



City of Rocklin Community Development Department
3970 Rocklin Road, Rocklin, CA 95677
(916) 625-5592

APARTMENT SURVEY*

2023

* Apartment Survey prepared by Rocklin Community Development Department. Rents were obtained by telephone survey during the months of April-May 2023, and may not reflect current rents. Please contact the respective apartment manager for current rent schedule and conditions. Projects highlighted in yellow are income restricted apartments.

Total apartments: 40 projects – 5,503 units. Senior housing: 7 projects – 897 units.

3 projects contain both assisted living and independent living units (Ansel Park Senior Living, The Pines, a Merrill Gardens Community and Stanford Ranch Congregate Care).

Under SB 329 and SB 222, all landlords in California will be required to accept Section 8 and VASH vouchers and other forms of rental assistance and to consider them as part of an applicant's income.

ROCKLIN APARTMENT PROJECTS

ANSEL PARK SENIOR LIVING

Address:	1250 (IL) & 1200 (AL) Orchid Drive		
Phone/email:	916-407-5970 (IL) 916-250-0770 (AL)	mklick@anselparklife.com	
Year Constructed:	2019		
Total # of Units:	226 14 IL cottage homes, 130 IL apts, 60 AL apts, 22 Memory care apts.		
Pets:	Yes. Under 25 pounds. \$1,200, \$50/month pet rent.		
Vacancy:	25% IL, 0% AL		
2023 Rental Rates:	Cottages	\$5,350, \$5,500, \$5,700	1400, 1500, 1600 sq.ft.
	Independent	\$3,975, \$4,200, \$5,170	644-673, 755, 953-1121 sq.ft.
Assisted Living	Studio	\$4,725	410 sq.ft.
	Small 1 Bedroom	\$5,670	498 sq.ft.
	Large 1 Bedroom	\$6,220	596 sq.ft.
	2 Bedroom	\$7,260	773 sq.ft.
Memory Care	Private studio	\$7,056	287 sq.ft.
	Shared studio	\$6,337	205 sq.ft.
Comments:	IL 55 and over AL 60 years and older		

THE BRIGHTON APARTMENTS

Address:	6050 Placer West Drive (off of Springview Drive)		
Phone/email:	784-3700		
Year Constructed:	1989		
Total # of Units:	68		
Pets:	Dogs and cats. All non-aggressive breeds accepted. \$500 deposit		
Vacancy:	0%		
2023 Rental Rates:	2-bedroom/2-bath	Starts at: \$2,095	1040 sq.ft.
APN	016-410-017		
Comments:	Recently remodeled		

ROCKLIN APARTMENT PROJECTS

BROADSTONE APARTMENTS

Address:	2301 Sunset Blvd. (NE corner of Sunset/Little Rock Rd.)		
Phone/email:	435-8400	broadstone@wres.com	
Year Constructed:	2002/2003		
Total # of Units:	186		
Pets:	Cats and dogs under 50 lbs. 2 max per unit. \$500 deposit for the first pet and second pet is \$250, \$35/mo per pet		
Vacancy:	4%		
2023 Rental Rates:	1-bedroom/1-bath	\$1,991	770 – 796 sq.ft.
	2-bedroom/2-bath - smaller	\$2,049	1068 sq.ft.
	2-bedroom/2-bath- larger	\$2,044	1156 sq.ft.
	3-bedroom/2-bath	\$2,416 - \$2,472	1306 – 1351 sq.ft.
Comments:			

COLLEGE MANOR APARTMENTS

Address:	4207 Racetrack Road (at Meyers Street)		
Phone/email:	624-2501 (Yvonne)	college.manor@fpimgt.com	
Year Constructed:	1978		
Total # of Units:	32		
Pets:	Pets are allowed with prior written consent of management. This does not apply to reasonable accommodation for service or therapeutic animals for the disabled.		
Vacancy:	0% - approximately 3 years waiting list		
2023 Rental Rates:	1-bedroom (10)	Starts at \$1,205	751 sq.ft.
	2-bedroom (22)	Starts at \$1,243	1005 sq.ft.
APN	045-090-009		
Comments:	Rent is adjusted to be 30% of income. Applications can be sent electronically.	Can't use both Section 8 & income adjusted rents.	

ROCKLIN APARTMENT PROJECTS

CREEKSIDE VILLAGE APARTMENTS

Address:	5500 Aguilar Road (off of Rocklin Road)		
Phone/phone:	624-1497 (Tonya)		
Year Constructed:	1972		
Total # of Units:	32		
Pets:	Must be under 40 lbs, no pitbulls accepted. \$200 deposit with a \$25 monthly pet rent		
Vacancy:	0%: waitlist but property is month to month		
2023 Rental Rates:	1-bedroom (2)	\$1,100	600 sq.ft.
	2-bedroom (29)	\$1,500	750 sq.ft.
	Studio (1)	\$700	350 sq.ft.
APN	045-120-052, 045-120-060		
Comments:	Month to month Applications are available in box outside office. You can drop off filled out applications there as well.		

THE EASTON APARTMENTS (formerly HIDDEN GROVE APARTMENTS)

Address:	5415 Grove Street (off of Rocklin Road)		
Phone/email:	624-4382 (Robin)	theeaston.cd@fpimgt.com	
Year Constructed:	1978 – 1986		
Total # of Units:	124		
Pets:	Breed restrictions, up to 40 lbs. Max 2/unit. \$35/cat or dog pet rent. Deposit of \$500, \$250 for second pet.		
Vacancy:	0%		
2023 Rates:	1-bedroom (60)	Afford: \$950 Market: \$1,579	630 sq.ft.
	2-bedroom (48)	Afford: \$1,140 Market: \$1,682	900 sq.ft.
	2-bedroom cottage (16)	Market: \$1,550 (As of 2022)	900 sq.ft.
APN	010-270-009		
Comments:	Income restrictions on some units -call Apartments for more detail. Gated community.		

ROCKLIN APARTMENT PROJECTS

EDGEWOOD APARTMENTS

Address:	5761 Shannon Bay Drive (off of Springview Dr, south of Sunset Blvd.)		
Phone/email:	970-9184		
Year Constructed:	1989		
Total # of Units:	44		
Pets:	\$500 deposit per pet, dogs and cats under 25 pounds		
Vacancy:	6%		
2023 Rental Rates:	2-bedroom/1 ½ bath (22)	\$1,550 - \$1,895	960 sq.ft.
	2-bedroom/2 bath (22)	\$1,550 - \$1,895	990 sq.ft.
APN	016-030-017		
Comments:	Rent includes sewage, water, and garbage.		

EMERALD POINTE APARTMENTS

Address:	101 Gold Circle (Stanford Ranch Road & Stoney Road)		
Phone/email:	315-8200 (Emily)	kristie@garibaldico.com	
Year Constructed:	1999		
Total # of Units:	164		
Pets:	Small pets under 25 lbs - Maximum 2- Pet deposit is \$400 for 1 and \$600 total for 2. \$25 pet rent per pet		
Vacancy:	0.61%		
2023 Rental Rates:	1-bedroom (48)	Starts at: \$1,745 - \$1,795	748 sq.ft.
	2-bedroom/2-bath (24)	Starts at: \$2,045	1031 sq.ft.
	Large 2-bedroom/2-bath (68)	Starts at: \$2,195 - \$2,295	1072 sq.ft.
	3-bedroom (24)	Starts at: \$2,495	1170 sq.ft.
	2-bedroom cottage (12)	Starts at: \$2,345	1072 sq.ft.
APN	016-450-005		
Comments:	Garages are available to rent.		

ROCKLIN APARTMENT PROJECTS

THE EVERETTE APARTMENTS (formerly GRANITE OAKS APARTMENTS)

Address:	3300 Parkside Drive		
Phone/email:	624-0071 (Dee Dee)	Deedee.stenberg@fpimgt.com	
Year Constructed:	1976		
Total # of Units:	80		
Pets:	Restricted to non-aggressive breeds. Dogs up to 60 lbs. Maximum 2 per unit. \$35 pet rent/ per pet. Deposit of \$500 for the first pet, \$250 for second pet.		
Vacancy:	0%. 2 year Affordable Housing waitlist, shorter for conventional waitlist		
2023 Rental Rates:	1-bedroom (28)	Conventional starting at \$1,687; Affordable rent \$950	640 sq.ft.
	2-bedroom (44)	Conventional starting at \$1,818; Affordable rent \$1,140	836 sq.ft.
	3-bedroom (8)	Conventional starting at \$1,850; Affordable rent \$1,317	1008 sq.ft.
APN	016-020-020		
Comments:	Bond program- apply online.		

GARNET CREEK APARTMENTS

Address:	5002 Jewel Street, Rocklin		
Phone/email:	625-9121 (Amanda)	garnetcreek.cd@fpimgt.com	
Year Constructed:	2019		
Total # of Units:	260		
Pets:	2 pets per unit, breed restrictions but no weight limit. \$500 deposit for 1 st pet and \$150 for 2 nd . \$25/first, \$20/second for pet rent		
Vacancy:	7.69%		
2023 Rental Rates:	1 bedroom/1 bath	\$1,935 - \$2,245	795 sq.ft.
	2 bedroom/2 bath	\$2,445 - \$2,770	1160 sq.ft.
	3 bedroom/2 bath	\$3,045	1363 sq.ft.
APN	Multiple APNs		
Comments:	Garages and carports w/some units. EV charging stations	Prices change daily	

ROCKLIN APARTMENT PROJECTS

GRANITE CREEK APARTMENTS

Address:	1501 Cobble Creek Circle (Sierra College Blvd, south of Rocklin Road.)		
Phone/email:	624-2588 (Ellen)	granitecreek@djaproperties.com	
Year Constructed:	2002		
Total # of Units:	80		
Pets:	Pets up to 25 lbs. Maximum 2 per unit \$500 per pet deposit. \$25 per month pet rent.		
Vacancy:	11%		
2023 Rental Rates:	1-bedroom/1-bath	Starts at: \$1,800	761 sq.ft.
	2-bedroom/2-bath - larger	Starts at: \$2,450	1001 - 1034 sq.ft.
	2-bedroom/2-bath - smaller	Starts at: \$2,200	958 - 975 sq.ft.
APN	045-160-075		
Comments:	Garages for \$100/month		

THE JAMES APARTMENTS

Address:	6201 W. Oaks Boulevard		
Phone/email:	(916) 435-2111 (Brea)	thejames.cd@fpimgt.com	
Year Constructed:	2019		
Total # of Units:	187		
Pets:	100 pound weight limit. \$500 deposit for first pet, \$250 second pet. 2 pet max. \$35-\$55/pet pet rent depending on size.		
Vacancy:	3%		
2023 Rental Rates:	1 bedroom, 1 bathroom	Starting at \$2,090	691 sq.ft.
	2 bedroom, 2 bathroom	Starting at \$2,275	997 sq.ft.
	3 bedroom, 2.5 bathroom	Starting at \$2,945	1374 sq.ft.
APN	Multiple APNs		
Comments:	Balconies, patios and garages with every unit. Pet friendly amenities.		

ROCKLIN APARTMENT PROJECTS

LYN ROC APARTMENTS

Address:	6105 Sunset Blvd. (between Pacific St. & Woodside Dr)		
Phone/email:	624-1388 (Renee)	lynroc@ppmginc.com	
Year Constructed:	1978		
Total # of Units:	67		
Pets:	No pets unless service or companion animal. Indoor cats / dogs under 25lbs. Maximum 2 per unit. \$300 deposit per pet.		
Vacancy:	0% - 2 1/2 year or longer waiting list		
2023 Rental Rates:	1-bedroom (60)	30% of income	620 sq.ft.
	2-bedroom (7)	30% of income	691 sq.ft.
APN	046-010-062		
Comments:	62 years and older / Disabled persons with a need of an ADA unit		

THE MERIDIAN AT STANFORD RANCH

Address:	2121 Sunset Blvd. (north of Sunset/Blue Oaks Blvd.)		
Phone/email:	315-3331 (Brandon)	meridian.cd@fpimgt.com	
Year Constructed:	1998		
Total # of Units:	452		
Pets:	Small pets under 35 lbs. Maximum 2 per unit \$500 Deposit for 1 st pet, \$250 for 2 nd pet. \$35 per month per pet		
Vacancy:	1%		
2023 Rental Rates:	1-bedroom/1 bath (252)	From \$1,840 - \$2,000	714 – 819 sq.ft.
	1-bedroom (160)/1-bath w/den	From \$2,100	944 sq.ft.
	2-bedroom/2 bath	From \$2,200	1042 sq.ft.
	2-bedroom/2 bath	From \$2,260	1060 sq.ft.
APN	017-350-029		
Comments:	Dog park included. Free carports. Garages available.		

ROCKLIN APARTMENT PROJECTS

MONTESSA AT WHITNEY RANCH

Address:	1150 Whitney Ranch Parkway (at Wildcat Blvd.)		
Phone/email:	434-6200 (Lindsey)	montessawhitneymgr@greystar.com	
Year Constructed:	2011		
Total # of Units:	171		
Pets:	Up to 2 pets. \$250 deposit per pet and \$35/month per pet.		
Vacancy:	3%		
2023 Rental Rates:	1-bedroom/1-bath	\$1,930 - \$2,000	831 sq.ft.
	2-bedroom/2-bath	\$2,250 - \$2,750	1018 - 1157 sq.ft.
	3-bedroom/2-bath	\$2,800 - \$3,200	1265 sq.ft.
APN	489-190-001 to 489-190-005		
Comments:	1 Car garages included in rent.		

THE OAKS AT SUNSET – PHASE 1

Address:	201 Sammy Way (off of Blue Oaks Blvd., south of Sunset Blvd.)		
Phone/email:	435-4813 (Lupe)	oaks.sunset@fpimgt.com	
Year Constructed:	2002		
Total # of Units:	112		
Pets:	Small pets under 25 lbs. Maximum 2 per unit with a combined weight of 25 lbs. \$500 deposit for 1 st pet and \$250 for 2 nd pet		
Vacancy:	1%.		
2023 Rental Rates:	1-bedroom/1-bath	\$1,043 - \$1,140	678 sq.ft.
	2-bedroom/1-bath	\$1,237 - \$1,368	848 sq.ft.
	3-bedroom/2-bath	\$1,413 - \$1,581	1076 sq.ft.
	4-bedroom/2-bath	\$1,561 - \$1,764	1334 sq.ft.
APN	800-035-310		
Comments:	Reserved for 60% Average Median Income in Placer County.		

ROCKLIN APARTMENT PROJECTS

THE OAKS AT SUNSET – PHASE 2

Address:	2301 Sammy Way (off of Blue Oaks Blvd., south of Sunset Blvd.)		
Phone/email:	(916) 435-2733 (Jessie)	oaksatsunset2@gmail.com	
Year Constructed:	2002		
Total # of Units:	64		
Pets:	Small pets under 25 lbs. Maximum 2 per unit. Renter's Insurance is Required. \$500 deposit per pet and \$30 pet rent		
Vacancy:	2% - Calls everyone on interest list when unit available to give everyone a chance to apply.		
2023 Rental Rates:	1-bedroom/1-bath	\$1,675 / \$75 utility fee	678 sq.ft.
	2-bedroom/1-bath	\$1,900 / \$90 utility fee	848 sq.ft.
	3-bedroom/2-bath	\$2,100 / \$105 utility fee	1076 sq.ft.
APN	800-035-310		
Comments:	Access to dog park, pool and car wash. Some units are upgraded w/hardwood flooring.		

THE PINES, A MERRILL GARDENS COMMUNITY

Address:	500 W Ranch View Drive		
Phone/email:	672 5019 (Andrea)	carrinj@merrillgardens.com	
Year Constructed:	2015		
Total # of Units:	134		
Pets:	Small pets under 30 lbs. at full growth. Maximum 2 pets. No deposit. \$75 pet rent/pet		
Vacancy:	0% - Independent Living / 10% - Memory Care		
2023 Rental Rates:	Independent Living Studio	\$3,850 - \$4,200	
	Independent Living 1 bedroom	\$4,995 - \$5,500	
	2-bedroom (92)	\$5,995 - \$6,750	
	Memory Care 1 Bedroom (55)	\$2,950 – semi private \$4,500 - \$4,600 private	
	Assisted Living	Base price for floorplan interested in + care costs depending on assessment	
APN	017-173-001-000		
Comments:	55 and older. Licensed Residential Care For The Elderly		

ROCKLIN APARTMENT PROJECTS

PLACER WEST APARMENTS

Address:	6055 Placer West Drive (off of Springview Drive)		
Phone/email:	751-1517 (Carolyn)		
Year Constructed:	1984		
Total # of Units:	44		
Pets:	Not allowed– Companion or Service Animals ok		
Vacancy:	0% Waitlist, 3-5 years.		
2023 Rental Rates:	1-bedroom (28)	30% of income	
	2-bedroom (12)	30% of income	
	3-bedroom (4)	30% of income	
APN	016-410-016		
Comments:	100% Subsidized - USDA World Development and rental assistance programs subsidize rents based on income. Income restrictions apply.		

QUARRY OAKS APARTMENTS

Address:	3950 Evelyn Avenue (off of Woodside Drive)		
Phone/email:	624-6512 (Sandy)		
Year Constructed:	1994		
Total # of Units:	42		
Pets:	Dogs under 30lbs. \$300 deposit. 1 pet per unit.		
Vacancy:	0%, waitlist closed		
2023 Rental Rates:	1-bedroom (42)	30% of adjusted income	540 sq.ft.
APN	010-191-033		
Comments:	This is a Volunteers of America project, for persons 62 and older with limited incomes. HUD subsidized.		

ROCKLIN APARTMENT PROJECTS

ROCKLIN GOLD APARTMENTS

Address:	2651 Sunset Blvd. (NE of Topaz Avenue)		
Phone/email:	624-3100 (Megan)	rocklingold@ctlmanagement.com	
Year Constructed:	1990		
Total # of Units:	121		
Pets:	Indoor cats and dogs under 25lbs and a minimum of 12 months old with max 2 pets per apartment. \$400 deposit per pet. \$25 per month rent/pet.		
Vacancy:	4.96%		
2023 Rental Rates:	1-bedroom (44)	\$1,695 - \$1,795	784 sq.ft.
	2-bedroom/2-bath (77)	\$2,110 - \$2,295	1074 sq.ft.
APN	016-020-052		
Comments:	Dual pane windows, washer/dryer and wood burning fireplaces.		

ROCKLIN MANOR APARTMENTS

Address:	5240 Rocklin Road (Rocklin Rd, east of Sierra College Blvd.)		
Phone/email:	624-4213 (Sarah)	rocklinmanor@fpmgrp.com	
Year Constructed:	1989		
Total # of Units:	157		
Pets:	2 pets maximum. \$500 deposit for 1 st pet and \$250 deposit for 2 nd pet. \$25 pet rent/pet		
Vacancy:	4%		
2023 Rental Rates:	1-bedroom (48)	\$1,778	606 sq.ft.
	2-bedroom / 1-bath(80)	\$2,146	774 sq.ft.
	2-bedroom/2-bath (29)	\$2,267	845 sq.ft.
APN	045-160-066		
Comments:	Dog park, pet wash, pool and fitness room & car wash. Pricing depends term of lease and move in date		

ROCKLIN APARTMENT PROJECTS

ROCKLIN RANCH APARTMENTS

Address:	6601 Blue Oaks (Blue Oaks Blvd., east of Lonetree Blvd.)		
Phone/email:	774-4770 (Bobby)	debbie@demmonpartners.com	
Year Constructed:	2002-2003		
Total # of Units:	356		
Pets:	2 Pets maximum up to 75 lbs. each pet, with no aggressive breeds. \$600 deposit. No pet rent.		
Vacancy:	3.93%		
2023 Rental Rates:	1-bedroom	\$1,900 - \$2,100	750 sq.ft.
	2-bedroom/1-bath	\$2,200 - \$2,300	1005 sq.ft.
	2-bedroom/2-bath (small)	\$2,200 - \$2,330	1060 sq.ft.
	2-bedroom/2-bath (larger)	\$2,300 - \$2,500	1105 sq.ft.
APN	356-010-040		
Comments:	All units include patios/balconies. Offer Preferred Employer Program (reduced rent & deposit)		

ROLLING OAKS APARTMENTS

Address:	5725 Shannon Bay Drive (off of Springview Drive)		
Phone/email:	630-9415 (Rochelle)	rgooden@voa-ncnn.org	
Year Constructed:	1996-1997		
Total # of Units:	78		
Pets:	Small pets under 30 lbs, unless companion or service animal and no deposit; \$300 deposit per pet/1 pet per unit.		
Vacancy:	5% 1.5-2 years waiting list		
2023 Rental Rates:	1-bedroom (78)	30% of adjusted income	Average of 550 sq.ft.
APN	016-230-016		
Comments:	This is a Volunteers of America project for persons 62 and older with limited incomes. The senior nutrition lunch program sponsored by the Area 4 Council on Aging meets here. HUD PRAC. 202		

ROCKLIN APARTMENT PROJECTS

SHALIKO APARTMENTS

Address:	5051 El Don Drive (at El Don/Sierra College Blvd.)		
Phone/email:	632-3100 (Elisha)		
Year Constructed:	1991		
Total # of Units:	152		
Pets:	Maximum 2 pets with some breed restrictions. \$500 deposit first pet, none for the second with a \$20/pet rent		
Vacancy:	0%		
2023 Rental Rates:	1-bedroom (52)	\$1,940	866 sq.ft.
	2-bedroom/1 ¼ bath (24)	\$1,999	1050 sq.ft.
	2-bedroom/2-bath (76)	\$2,171	1127 sq.ft.
APN	045-160-067		
Comments:	Garages available for extra. Renovated apartments available.		

SHANNON BAY APARTMENTS

Address:	5757 Shannon Bay Drive (off of Springview Drive)		
Phone/email:	624-2600 (Jennifer)	shannonbay@mbspminc.com	
Year Constructed:	1984		
Total # of Units:	50		
Pets:	No. Companion and service animals allowed.		
Vacancy:	0% (1-5 year waiting list depending on unit size)		
2023 Rental Rates:	1-bedroom (17)	30% of income	650 sq.ft.
	2-bedroom (25)	30% of income	861 sq.ft.
	3-bedroom (8)	30% of income	1050 sq.ft.
APN	016-030-016		
Comments:	USDA World Development Tax Credit Program. Applications on website.		

ROCKLIN APARTMENT PROJECTS

SILVER OAKS APARTMENTS

Address:	5780 Springview Drive (NW Springview/Shannon Bay)		
Phone/email:	751-1965 (Melody)	silveroakspts@yahoo.com	
Year Constructed:	1976		
Total # of Units:	59		
Pets:	Small to medium pets, breed restrictions. \$500 deposit.		
Vacancy:	0%. Waitlist- call when available (usually <1 turnover/month)		
2023 Rental Rates:	1-bedroom (22)	\$1,795	760 sq.ft.
	2-bedroom (36)	\$1,995	850 sq.ft.
APN	016-030-005		
Comments:	Month-to-month.		

SPRINGVIEW OAKS APARTMENTS

Address:	5795 Springview Drive (off of Sunset Blvd.)		
Phone/email:	624-1823 (Jannette)		
Year Constructed:	1989		
Total # of Units:	52		
Pets:	Yes / Breed restriction. \$500 deposit for first pet, \$150 second pet. No pet rent.		
Vacancy:	5%		
2023 Rental Rates:	1-bedroom (16)	\$1,515	885 sq.ft.
	2-bedroom (36)	\$1,800	890 sq.ft.
APN	016-030-019		
Comments:	Water, sewage and garbage included.		

ROCKLIN APARTMENT PROJECTS

SPRINGVIEW ROCKLIN DUETS

Address:	Multiple streets on east side of Springview Drive (off of Sunset Blvd)		
Phone/email:	624-0404 (Bill)	springview@vdbprop.com	
Year Constructed:	1982		
Total # of Units:	72		
Pets:	Small pets under 25 lbs. \$500 deposit. Maximum 2 per unit. \$25 pet rent per pet.		
Vacancy:	2%		
2023 Rental Rates:	2-bedroom/2-bath (36)	\$2,350 - \$2,395	960 – 1000 sq.ft.
	3-bedroom/2-bath (36)	\$2,790 - \$2,850	1130 – 1160 sq.ft.
APN			
Comments:	6 month lease.		

STANFORD ARMS AT VILLA SERENA II APARTMENTS / aka STANFORD COURT APARTMENTS

Address:	3220 Santa Fe Way		
Phone/email:	663-6090 (Ashley or Diego)	stanford.court@fpimgt.com	
Year Constructed:	2003		
Total # of Units:	120		
Pets:	25 pound maximum. \$300 deposit per pet w/maximum of 2 per unit.		
Vacancy:	0% no waitlist, first come first serve		
2023 Rental Rates:	1-bedroom (32)	50% AMI: \$853 60% AMI: \$1,043	577 sq.ft.
	2-bedroom (88)	50% AMI: \$1,009 60% AMI: \$1,237	770 sq.ft.
APN	017-350-0458		
Comments:	1 bedroom units - 18 at 50% AMI, 14 at 60% AMI. 2 bedroom units - 18 at 50% AMI and 70 at 60% AMI for Placer County.		

ROCKLIN APARTMENT PROJECTS

STANFORD HEIGHTS APARTMENTS

Address:	5801 Little Rock Road (at Little Rock/Sunset Blvd.)		
Phone/email:	630-7065 (Taylor)	stanfordheights@ctlmanagement.com	
Year Constructed:	2000		
Total # of Units:	170		
Pets:	Small pets under 25lbs at least 1 year old, indoor only. Maximum 2 per unit. \$400 deposit per pet. \$25 per month per pet		
Vacancy:	1.7%		
2023 Rental Rates:	1-bedroom/1-bath (26)	\$1,780 - \$1,880	623 – 813 sq.ft.
	2-bedroom/1-bath (24)	\$1,845 - \$1,920	852 – 985 sq.ft.
	2-bedroom/2-bath (68)	\$1,735 - \$1,895	877 – 1100 sq.ft.
	3-bedroom/2-bath (44)	\$2,185 - \$2,365	1022 – 1185 sq.ft.
APN	017-350-003		
Comments:	Garages for \$120/month		

STANFORD RANCH CONGREGATE CARE FACILITIES

Address:	1430 West Stanford Ranch Rd. Rocklin, CA 95765		
Phone/email:	741-7050 (Monica)	grayson@thevillasatstanfordranch.com	
Year Constructed:	2019		
Total # of Units:	70 assisted living beds, 20 memory care units, 24 independent living units		
Pets:	No pet deposit or pet rent.		
Vacancy:	IL: 100% occupied AL: 89% occupied MC: 90% occupied		
2023 Rental Rates:	Independent Living 1-bedroom (12); 2-bedroom with Garages (12)	\$6,400 - \$6,500 (1 bedroom) \$6,700 - \$6,800 (2 bedroom)	843 – 1207 sq.ft.
	Assisted Living Studio (8)	\$5,900	438 sq.ft.
	Assisted Living Small 1 Bedroom (32); Large 1 Bedroom (4); 2 Bedroom (32)	\$6,800; \$7,100; \$9,000	532 – 785 sq.ft.
	Memory Care 1 Bedroom (10); 1 Bedroom Private Shower (10)	\$6,800 (small); \$6,900 (large)	340 & 348 sq.ft.
APN	017-081-067		
Comments:	60 years and older. Offer Pet Care for a fee.		

ROCKLIN APARTMENT PROJECTS

SUNSET STREET APARTMENTS

Address:	3655 Sunset Blvd. (Near Third Street)		
Phone/email:	624-0123 (Tamara)	sunsetstreet@tmo.com	
Year Constructed:	1978		
Total # of Units:	104		
Pets:	No, service animals are acceptable		
Vacancy:	0% 5 year waitlist		
2023 Rental Rates:	1-bedroom (52)	30% of income or \$1,055 basic rent	
	2-bedroom (48)	30% of income or \$1,202 basic rent	
	3-bedroom (4)	30% of income or \$1,341 basic rent	
APN	010-350-004		
Comments:	Federal based programs subsidized rents with qualifications. Income restrictions. Applications are available inside leasing office or email sunsetstreet@tmo.com		

SUNSET SUMMIT APARTMENTS

Address:	2151 Sunset Blvd. (between West Oaks Blvd. and Park Drive)		
Phone/email:	624-9044 (Joseph)	sunsetsummit@ctlmanagement.com	
Year Constructed:	1999		
Total # of Units:	344		
Pets:	Small pets under 25 lbs, Minimum age is 1 year. Maximum 2 per unit. \$400 deposit per pet. \$25/month per pet.		
Vacancy:	2.03%		
2023 Rental Rates:	1-bedroom/1-bath	\$1,695 - \$1,735	664 – 802 sq.ft.
	2-bedroom/1-bath	\$1,960 - \$2,185	841 - 974 sq.ft.
	2-bedroom/2-bath	\$2,015 - \$2,135	877 - 1090 sq.ft.
	3-bedroom/2-bath	\$2,105 - \$2,225	1022 – 1174 sq.ft.
APN	017-350-028		
Comments:	Garages are \$145/month.		

ROCKLIN APARTMENT PROJECTS

SUTTER RIDGE APARTMENTS

Address:	5800 Woodside Drive (Woodside Drive off of Sunset Blvd.) (Internal Street Ridgeview Circle)		
Phone/email:	624-0668 (Erin)	sutter.ridge@fpimgt.com	
Year Constructed:	1987		
Total # of Units:	152		
Pets:	Small pets under 25 lbs. Maximum 2 per unit. \$500 deposit and \$40/month pet rent per pet.		
Vacancy:	5.92%		
2023 Rental Rates:	1-bedroom	\$1,761	688 sq.ft.
	2-bedroom/1-bath	\$1,995 - \$2,195	922 sq.ft.
	2-bedroom/2-bath	\$2,117	1012 sq.ft.
	2-bedroom cottage	\$2,057	1012 sq.ft.
APN	046-010-061		
Comments:	Serene path around quarry.	Prices change daily	

VILLA SERENA APARTMENTS

Address:	101 Villa Serena Circle (off Park Drive)		
Phone/email:	632-2700 (Dana)		
Year Constructed:	1999		
Total # of Units:	236		
Pets:	Small pets under 25 lbs. at full growth. \$300 deposit per pet. Maximum 2 pets.		
Vacancy:	0% No waitlist, first come first serve		
2023 Rental Rates:	1-bedroom (144): Upstairs Downstairs Cottage	\$1043 - \$1,140 \$1,043 - \$1,140 \$936	560 sq.ft.
	2-bedroom (92)	\$1,237 - \$1,368	760 sq.ft.
APN	017-350-049		
Comments:	55 and older. Income restricted: 1 occupant \$42,600; 2 occupants \$48,660; 3 occupants \$54,720		

ROCKLIN APARTMENT PROJECTS

THE VUE AT ROCKLIN RIDGE APARTMENTS

Address:	5902 Springview Drive (off of Sunset Blvd.)		
Phone/email:	782-2081 (Jennifer)	vuerocklinridge.cd@fpimgt.com	
Year Constructed:	1986		
Total # of Units:	96		
Pets:	25 pound maximum. \$400 deposit. \$35 monthly rent Maximum 2 per unit.		
Vacancy:	2%		
2023 Rental Rates:	1-bedroom (32)	\$1,684 - \$1,822	640 sq.ft.
	2-bedroom/1 ¼ -bath (32)	\$1,885 - \$2,028	840 sq.ft.
	2-bedroom/2 bath (32)	\$1,886 - \$2,152	840 sq.ft.
APN	016-410-008		
Comments:			

WHITNEY RANCH APARTMENTS

Address:	711 University Avenue		
Phone/email:	253-3460 (Joy)		
Year Constructed:	2011		
Total # of Units:	156		
Pets:	Under 25 lbs (except companion and service). 2 pet max. \$500 per pet deposit. \$50 per pet rent.		
Vacancy:	0%, no waitlist – first come first serve		
2023 Rental Rates:	1 bedroom/1 bath	50% AMI: \$861 60% AMI: \$1,051	678 sq.ft.
	2 bedroom/2 bath	50% AMI: \$1,022 60% AMI: \$1,250	963 sq.ft.
	3 bedroom/2 bath	50% AMI: \$1,169 60% AMI: \$1,433	1232 sq.ft. and 1307 sq.ft.
APN	017-172-011		
Comments:	Water, sewer, trash included in rent. Sign up for interest list online. Garages available.		

ROCKLIN APARTMENT PROJECTS

THE WINSTED APARTMENTS

Address:	101 Coppervale Circle (off of Pebble Creek Drive, south of Sunset Blvd.)		
Phone/email:	789-1114 (Jacob)	winsted.cd@fpimgt.com	
Year Constructed:	2001		
Total # of Units:	208		
Pets:	Pet restrictions different for each pet, must see pet in person. Maximum 2 per unit \$500 deposit. \$250 deposit for 2 nd pet. \$35 pet rent per pet.		
Vacancy:	2%		
2023 Rental Rates:	1-bedroom/1-bath (128)	\$2,000	860 – 1062 sq.ft.
	2-bedroom/2-bath (72)	\$2,335	1045 - 1060 sq.ft.
	3-bedroom/2-bath (8)	\$2,615	1332 sq.ft.
APN	364-010-028		
Comments:	Garages available for \$130/month. 24 hour maintenance. Resident Community Events.		

WOODSTREAM TOWNHOMES

Address:	6115 Brookside Circle (off of Springview Drive)		
Phone/email:	783-0555 (Susan)	woodstream.lease@fpimgt.com	
Year Constructed:	1985		
Total # of Units:	137		
Pets:	Maximum 2 per unit. Breed restrictions apply, Call for info. \$500 deposit for 1, \$750 for 2, \$40 per month per pet		
Vacancy:	16% no waitlist, first come first serve		
2023 Rental Rates:	2-bedroom/1-bath/1-car attached garage (23)	\$1,999	845 sq.ft.
	2-bedroom/2-bath/1-car attached garage (23)	\$2,275	890 sq.ft.
	2-bedroom loft/2 ½ -bath/2-car attached garage (64)	\$2,464	1102 sq.ft.
	3-bedroom/2 ½ -bath/2-car attached garage (27)	\$2,704	1150 sq.ft.
APN	Multiple APNs		
Comments:	Dog park, 24/7 gym, basketball court, pool	Pricing changes daily	