

# ANTELOPE ROAD & ROSEVILLE ROAD

## DEVELOPMENT SITE

**+/- 5.28 ACRES**

LOCATED IN CITRUS HEIGHTS, CA

SACRAMENTO

WALMART  
SUPERCENTER

HOME DEPOT

ANTELOPE ROAD  
& ROSEVILLE ROAD



## INVESTMENT SUMMARY

Presented by Jones Lang LaSalle Americas, Inc.,  
California License #01223413.



# THE OFFERING

Jones Lang LaSalle Americas, Inc. “JLL”, as exclusive advisor, is pleased to offer for sale Antelope Road & Roseville Road Development Site, a +/-5.28 acre site in the city of Citrus Heights in Sacramento.

## SITE INFORMATION

ADDRESS	Roseville Road & Antelope Road, Citrus Heights
COUNTY	Sacramento
SEARCHABLE ADDRESS	5941-5991 Antelope Rd, Citrus Heights California, 95621
SIZE (AC)	5.28
APN	209-0720-027
ZONING	Industrial Office Park MP
COMMUNITY PLAN & DESIGNATION	Antelope - MP
GENERAL PLAN	Intensive Industrial

## DEVELOPMENT OPPORTUNITY

The Antelope Rd Site is ideally positioned for development, thanks to its infill location, efficient size and shape, and flat topography.

- The Site was previously entitled for self storage (entitlements have expired).
- County zoning for the Site is Industrial Office Park, which is intended for research, service and light industrial uses. A wide variety of retail, office and industrial uses are permitted, including warehousing and various temporary uses. Maximum building height is 40 ft and yard requirements typically range from 0 - 31 feet, depending on adjacent uses.
- Residential development would require rezoning. A project containing 126 units was discussed with Planning.
- Self storage development would require rezoning but likely not a general plan amendment.

*The above development parameters are provided as a convenience to buyers; buyers should rely on their own analysis and communication with the relevant agencies.*







WOODCREEK  
CROSSING

WALMART  
SUPERCENTER

ANTELOPE N. ROAD

HOME DEPOT

ANTELOPE  
STATION

ANTELOPE ROAD  
& ROSEVILLE ROAD

ANTELOPE ROAD

## INVESTMENT HIGHLIGHTS



Sacramento ranked #1 housing market for 2021 by Realtor® based on home price growth and sales volume in 2020



High visibility site fronting on major thoroughfares Antelope Road and Roseville Road



Easy access to Downtown Sacramento via Interstate 80, less than 1 mile from the Site



Rare infill site of significant size surrounded by high volume retail, dense residential, and proposed gas station



Previously entitled for storage and have explored an 126 unit residential development



# SACRAMENTO OVERVIEW

## RESILIENT ECONOMY

Sacramento is a leading business location in California largely because it offers employees an excellent quality of life and access to the best that California has to offer, all at a price point that is increasingly attractive. Its growing, well-educated population, relatively affordable cost of living, and proximity and access to the Bay Area, Lake Tahoe, Napa Valley and beyond will continue to fuel Sacramento's above average growth in the years ahead.

Sacramento is the sixth largest city in California, and the capital of the fifth largest economy in the world - California. Located at the north end of California's expansive Central Valley, one of the richest agricultural regions in the world, the four-county Sacramento MSA has 2.3 million residents making it the fifth largest MSA in California behind greater Los Angeles, the San Francisco Bay Area, the Inland Empire and San Diego.

*Throughout the COVID 19 Pandemic, Sacramento's residential market has exhibited exceptional growth as evidenced by a ~14% increase in occupancy, and 1% increase in residential rental rates.*

## ABUNDANT AMENITIES



**#1**

HAPPIEST WORKERS IN  
MIDSIZE CITY  
(CAREERBLISS)

**#1**

FOR AGRICULTURE &  
VETERINARY SCIENCES  
(US WORLD UNIVERSITY RANKINGS)

**#5**

U.S. CITIES WITH THE FASTEST  
GROWTH IN TECH JOBS  
(ITBUSINESSEDGE.COM)

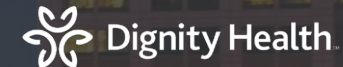
**#1**

CALIFORNIA CLEAN ECONOMY  
JOB GROWTH  
(NEXT 10)



## PRIVATE SECTOR EMPLOYERS

The strength of the region's labor force coupled with its attractive cost of doing business, proximity to the Bay Area and other major employment hubs, focus on and reasonable cost of living will continue to drive Sacramento's growth. In addition to new entrants like Reviver which relocated its headquarters from Foster City, major companies that continue to have a positive impact on the region's economy include: Sutter Health, Kaiser Permanente, Dignity Health, Intel Corp., Raley's Inc., Apple Inc., Safeway, Health Net, VSP Global, Wells Fargo, Pride Industries, Hewlett Packard, Blue Shield of California, Siemens Rail Systems and Adventist Health.



## HIGHLY EDUCATED WORKFORCE

Besides access to the robust network of leading universities in the Bay Area, including Stanford University, University of California at Berkeley, Santa Clara University and others, Sacramento is home to two major universities -- the University of California, Davis and California State University, Sacramento. UC Davis, just 10 miles outside of Sacramento, is one of the nation's top public research universities and is ranked tenth amongst public universities nationwide by US News & World Report. UC Davis is also one of the highest-ranked food and agricultural research universities in the world, attracting and retaining many agricultural technology (ag-tech) businesses and entrepreneurs. This in part has prompted Sacramento to be called the Farm-to-Fork capital. Both UC Davis and Cal State Sacramento contribute significantly to the local labor pool, with 32% of those 25 or older holding a Bachelor's degree or higher. The planned addition of a UC Davis Campus in downtown Sacramento is expected to create \$2.6 billion of economic impact and add 15,000 job years.

**#10**

BEST CITIES FOR WOMEN  
IN THE WORKFORCE  
(NERDWALLET)

**#8**

HEALTHIEST CITIES IN THE U.S.  
(FIT CITIES INDEX)

**#4 & #1**

IN THE NATION AND CA,  
RESPECTIVELY FOR BICYCLE  
COMMUTING  
(AMERICAN BICYCLIST)

**#7**

BEST PLACE TO RAISE  
ACTIVE CHILDREN  
(BETTERDOCTOR.COM)



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