



# HORSESHOE BEND

## TRADING POST · LOOMIS, CALIFORNIA

THE LAST REMAINING INTERSTATE 80 MAJOR RETAIL DEVELOPMENT OPPORTUNITY IN THE SACRAMENTO REGION

±65 ACRES

SACRAMENTO  
ROSEVILLE

ROCKLIN



BRACE ROAD



HORSESHOE BAR ROAD

Raley's



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## BIG TIME OPPORTUNITY SMALL TOWN CHARM

“Horseshoe Bend Trading Post” is poised to become the next successful, Retail destination in the Sacramento region. Horseshoe Bend has unmatched Interstate 80 visibility at the two remaining I-80 interchange locations at Horseshoe Bar Road in Loomis, California. Horseshoe Bend Trading Post is the last major Retail development opportunity along the entire Interstate 80 corridor through Sacramento.

Horseshoe Bend is the “next exit up” I-80 from highly successful regional shopping centers at Sierra College Boulevard featuring such tenants as Bass Pro, Studio Movie Grill, Green Acres Nursery, Walmart and Trader Joe’s. Additional retailers include a Tesla sales and service center, a new Cracker Barrel, and a proposed Costco. The Sierra College Boulevard & I-80 interchange including the Granite Drive “Toy Row” corridor, is now largely built out. Horseshoe Bar Road and Interstate 80 has been the long-time location of the always busy Raley’s Market which now includes a Tesla supercharging station in the parking lot.

The Town of Loomis has long sought a retail, amenity driven project at this prime location, the Town’s only freeway interchange. It is believed the Town will be eager to work with developers, retailers, and users who would execute a vision based on the “Travel Destination” zoning.

The potential uses described above may, or may not be, allowed per the current zoning. It is contemplated that the development of the Horseshoe Bend Trading Post property will require Town of Loomis approval, and likely the approval of other jurisdictional entities. The owner and Newcastle Properties Group cannot, and does not, represent that a potential Buyer’s or tenant’s project or use will be approved.



## -INTERCHANGE

MAJOR RETAIL OPPORTUNITY  
LOOMIS, CALIFORNIA  
**±65 GROSS ACRES**  
(SACRAMENTO, MSA)

### SITE ATTRIBUTES

- Excellent Freeway Visibility
- Flexible Tourist / Destination Zoning
- High Traffic Counts
- Immediate Freeway Access
- Potential NorCal Landmark Opportunity
- Proven Retail Trade Area
- Strong Demographics
- Rare Large Acreage Opportunity

### THE POTENTIAL

- Ag Retail & Business Park
- Auto Dealer
- Conference Center
- Education Facilities
- Entertainment
- Grocery Store
- Hospital
- Lodging & Hospitality
- Medical / Dental Offices
- Office / Business Park
- Plant Nursery
- Religious Facility
- Residential (as part of mixed-use structures)
- RV / Boat Dealer
- Tourist Commercial
- Veterinarian Clinic



Billboard and illuminated reader board freeway signs that advertise offsite businesses require both CalTrans and Town of Loomis approvals, which also cannot be guaranteed to occur.





# HORSESHOE BEND

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## ROCKLIN STATION



## ROCKLIN CROSSING



## ROCKLIN COMMONS



## RALEYS CENTER LOOMIS



BRACE ROAD



HORSESHOE BAR ROAD





# HORSESHOE BEND

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**RALEYS CENTER  
LOOMIS**

**TACO BELL** **Raley's**

**STARBUCKS COFFEE** **BURGER KING**

**Round Table PIZZA** **goodwill**

**ROCKLIN STATION**

**STUDIO CITY MOVIE THEATRE** **ROSS DRESS FOR LESS** **TARGET**

**Jersey Mike's SUBS** **maurices** **EUROPEAN WAX CENTER**

**THE BRASS TAP CRAFT BEER BAR** **FAMOUS footwear** **SUBWAY**

**ULTA BEAUTY** **Panera BREAD** **CHIPOTLE MEXICAN GRILL**

**Steen Mart** **TRADER JOE'S** **noodles & company**

**TESLA**

**PROPOSED**

**COSTCO WHOLESALE**

BRACE ROAD

**ROCKLIN STATION**

**Rockin' Barrel Old Country Store** **DEL TACO**

**Tires LES SCHWAB** **the Habit BURGER GRILL**

**Chick-fil-A**

**ROCKLIN CROSSING**

**Loop CONVENIENTLY A MARKET** **MATTRESS FIRM** **HomeGoods**

**JIMBOY'S TACOS** **MOD PIZZA** **PET SMART**

**PANDA EXPRESS CHINESE KITCHEN** **BR baskin robbins** **Walmart**

**BEACH HUT DELI** **GREEN ACRES BURSERY & SUPPLY** **Bass Pro Shops**

**ups** **TJ-maxx** **M&M's THE ORIGINAL**

**See's CANDIES** **IN-N-OUT BURGER**





# DEMOGRAPHICS



**\$487,321**  
MEDIAN HOME VALUE



**82,863**  
TOTAL POPULATION



**77,469**  
DAYTIME POPULATION



**BUSINESSES**



**\$92,405**  
MEDIAN HOUSEHOLD  
INCOME



**2.0%**  
2010-2020  
POPULATION GROWTH



**39.7**  
MEDIAN AGE



**2.8**  
AVERAGE  
HOUSEHOLD SIZE



**TRAFFIC COUNTS**  
**INTERSTATE 80 AT HORSESHOE BAR ROAD**  
**±98,950 AADT**  
SOURCE: CALTRANS 2019

SOURCE: 2020 PLACER COUNTY EXECUTIVE SUMMARY  
SUPERVISORIAL DISTRICT 2  
PREPARED BY ESRI



## UTILITIES:

### WATER:

There is a 6" line in Horseshoe Bar Road  
Source: Placer County Water Agency 530-823-4850 [www.pcwa.net](http://www.pcwa.net)

### SEWER:

There is a new 15" sewer line runs parallel to Interstate 80 through the southern portion of the property to Horseshoe Bar Road.  
Source: South Placer Municipal Utility District 916.786.8522 [www.spmud.ca.gov](http://www.spmud.ca.gov)

## TOWN OF LOOMIS ZONING / LAND USE:

### Zoning:

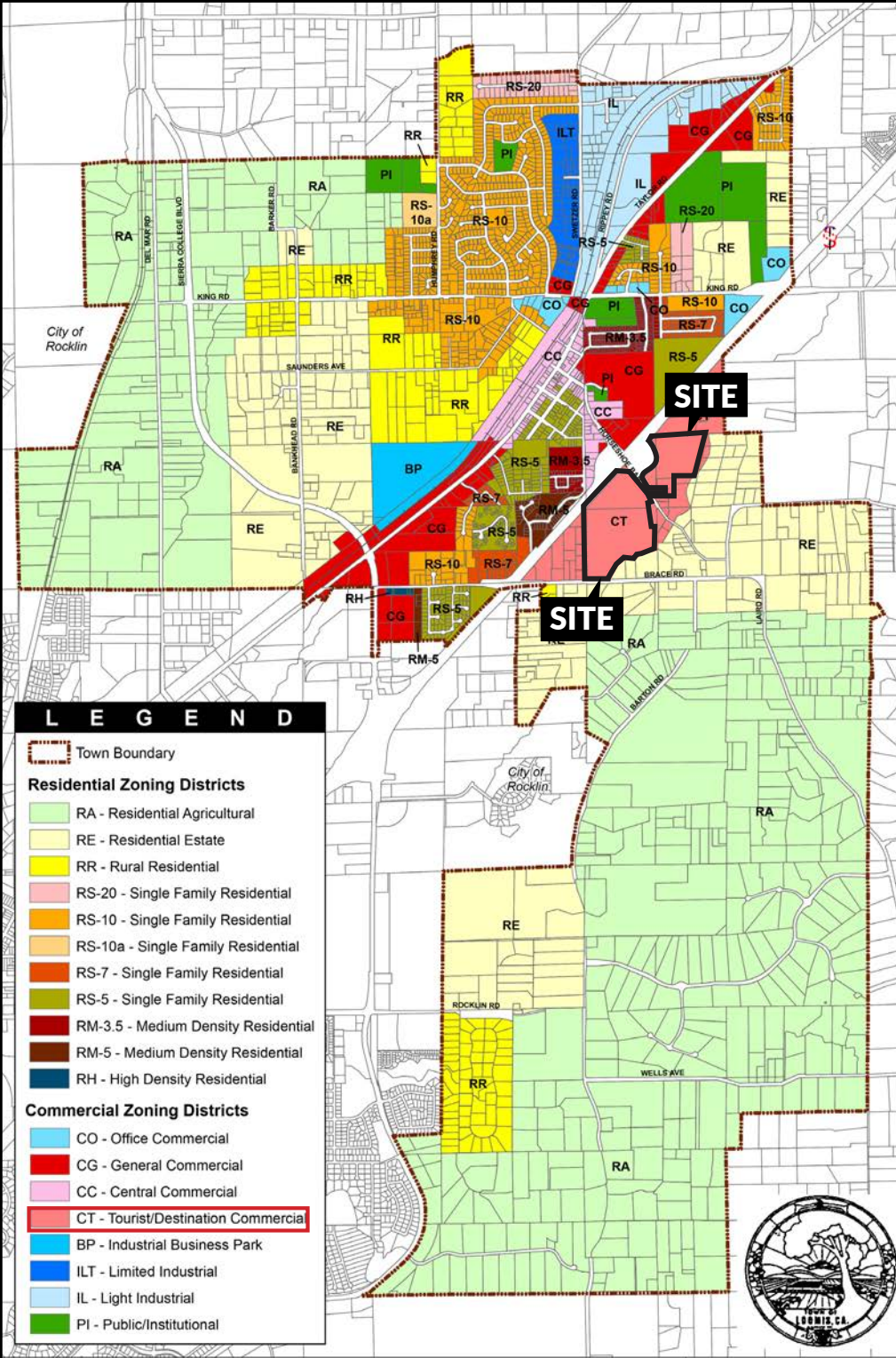
CT - Tourist / Destination Commercial

### General Plan Land Use:

TD - Tourist / Destination Commercial  
(Source: <https://loomis.ca.gov/>)







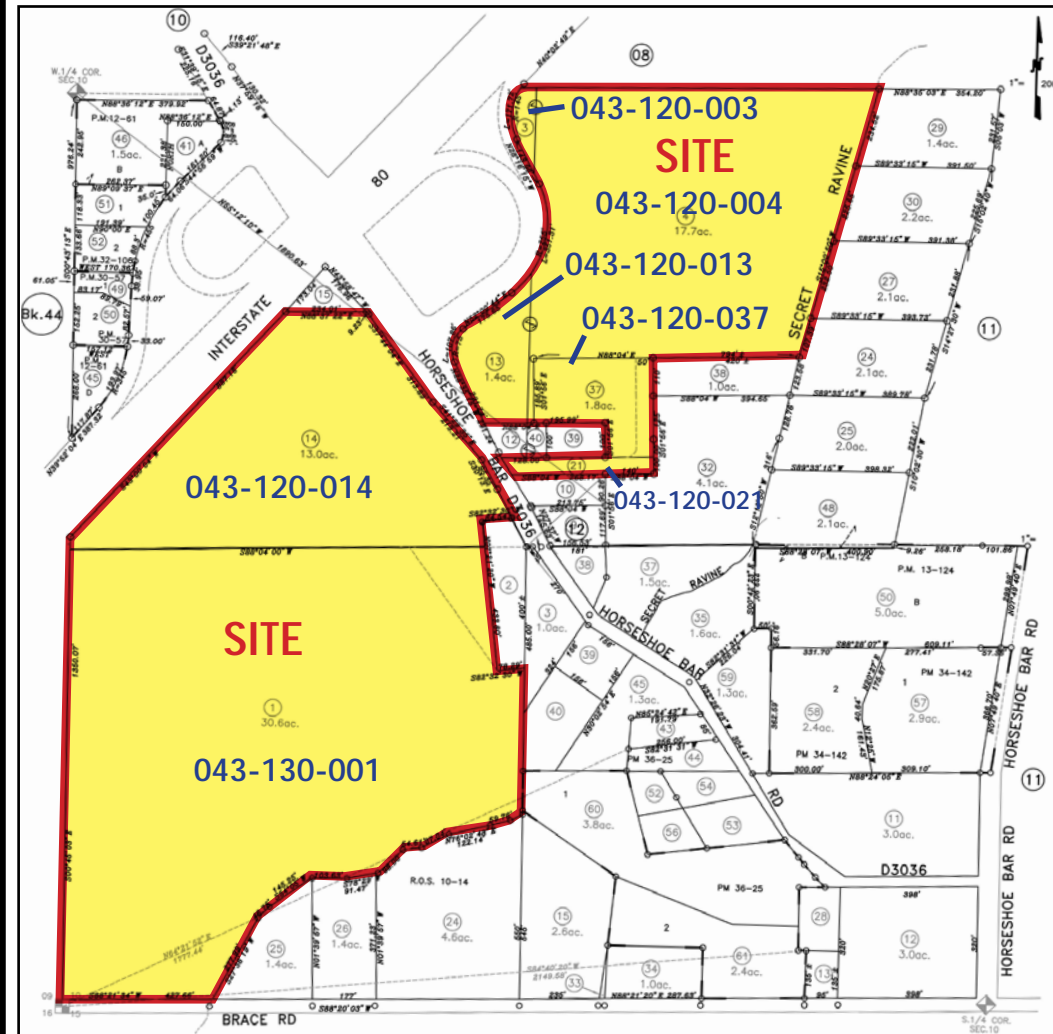
**Town of Loomis**

**Zoning Map**

# PARCEL MAP



PLACER COUNTY NUMBER	TOTAL ACRES
043-120-003-000	0.28
043-120-004-000	17.7
043-120-013-000	1.4
043-120-014-000	13
043-120-021-000	0.48
043-120-037-000	1.8
043-130-001-000	30.6
<b>TOTAL ACRES</b>	<b>65.26</b>





TO  
SAN FRANCISCO  
119 M

**LOOMIS**  
ELEVATION 399 FEET

TO  
OGDEN  
667 M



## Welcome To Loomis!

Welcome to the beautiful Loomis Basin, one of the best places to live and visit in the State of California! Nestled in the foothills of the Sierra Nevada, Loomis, Penryn, and Newcastle offer a lifestyle reminiscent of a friendly, old-fashioned community.

While South Placer County is one of the fastest growing areas in the state, Loomis and the surrounding area has been able to maintain its rural atmosphere and keep growth to a minimum.

Loomis is located  $\pm 20$  minutes east of Sacramento, along the I-80 corridor. Loomis has excellent schools, a library, churches, youth activities, a challenging golf course, and many trails for biking and hiking. The downtown area offers food venues ranging from fine dining to sandwiches, while the local businesses offer a unique shopping experience.

Welcome to Loomis, where “A Small Town is like a Big Family.”

Source: Loomis Basin Chamber of Commerce  
(Includes minor text changes)



Engage. CONNECT. Grow.  
Loomis Basin Chamber



# LOOMIS HISTORICAL SITES

1) BLUE ANCHOR PARK  
5775 Horseshoe Bar Road

2) SUBWAY & GASTROUB  
3640 Taylor Road

3) NELTHORPE & SONS  
3650 Taylor Road

4) CHRISTENSEN'S SADDLE & SUPPLY  
3690 Taylor Road

5) HIGH HAND FRUIT SHED  
3750 Taylor Road

6) HIGH HAND NURSERY  
3750 Taylor Road

7) EMMA'S HORSE & BUGGY  
3793 Taylor Road

8) KOINOIA OFFICES  
3725 Taylor Road

9) FUTURE SHOPS & OFFICES  
3701 Taylor Road

10) MAIN DRUG  
3685 Taylor Road

11) LOOMIS MUTUAL SUPPLY CO.  
5825 Horseshoe Bar Road

12) HARDWARE EMPORIUM  
3601 Taylor Road

13) BLUE GOOSE FRUIT SHED  
3550 Taylor Road

14) BLUE GOOSE EVENT CENTER  
3550 Taylor Road

15) LOOMIS LIBRARY & COMMUNITY  
LEARNING CENTER  
6050 Library Drive





# PLACER COUNTY

Don't expect one day to be like another in distinctive Placer County.

Feel the fascination and experience the adventure within Placer's 1400 square miles of the most beautifully diverse geography in Northern California. Placer County is a continent within a county because of its range of landscape, history, and activities. A Northern California jewel, stretching for a hundred miles, Placer County sits 132 miles northeast of San Francisco and 100 miles west of Reno.

Within its borders, picturesque farm land and Gold-Rush era towns dot the oak-covered foothills. Craggy peaks, forests, tumbling rivers and clear alpine lakes create the natural beauty of the High Country. In Placer County you can hike among pine trees, raft the glorious rivers, mountain bike in the endurance capital of the world and then picnic under live oaks with a bottle of Mediterranean style wine, all in one day.

Outdoor enthusiasts revel at the county's abundance of year-round recreational activities. Culture seekers marvel at the array of artisans, galleries and events. Wine connoisseurs, craft beer aficionados, foodies, shoppers, and history buffs all delight in the bounty of Placer County.

Whether you come for lunch or a lifetime, we invite you to visit, discover, and savor Placer County.



SOURCE: <https://https://www.visitplacer.com/about/>







# HORSESHOE BEND

## TRADING POST · LOOMIS, CALIFORNIA



**LOOMIS BASIN  
CHAMBER OF COMMERCE**  
5911 King Rd, Suite C  
Loomis, CA 95650  
(916) 652-7252

### AREA MAP

# LOOMIS

95650

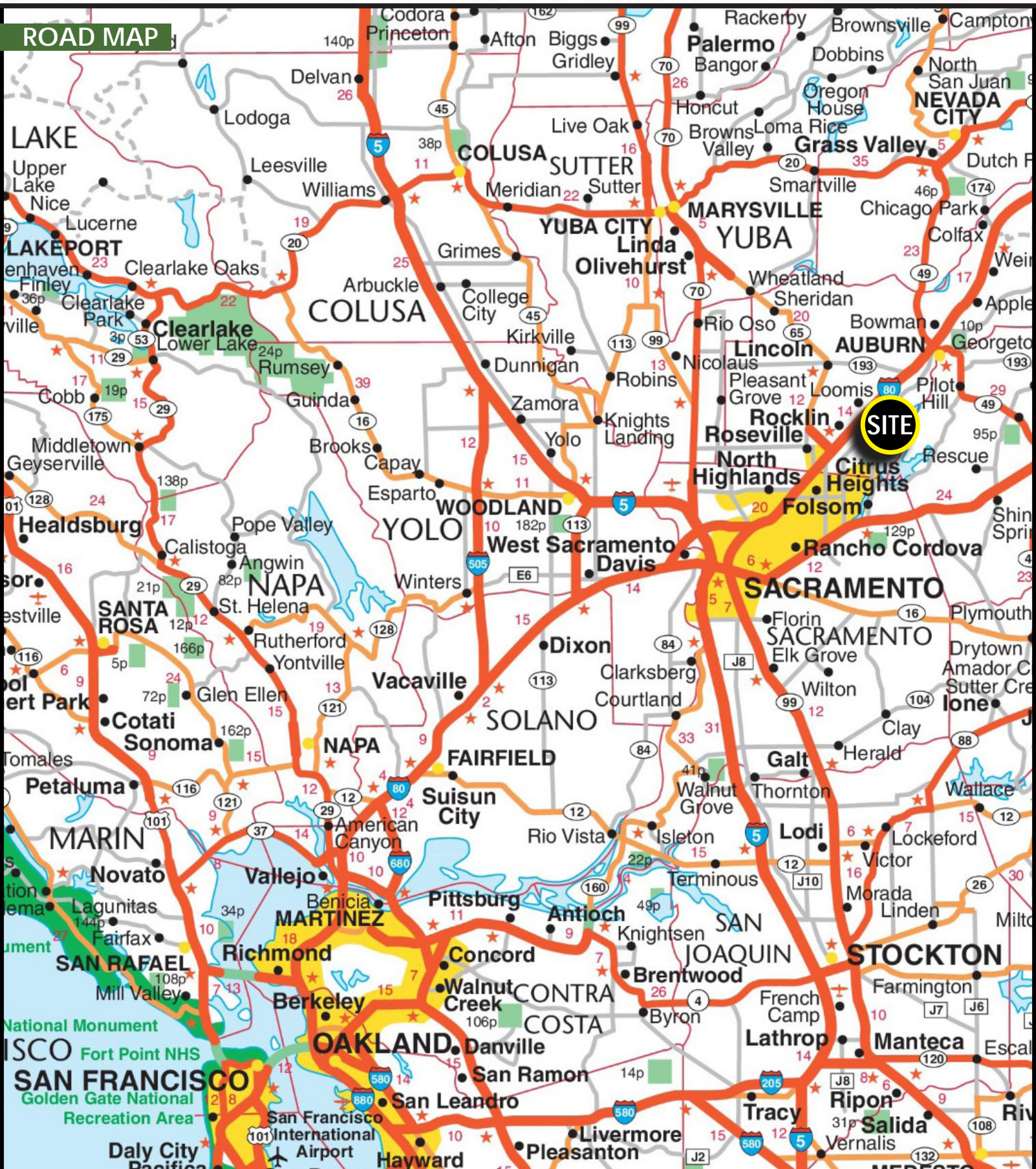
# Rocklin







## ROAD MAP







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