school year)

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## WHITNEY RANCH PARKWAY INTERCHANGE

These roadway improvements provide new access to the site by including northbound on and off ramps on the east side of Highway 65.

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## INTERCHANGE AND ROADWAY IMPROVEMENTS

Wildcat Boulevard is the major north-south arterial connecting Whitney Ranch with nearby Lincoln and the rest of the City of Rocklin. Whitney Ranch Parkway runs through the heart of Whitney Ranch with plans for it to be extended into the adjacent Whitney Oaks community and the approved  $\pm 558$  unit Clover Valley development, where it will connect with the existing Park Drive. The site will further benefit from the planned Whitney Ranch Parkway/State Highway 65 interchange and its ultimate tie in with the planned Placer Parkway connection. For many residents of the Whitney Oaks community, the new interchange will make Whitney Ranch Parkway the shortest route to State Highway 65 and the subject site their closest retail option.

For more information on the Whitney Ranch Parkway Interchange, please contact Rebecca Mowry – Caltrans Project Manager at (916)799-5794

For more information on the Placer Parkway project, please visit: <http://pctpa.net/placerparkway/index.htm>

## HOUSING ACTIVITY

In addition to the interchange and roadway improvements, there are  $\pm 1,700$  new residential units under construction or planned within approximately one mile of the pads.

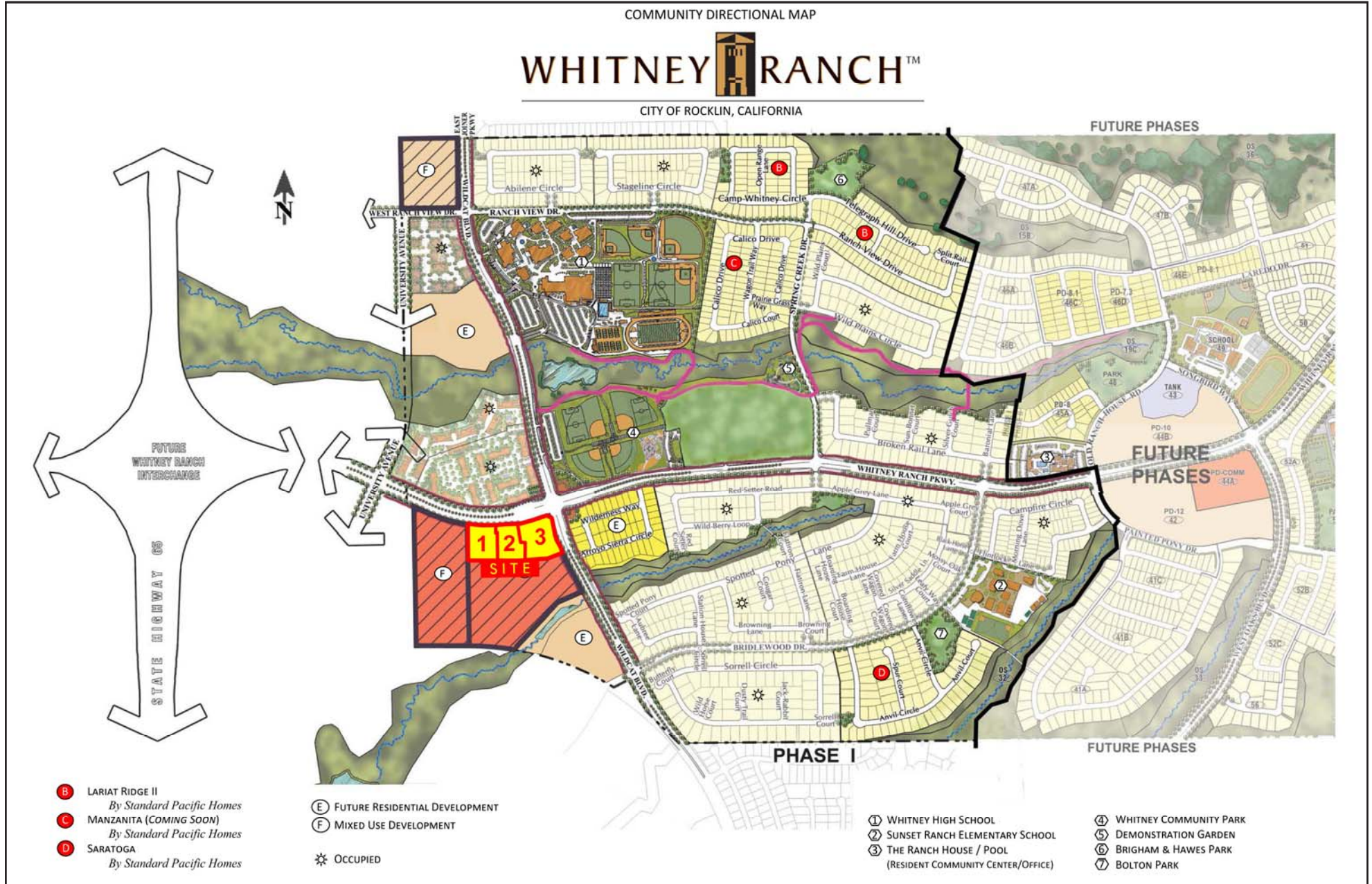
### POTENTIAL USES (PARTIAL LIST)\*

- Banks & Financial Services
- Business & Professional Offices
- Day Care/Preschool
- Fast Food (Drive-Thru)
- Hardware Store
- Grocery Store
- Gas Station
- Pharmacy
- Public/Quasi-Public Facility
- Sit-down Restaurant/Bar
- Veterinary Hospital

*\*Note: All proposed uses are subject to City of Rocklin approvals*

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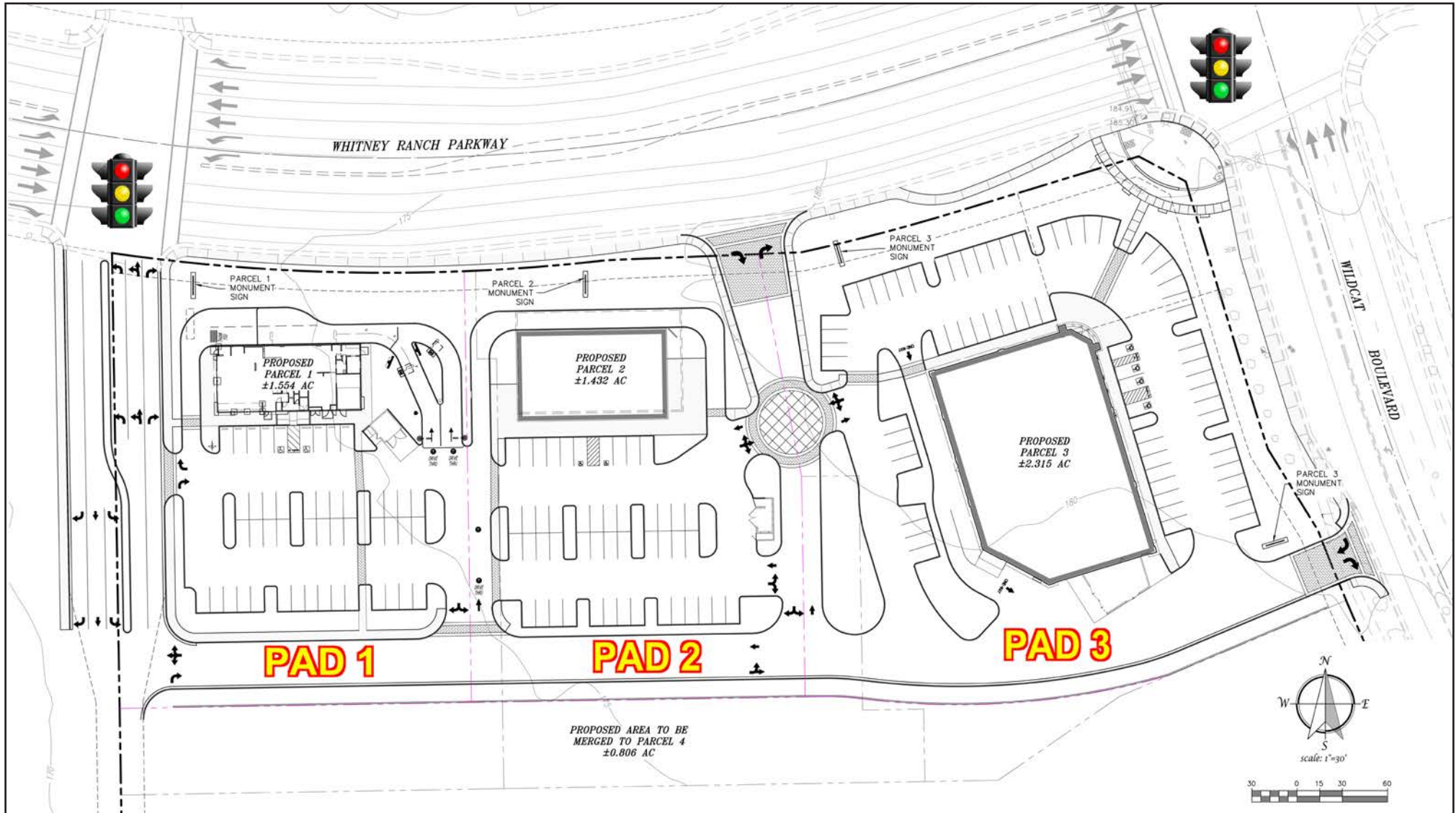


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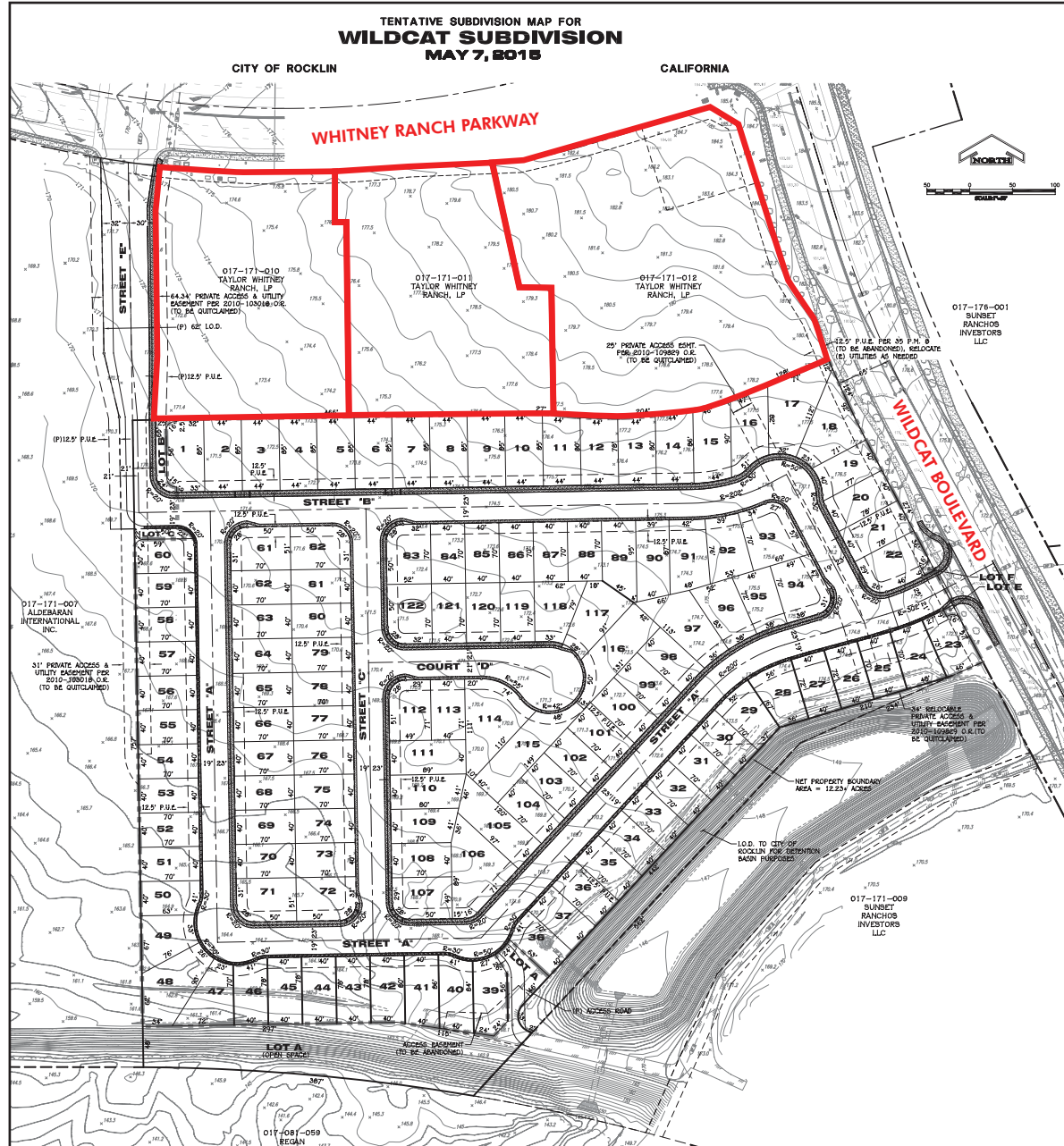


## PROPOSED SITE PLAN



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## BOND INFORMATION

017-171-025-000

**PAD 1**

apn	FY 15/16 Charge	FY 15/16 Max tax	Bonded (Y/N)	Inflator per year
Rocklin CFD's administered by Willdan Financial Services:				
CFD 1-FS 3 (Annex. 21)	n/a	n/a	N	3%
CFD 5 (Zone 12)	\$1,311.90	\$2,211.88	N	4%
CFD 10 (zone 1)	\$8,284.68	\$8,284.69	Y	2%
CFD 10 Matures on 9/1/2039				
Landscape & Lighting administered by Willdan Financial Services:				
LLMD 2 (zone 58)	\$0.00	\$1,458.77	N	4%

017-171-027-000

**PAD 3**

apn	FY 15/16 Charge	FY 15/16 Max tax	Bonded (Y/N)	Inflator per year
Rocklin CFD's administered by Willdan Financial Services:				
CFD 1-FS 3 (zone 21)	n/a	n/a	N	3%
CFD 5 (Zone 12)	\$2,011.60	\$3,391.56	N	4%
CFD 10 (zone 1)	\$12,703.18	\$12,703.19	Y	2%
CFD 10 Matures on 9/1/2039				
Landscape & Lighting administered by Willdan Financial Services:				
LLMD 2 (zone 58)	\$0.00	\$2,236.79	N	4%

017-171-026-000

**PAD 2**

apn	FY 15/16 Charge	FY 15/16 Max tax	Bonded (Y/N)	Inflator per year
Rocklin CFD's administered by Willdan Financial Services:				
CFD 1-FS 3 (Annex. 21)	n/a	n/a	N	3%
CFD 5 (Zone 12)	\$1,224.44	\$2,064.43	N	4%
CFD 10 (zone 1)	\$7,732.36	\$7,732.37	Y	2%
CFD 10 Matures on 9/1/2039				
Landscape & Lighting administered by Willdan Financial Services:				
LLMD 2 (zone 58)	\$0.00	\$1,361.52	N	4%

**Note:** CFD charges may be subject to change, due to zoning or proposed use. The parcels will be charged for LLMD2 when final map is approved for Residential development and when building permit is pulled for Non-Residential development. Maximum Tax will then be calculated according to the RMA (Rate and Method of Apportionment) based on final land use.

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## ROCKLIN

CLOVER VALLEY  
±558 UNITS

## ROSEVILLE

WHITNEY OAKS  
±1,844 UNITS

WHITNEY RANCH  
±4,311 UNITS  
±46 ACRES COMMERCIAL

WHITNEY HIGH SCHOOL

WHITNEY COMMUNITY PARK

3  
2  
1

**SITE**

West Oaks Boulevard

Wildcat Boulevard

West Stanford Ranch Road

ORACLE

WILLIAM JESSUP UNIVERSITY

±115 ACRES  
MIXED ZONING

±155 ACRES  
MIXED ZONING

WHITNEY RANCH PARKWAY INTERCHANGE (UNDER CONSTRUCTION)

University Avenue

65

STATE HIGHWAY 65

65

