



**Downtown Gateway** is a fully approved 140 unit mixed-use apartment project located on Pacific Street in the heart of the Old Town area of Rocklin, CA. This project is part of the City's Downtown revitalization plan to urbanize its core and bring much needed high density residential to the area. The 140 units are in 6 separate buildings with the two buildings along Pacific Street, providing 16,000 square feet of ground floor commercial space.



## **Downtown Gateway—Rocklin, CA**

**DEVELOPER:** Lake Street Ventures

**OWNER:** ZL Rocklin, LLC

**ARCHITECT:** MCG Architects

**PROJECT VALUE:** \$38 Million

**PROJECT SIZE:** 140 units and 16,000 square feet of commercial space

**PROJECT HIGHLIGHTS:** A mixed use project in the heart of the historic railroad community of Rocklin, CA. The project is to be located in the core downtown area that is part of the town's infill revitalization. The project consists of 140 high density residential apartments in 6 separate buildings. The two buildings along the Pacific Avenue corridor provide 16,000 square feet of ground floor commercial space.

Rocklin's household income exceeds \$81,000. Rocklin also offers abundant technology jobs and has 3 colleges with a student population that will exceed 40,000 in the next 5 years. Rocklin is well positioned as one of the premiere towns in the Sacramento Valley. The project is walking distance to the Capital Corridor Train so Sacramento is less than 30 minutes away and 1 hour from the Tahoe ski resorts. Rocklin offers a great lifestyle for students, retirees, and families. Rocklin schools are consistently ranked the top schools in the state.

Project is fully entitled with a 10 year development agreement.

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