



AVAILABLE

Horseshoe Bar Rd (12680 ADT)

Raley's

TACO BELL

80

102,068 ADT

6045 Horseshoe Bar Rd
Loomis, CA 95650
www.cbre.com/sacramentodt

Horseshoe Bar Land

Development Opportunity Adjacent to Raley's Center in Loomis

Retail | Ground Lease Available

CBRE

Horseshoe Bar Land

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Property Highlights

Close to Roseville and I-80

Strategically located at the entry to historic downtown Loomis and just off freeway, the development presents a unique opportunity in the affluent, high barrier to entry submarket of Loomis.

With a strong sense of community, top-rated schools, and a wealth of recreational activities, like wine and craft beer tastings, hiking trails and parks, Loomis offers a desirable work-life balance.

Subject site is situated adjacent to a Raley's anchored center including Starbucks, Round Table Pizza, and Taco Bell as tenants.

Approx. 1 acre of the property will need to be dedicated to the Horseshoe Bar Road Expansion which may include a signal at Doc Barnes Road. Buyer shall verify this information during the due diligence period.






APN: 043-100-025

Zoning: CC (Central Commercial)

Size: TBD



2023 Estimated Demographics*

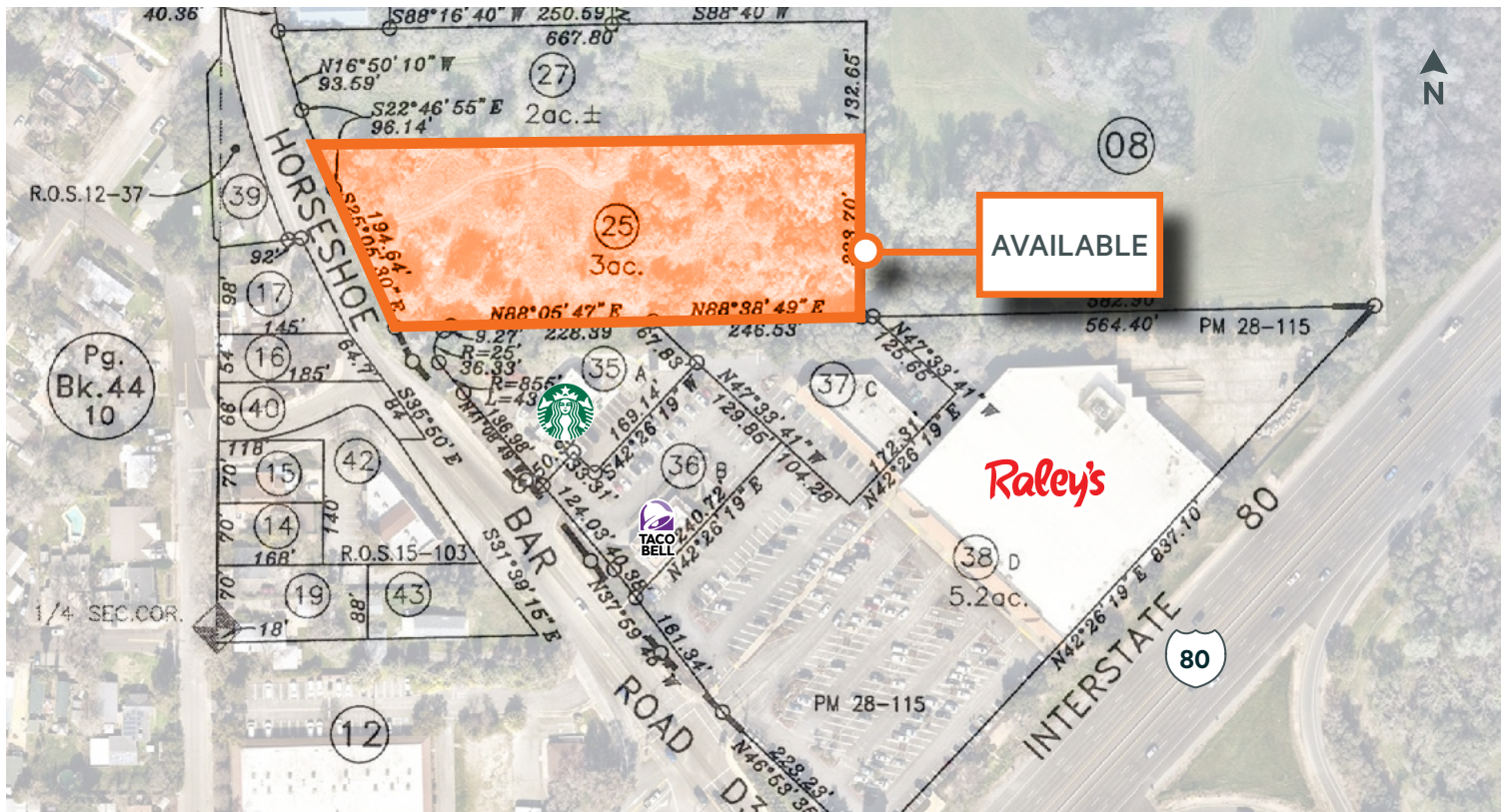
	Radius	1-Mile	3-Miles	5-Miles
	Population	4,514	26,959	108,079
	Daytime Population	6,132	29,703	93,987
	Businesses	416	1,432	3,252
	Households	11,595	48,572	96,251
	Avg HH Income	\$119,729	\$125,884	\$122,354

*Source: FastReport

Ground Lease Available

Parcel Map

Not to scale. All dimensions are approximate.



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Ground Lease Available

#	Name
1	High-Hand Cafe
2	High-Hand Nursery
3	High-Hand Brewing Company
4	US Bank
5	ACE Hardware
6	Wells Fargo Bank
7	Post Office
8	LBB Gastropub & Smokehouse
9	Reds' Bistro
10	Taylor's
11	Pizza Factory
12	Gander Taphouse
13	Blue Goose Event Center

Contact Us

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