



PUBLISHED RESERVE: \$185,000

LAST ASKING: \$220,000

SIZE: 41,150± Square Feet

ZONING: Planned Development Commercial (PD-C)

PROPERTY INSPECTION: At Any Time

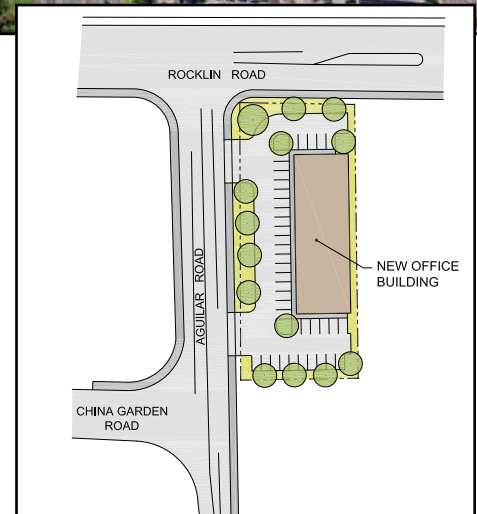
FINANCING: None – All Cash

DESCRIPTION: This 41,150± square foot retail development site is located in the southeast portion of the city of Rocklin, approximately 25 miles northeast of downtown Sacramento, near the I-80 Exit 109 at Sierra College Blvd. The development site is located at the southeast corner of Rocklin Road and Aguilar Road, with the majority of its frontage along Aguilar Road. Rocklin Road is a heavily-traveled four-lane thoroughfare, approximately 1/4 mile south of Interstate 80 and State Highway 65. Less than 1 mile east of the site is Sierra Community College campus which has a current enrollment of 20,000± students. Other land uses in the immediate area are for single family and multi-family residences, and commercial development.

The corner site is zoned as Planned Development-Commercial, which allows for development of both retail and office. All necessary off-site improvements are in place along Rocklin Road including curbs, gutters, streets, and sidewalks. Curbs, gutters and sidewalks are needed along Aguilar Road. Electricity, natural gas, water and telephone services are available to the property and sewer service is approximately 150± feet west of the subject. The rectangle-shape site is level.

LOCATION: SE corner of Rocklin and Aguilar Roads, Rocklin, CA APN: 045-130-053

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.