



AVAILABLE FOR GROUND LEASE
±2,100 SF DRIVE-THRU PAD

SWC WHITNEY RANCH PKWY & CHEETAH DR
ROCKLIN, CA 95765

Blair J. Wheatley
Director
+1 916 329 1547
blair.wheatley@cushwake.com
LIC #01499974

Chris Vang
Senior Brokerage Coordinator
+1 916 617 4274
chris.vang@cushwake.com
LIC #02078988

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
T: +1 916 288 4800
F: +1 916 446 0024
cushmanwakefield.com



ABOUT

SWC WHITNEY RANCH PKWY & CHEETAH DR
ROCKLIN, CA 95765

PROPERTY PROFILE

Location:	SWC Whitney Ranch Pkwy & Cheetah Dr Rocklin, CA 95765
Space Available:	±2,100 SF Drive Thru Pad
APN:	017-171-046-000
Trade Area Neighbors:	Panda Express, Dutch Bros, Chevron, William Jessup University and Whitney High School



PROPERTY HIGHLIGHTS

- Located in Whitney Ranch, a fast growing community with over 7,700+ Residential Units proposed/planned/under construction within 2 miles of the site
- Whitney Ranch Pkwy is proposed to extend and connect to Highway 99, creating an alternate bypass to the Sacramento International Airport
- 0.4 miles to Highway 65
- Adjacent to a planned Panda Express
- Nearby Nugget Markets, now under construction, opening Fall 2025
- Great demographics

Blair J. Wheatley
Director
+1 916 329 1547
blair.wheatley@cushwake.com
LIC #01499974

Chris Vang
Senior Brokerage Coordinator
+1 916 617 4274
chris.vang@cushwake.com
LIC #02078988

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
T: +1 916 288 4800
F: +1 916 446 0024
cushmanwakefield.com



DEMOGRAPHICS

SWC WHITNEY RANCH PKWY & CHEETAH DR
ROCKLIN, CA 95765



TOTAL POPULATION

1 MILE



9,586

3 MILE



74,864

5 MILE



177,011



DAYTIME POPULATION

1 MILE



7,865

3 MILE



70,283

5 MILE



169,399



MEDIAN AGE

1 MILE

32.3
YEARS OLD

3 MILE

38.5
YEARS OLD

5 MILE

38.9
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$149,282

3 MILE

\$121,892

5 MILE

\$109,780



TRAFFIC COUNTS



WHITNEY PKWY

-----> 13,632 ADT



WILDCAT BLVD

-----> 16,841 ADT



CA-65

-----> 64,200 ADT

Blair J. Wheatley
Director

+1 916 329 1547
blair.wheatley@cushwake.com
LIC #01499974

Chris Vang
Senior Brokerage Coordinator

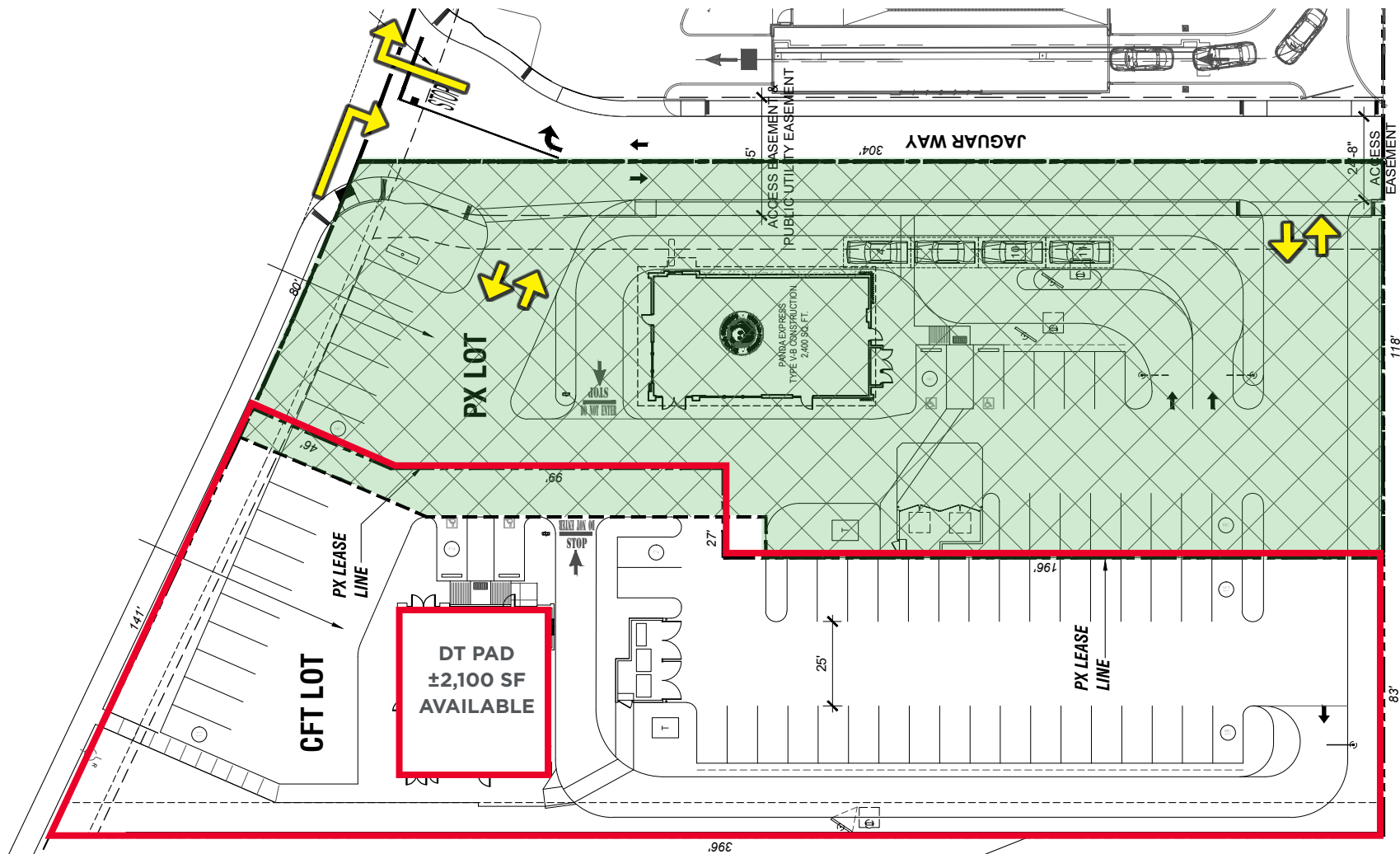
+1 916 617 4274
chris.vang@cushwake.com
LIC #02078988

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
T: +1 916 288 4800
F: +1 916 446 0024
cushmanwakefield.com



SITE PLAN

SWC WHITNEY RANCH PKWY & CHEETAH DR
ROCKLIN, CA 95765



Blair J. Wheatley
Director

+1 916 329 1547
blair.wheatley@cushwake.com
LIC #01499974

Chris Vang
Senior Brokerage Coordinator

+1 916 617 4274
chris.vang@cushwake.com
LIC #02078988

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
T: +1 916 288 4800
F: +1 916 446 0024
cushmanwakefield.com



AERIAL - CLOSE UP

SWC WHITNEY RANCH PKWY & CHEETAH DR
ROCKLIN, CA 95765



Blair J. Wheatley
Director

+1 916 329 1547
blair.wheatley@cushwake.com
LIC #01499974

Chris Vang
Senior Brokerage Coordinator

+1 916 617 4274
chris.vang@cushwake.com
LIC #02078988

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
T: +1 916 288 4800
F: +1 916 446 0024
cushmanwakefield.com



AERIAL - RETAIL TRADE AREA

SWC WHITNEY RANCH PKWY & CHEETAH DR
ROCKLIN, CA 95765



Blair J. Wheatley
Director
+1 916 329 1547
blair.wheatley@cushwake.com
LIC #01499974

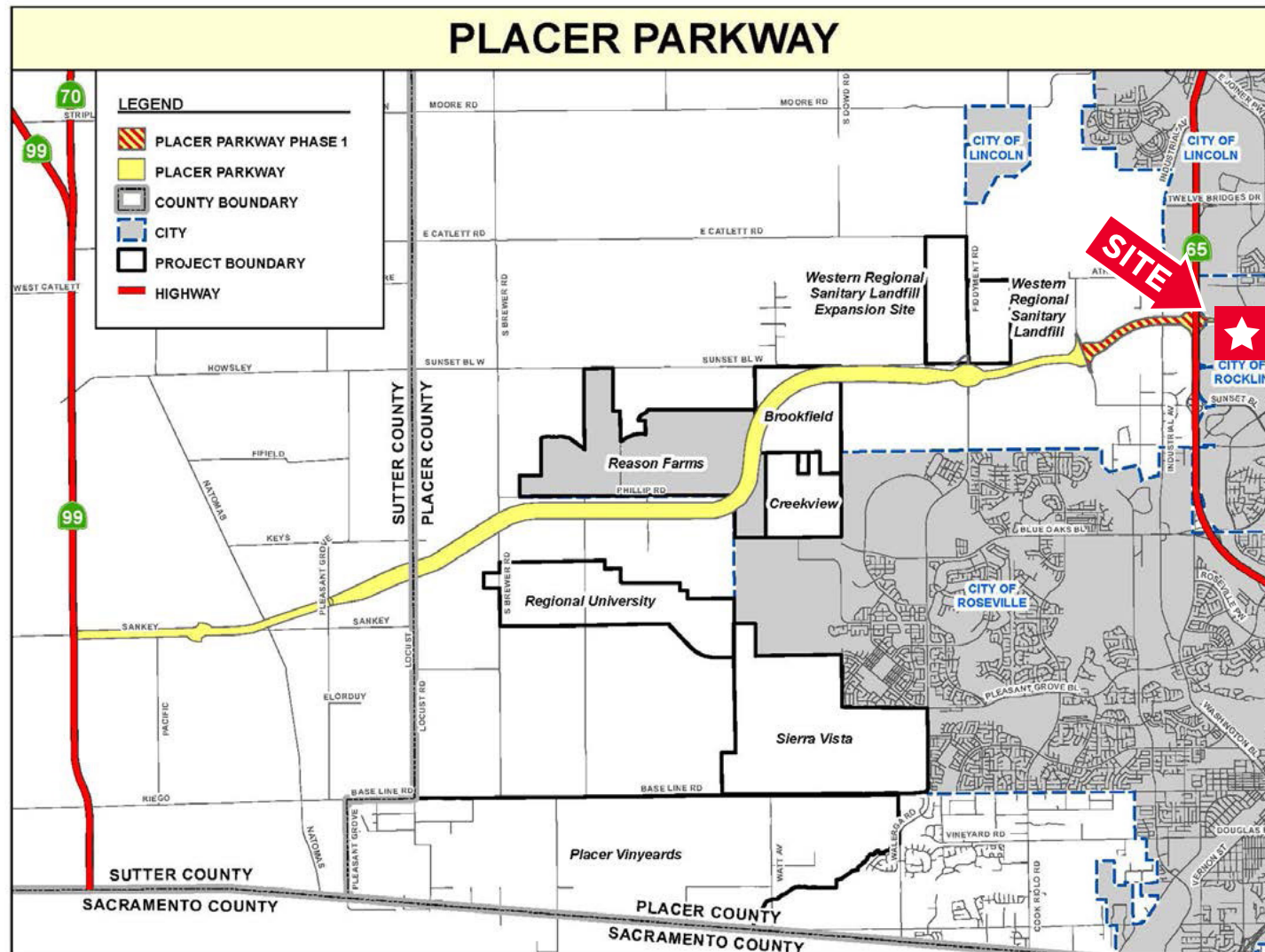
Chris Vang
Senior Brokerage Coordinator
+1 916 617 4274
chris.vang@cushwake.com
LIC #02078988

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
T: +1 916 288 4800
F: +1 916 446 0024
cushmanwakefield.com



PLACER PARKWAY ALIGNMENT

SWC WHITNEY RANCH PKWY & CHEETAH DR
ROCKLIN, CA 95765



Blair J. Wheatley
Director

+1 916 329 1547
blair.wheatley@cushwake.com
LIC #01499974

Chris Vang
Senior Brokerage Coordinator

+1 916 617 4274
chris.vang@cushwake.com
LIC #02078988

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
T: +1 916 288 4800
F: +1 916 446 0024
cushmanwakefield.com

