



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

APARTMENT SURVEY*

2025

* Apartment Survey prepared by Rocklin Community Development Department. Rents were obtained by telephone survey during the months of June-July 2025, 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: 42 projects – 5,503 units. Senior housing: 7 projects – 898 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	Phil LeCompte	
Phone/email:	916-407-5970 (IL) 916-250-0770 (AL)	plecompte@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		
2025 Rental Rates:	Cottages	\$6995	1400 - 1600 sq. ft.
	Independent	\$4,595, \$4995, \$5,995	644-673, 755, 953-1121 sq. ft.
Assisted Living	Studio	\$4,995	410 sq. ft.
	Small 1 Bedroom	\$5,995	498 sq. ft.
	Large 1 Bedroom	\$6,725	596 sq. ft.
	2 Bedroom	\$7,495	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 https://www.anselparkassistedliving.com/		

THE BRIGHTON APARTMENTS

Address:	6050 Placer West Drive (off of Springview Drive)		
Phone/email:	(916) 784-3700	Tammy – Community Manager	
Year Constructed:	1989		
Total # of Units:	68		
Pets:	Dogs and cats. All non-aggressive breeds accepted. \$500 deposit,		
Vacancy:	0% Currently, 2 upstairs units available starting July		
2025 Rental Rates:	2-bedroom/2-bath	Starts at: \$2,100	1040 sq. ft.
APN	016-410-017		
Comments:	Recently remodeled, \$500 Move In (No Pets) \$500 Additional deposit for 1 st pet, \$750 for 2 pets. On-line applications, fee \$25		

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	https://www.bobcotarealty.com/		
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BROADSTONE APARTMENTS

Address:	2301 Sunset Blvd. (NE corner of Sunset/Little Rock Rd.)		
Phone/email:	(916) 435-8400	sedwards@wres.com	Sally Edwards
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, \$53/mo per pet		
Vacancy:	2%, 5 Vacancies		
2025 Rental Rates:	1-bedroom/1-bath	\$1,828 & up, \$400 deposit	770 – 796 sq. ft.
	2-bedroom/2-bath - smaller	\$2,288 & up, \$500 deposit	1068 sq. ft.
	2-bedroom/2-bath- larger	\$2,310 & up, \$500 deposit	1156 sq. ft.
	3-bedroom/2-bath	\$2,698 & up, \$600 deposit	1306 – 1351 sq. ft.
Comments:	On-line leasing, \$53 Application Fee https://www.broadstonestanfordbranch.com/		

COLLEGE MANOR APARTMENTS

Address:	4207 Racetrack Road (at Meyers Street)		
Phone/email:	(916) 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 2 years waiting list		
2025 Rental Rates:	1-bedroom (10)	Starts at \$1,205	751 sq. ft.

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	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.	

CREEKSIDE VILLAGE APARTMENTS

Address:	5500 Aguilar Road (off of Rocklin Road)		
Phone/phone:	(916) 624-1497 (Tonya)		
Year Constructed:	1972		
Total # of Units:	32		
Pets:	Must be under 25 lbs, no pitbulls accepted. \$200 deposit with a \$25 monthly pet rent		
Vacancy:	0%: waitlist but property is month to month		
2025 Rental Rates:	1-bedroom (2)	\$1,400	600 sq. ft.
	2-bedroom (29)	\$1,208	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. Application fee \$25.	All rate info on welcome message. Water, sewer, and trash removal included.	

THE EASTON APARTMENTS (formerly HIDDEN GROVE APARTMENTS)

Address:	5415 S. Grove Street (off of Rocklin Road)		
Phone/email:	624-4382 (Margie)	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:	8% Vacancy		
2025 Rates:	1-bedroom (60)	Afford: \$950/Market: \$1,927	630 sq. ft.

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	2-bedroom (48)	Afford: \$1,140/Market: \$1,900	900 sq. ft.
	2-bedroom cottage (16)	Market: \$2,250	900 sq. ft.
APN	010-270-009		
Comments:	Income restrictions on some units -call Apartments for more detail. Gated community https://www.livingattheeaston.com/		

EDGEWOOD APARTMENTS

Address:	5761 Shannon Bay Drive (off of Springview Dr, south of Sunset Blvd.)		
Phone/email:	(916) 269-9288	hello@parkglenmanagement.com	
Year Constructed:	1989		
Total # of Units:	44		
Pets:			
Vacancy:	6%		
2025 Rental Rates:	2-bedroom/1 ½ bath (22)	\$1,728 - \$1,895	960 sq. ft.
	2-bedroom/2 bath (22)	\$1,728 - \$1,895	990 sq. ft.
APN	016-030-017		
Comments:	Rent includes sewage, water, and garbage. https://www.edgewoodapthomes.com/		

EMERALD POINTE APARTMENTS

Address:	101 Gold Circle (Stanford Ranch Road & Stoney Road)	emeraldpointhe@garibaldicco.com	
Phone/email:	(916) 249-8002, (916)580-6537		
Year Constructed:	1999		
Total # of Units:	164 units/ 2 Stories		
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:	1%		
2025 Rental Rates:	1-bedroom (48)	Starts at: \$1,945 & up	748 sq. ft.
	2-bedroom/2-bath (24)	Starts at: \$2,180 & up	1031 sq. ft.
	Large 2-bedroom/2-bath (68)	Starts at: \$2,295 & up	1072 sq. ft.

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	3-bedroom (24)	Starts at: \$2,595	1170 sq. ft.
	2-bedroom cottage (12)	Starts at: \$2,395	1072 sq. ft.
APN	016-450-005		
Comments:	Garages are available to rent. Short term lease https://www.emeraldpointeaptsrocklin.com/		

THE EVERETTE APARTMENTS (formerly GRANITE OAKS APARTMENTS)

Address:	3300 Parkside Drive		
Phone/email:	624-0071 (Margie)		
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:	4%. Vacancy 2-year Affordable Housing waitlist, shorter for conventional waitlist		
2025 Rental Rates:	1-bedroom (28)	Conventional starting at \$1900; Affordable rent \$1106	640 sq. ft.
	2-bedroom (44)	Conventional starting at \$2100; Affordable rent \$1949	836 sq. ft.
	3-bedroom (8)	Conventional starting at \$2350	1008 sq. ft.
APN	016-020-020		
Comments:	Bond program- apply online. https://www.livingattheeverette.com/		

GARNET CREEK APARTMENTS

Address:	5002 Jewel Street, Rocklin	Garnetcreek.cd@fpimgt.com	
Phone/email:	(916) 461-5848 (916) 625-9121 (Amanda)		
Year Constructed:	2016		
Total # of Units:	260 units, 3 Stories		
Pets:	2 pets per unit, breed restrictions but no weight limit. \$25/first, \$20/second for pet rent, \$500 Deposit 1 st Pet, \$150 for 2 nd pet		
Vacancy:	3%		
2025 Rental Rates:	1 bedroom/1 bath	\$2,160 \$ up	795 sq. ft.

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	2 bedroom/2 bath	\$2,450 & up	1160 sq. ft.
	3 bedroom/2 bath	\$3,135 & up	1370 sq. ft.
APN	Multiple APNs		
Comments:	Garages and carports w/some units. EV charging stations https://www.garnetcreekapts.com/?utm_source=GBP&utm_medium=organic	Prices change daily	

GRANITE CREEK APARTMENTS

Address:	1501 Cobble Creek Circle (Sierra College Blvd, south of Rocklin Road.)		
Phone/email:	(916) 624-2588	granitecreek@tri-pm.com	
Year Constructed:	2002		
Total # of Units:	80		
Pets:	Pets up to 50 lbs. Maximum 2 per unit \$500 pet deposit for 1 st pet, \$150 for second. \$35 per month		
Vacancy:	1.2%		
2025 Rental Rates:	1-bedroom/1-bath	Starts at: \$2,000 & up	761 sq. ft.
	2-bedroom/2-bath - larger	Starts at: \$2,225 & up	1001 - 1034 sq. ft.
	2-bedroom/2-bath - smaller	Starts at: \$2,100 & up	958 - 975 sq. ft.
APN	045-160-075		
Comments:	Garages for \$100/month https://www.granitecreekapartments.com/		

THE JAMES APARTMENTS

Address:	6201 W. Oaks Boulevard		
Phone/email:	(916) 435-2111, (916) 587-8248	thejames.cd@fpimgt.com	
Year Constructed:	2016		
Total # of Units:	118 units/3 Stories		
Pets:	Dogs and Cats welcome. \$300 deposit per pet (refundable), \$300 pet fee(non-refundable). 2 pet max. \$30/pet rent depending on size.		
Vacancy:	5 Units Available		

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2025 Rental Rates:	1-bedroom, 1 bathroom	Starting at \$2,040 & up	691 sq. ft.
	2-bedroom, 2 bathrooms	Starting at \$2,515 & up	997 sq. ft.
	3-bedroom, 2.5 bathroom	Starting at \$2,920 & up	1374 sq. ft.
APN	Multiple APNs		
Comments:	Balconies, patios and garages with every unit. Pet friendly amenities. Furnished Units available. https://www.livingatthejames.com/		

LYN ROC APARTMENTS

Address:	6105 Sunset Blvd. (between Pacific St. & Woodside Dr)		
Phone/email:	624-1388 (Dayna)	dayna.hall@fpimgt.com	
Year Constructed:	1979		
Total # of Units:	67 units/ 1-Story		
Pets:	Indoor cats / dogs under 25lbs. Maximum 2 per unit. No deposit for service or companion animals.		
Vacancy:	2 year or longer waiting list		
2025 Rental Rates:	1-bedroom (60)	30% of net income	620 sq. ft.
	2-bedroom (7)	30% of net income	691 sq. ft.
APN	046-010-062		
Comments:	62 years and older / Disabled persons with a need of an ADA unit https://www.liveatlynrocseniorapts.com/		

THE MERIDIAN AT STANFORD RANCH

Address:	2121 Sunset Blvd. (north of Sunset/Blue Oaks Blvd.)		
Phone/email:	916-936-1523	kelley.borden@fpimgt.com	
Year Constructed:	2001		
Total # of Units:	452 Units/ 3 Stories		
Pets:	Maximum 2 per unit, No pet deposit, \$35 per month per pet		
Vacancy:	1%		
2025 Rental Rates:	1-bedroom/1 bath (252)	From \$2,078 & up	714 – 819 sq. ft.
	1-bedroom (160)/1-bath w/den	From \$2,253 & up	944 sq. ft.

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	2-bedroom/2 bath	From \$2,376 & up	1042 sq. ft.
	2-bedroom/2 bath	From \$2,253 & up	1060 sq. ft.
APN	017-350-029		
Comments:	Dog park included. Free carports. Garages available for \$130. Application fee \$63 https://www.meridianatstanfordranchpts.com/		

MONTESSA AT WHITNEY RANCH

Address:	1150 Whitney Ranch Parkway (at Wildcat Blvd.)		
Phone/email:	916-434-6200, 916-587-8322	montesssawhitney@greystar.com	
Year Constructed:	2008		
Total # of Units:	171 Units / 3 Stories		
Pets:	Up to 2 pets. \$35/month per pet. No pet deposit		
Vacancy:	8 Available Units		
2025 Rental Rates:	1-bedroom/1-bath	\$2,172 - \$2,270	831 sq. ft.
	2-bedroom/2-bath	\$2,498 - \$2,763	1018 - 1157 sq. ft.
	3-bedroom/2-bath	\$2,687 - \$2,806	1265 sq. ft.
APN	489-190-001 to 489-190-005		
Comments:	1 Car garages included in rent. Application fee \$35 https://www.liveatmontessaatwhitneyranch.com/		

THE OAKS AT SUNSET – PHASE 1

Address:	201 Sammy Way (off of Blue Oaks Blvd., south of Sunset Blvd.)		
Phone/email:	916-435-4813, 916-435-2733	oaks.sunset@fpimgt.com	
Year Constructed:	2001		
Total # of Units:	64 Units / 2 Stories		
Pets:	\$300 deposit for 1 st pet and \$250 for 2 nd pet, Monthly pet rent \$20, Small Pets under 25 lbs. Maximum 2 per unit.		
Vacancy:	0%.		
2025 Rental Rates:	1-bedroom/1-bath	\$1,234 - \$1,326	678 sq. ft.
	2-bedroom/1-bath	\$1,465 - \$1,591	848 sq. ft.
	3-bedroom/2-bath	\$1,677 - \$1,839	1076 sq. ft.

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	4-bedroom/2-bath	\$1,854 - \$2,052	1334 sq. ft.
APN	800-035-310		
Comments:	Reserved for 60% Average Median Income in Placer County.		

THE OAKS AT SUNSET – PHASE 2

Address:	2301 Sammy Way (off of Blue Oaks Blvd., south of Sunset Blvd.)		
Phone/email:	(916) 435-2733	oaksatsunset2@gmail.com	
Year Constructed:	2002		
Total # of Units:	64 units / 2 stories		
Pets:	Small pets under 25 lbs. Maximum 2 per unit. Renter's Insurance is Required. \$300 deposit per pet and \$20 pet rent		
Vacancy:	2% - Calls everyone on interest list when unit available to give everyone a chance to apply.		
2025 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. Application fee \$40 https://www.apartments.com/the-oaks-apartments-rocklin-ca/ph0wwvv/		

THE PINES, A MERRILL GARDENS COMMUNITY

Address:	500 W Ranch View Drive		
Phone/email:	916-672-5019 (Andrea) 916-435-6280, 916-435-6224		
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:	6% - Independent Living / Memory Care		
2025 Rental Rates:	Independent Living Studio	\$4250 - \$4,600	
	Independent Living 1 bedroom	\$5,500 - \$5995	
	2-bedroom (92)	\$6400-7200	
	Memory Care 1 Bedroom (55)	\$3350 – semi private	

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		\$4995 - \$5100 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 https://www.merrillgardens.com/senior-living/ca/rocklin/the-pines-a-merrill-gardens-community/		

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		
2025 Rental Rates:	1-bedroom (28)	30% of income	\$1532
	2-bedroom (12)	30% of income	\$1627
	3-bedroom (4)	30% of income	\$1827
APN	016-410-016		
Comments:	100% Subsidized - USDA World Development and rental assistance programs subsidize rents based on income. Income restrictions apply. https://liveatplacerwest.com/		

QUARRY OAKS APARTMENTS

Address:	3950 Evelyn Avenue (off of Woodside Drive)		
Phone/email:	624-6512 (Sandy)	slopez@voa-ncnn.org	
Year Constructed:	1995		
Total # of Units:	42 units/ 1 story		
Pets:	Dogs under 30lbs. \$300 deposit. 1 pet per unit.		
Vacancy:	0%, waitlist closed		
2025 Rental Rates:	1-bedroom (42)	30% of adjusted income	530 sq. ft.

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APN	010-191-033		
Comments:	This is a Volunteers of America project, for persons 62 and older with limited incomes. HUD subsidized. Outdoor access and porch. https://www.voa-ncnn.org/locations/quarry-oaks-apartments/		

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:	121units/ 2 stories		
Pets:	Indoor cats and dogs under 25lbs and a minimum of 12 months old with max 2 pets per apartment. \$30 per month rent/pet.		
Vacancy:	4%		
2025 Rental Rates:	1-bedroom (44)	\$1,930 & up	784 sq. ft.
	2-bedroom/2-bath (77)	\$2,080 & up	1074 sq. ft.
APN	016-020-052		
Comments:	Dual pane windows, washer/dryer and wood burning fireplaces. Deposit \$500 and up, Application Fee \$50 https://www.rocklincaliforniaapartments.com/		

ROCKLIN MANOR APARTMENTS

Address:	5240 Rocklin Road (Rocklin Rd, east of Sierra College Blvd.)		
Phone/email:	624-4213 (Sarah), (916) 624-3100	rocklinmanor@fpmgrp.com	
Year Constructed:	1989		
Total # of Units:	157 units / 2 stories		
Pets:	2 pets maximum. \$500 deposit for 1 st pet and \$250 deposit for 2 nd pet. \$25 pet rent/pet, Breed restrictions apply,		
Vacancy:	2.5%		
2025 Rental Rates:	1-bedroom (48)	\$1,844 & up	606 sq. ft.
	2-bedroom / 1-bath (80)	\$1,795 & up	774 sq. ft.
	2-bedroom/2-bath (29)	\$2,102 & up	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, \$500 security deposit		

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	https://www.rocklinmanorapts.com/		
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ROCKLIN RANCH APARTMENTS

Address:	6601 Blue Oaks (Blue Oaks Blvd., east of Lonetree Blvd.)		
Phone/email:	(916) 774-4770 (Bobby), (916) 884-5357	debbie@demmonpartners.com	
Year Constructed:	2002-2003		
Total # of Units:	356 units/ 2 stories		
Pets:	3 Pets maximum up to 75 lbs. each pet, with no aggressive breeds. \$25 per month, per pet rent.		
Vacancy:	4.2%		
2025 Rental Rates:	1-bedroom/1-bath	\$2,105 & up	750 sq. ft.
	2-bedroom/1-bath	\$2,180 & up	1005 sq. ft.
	2-bedroom/2-bath (small)	\$2,285 & up	1060 sq. ft.
	2-bedroom/2-bath (larger)	\$2,265 & up	1105 sq. ft.
APN	356-010-040		
Comments:	All units include patios/balconies. Offer Preferred Employer Program (reduced rent & deposit), Application fee \$53 https://www.rocklinranchapts.net/		

ROLLING OAKS APARTMENTS

Address:	5725 Shannon Bay Drive (off of Springview Drive)		
Phone/email:	630-9415 (Rochelle)	rgooden@voa-ncnn.org	
Year Constructed:	1996		
Total # of Units:	79 units/ 2 stories		
Pets:	Small pets under 30 lbs, unless companion or service animal and no deposit; \$300 deposit per pet/1 pet per unit.		
Vacancy:	0% 2-3 years waiting list		
2025 Rental Rates:	1-bedroom (78)	30% of adjusted income	Average of 585 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 https://www.voa-ncnn.org/locations/rolling-oaks/		

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SHALIKO APARTMENTS

Address:	5051 El Don Drive (at El Don/Sierra College Blvd.)		
Phone/email:	(916) 632-3100 (Ellisha), (916) 666-6171		
Year Constructed:	1990		
Total # of Units:	152 units / 2 stories		
Pets:	Maximum 2 pets with some breed restrictions. \$500 deposit first pet, none for the second with a \$20/pet rent		
Vacancy:	4%		
2025 Rental Rates:	1-bedroom (52)	\$2,137 & up	866 sq. ft.
	2-bedroom/1 ¼ bath (24)	\$2,208 & up	1050 sq. ft.
	2-bedroom/2-bath (76)	\$2,558 & up	1125 sq. ft.
APN	045-160-067		
Comments:	Garages available for \$150/month. Renovated apartments available. Furnished apartments available, Application fee \$35 https://www.elevatetosequoia.com/apartments/ca/rocklin/el-don-drive/		

SHANNON BAY APARTMENTS

Address:	5757 Shannon Bay Drive (off of Springview Drive)		
Phone/email:	624-2600 (Jennifer)	shannonbay@mbspmnc.com	
Year Constructed:	1984		
Total # of Units:	50 units / 2 stories		
Pets:	No. Companion and service animals allowed.		
Vacancy:	0% (1-5 year waiting list depending on unit size)		
2025 Rental Rates:	1-bedroom (17)	30% of income, \$500 deposit	641-643 sq. ft.
	2-bedroom (25)	30% of income, \$500 deposit	840-869 sq. ft.
	3-bedroom (8)	30% of income, \$600 deposit	1049 sq. ft.
APN	016-030-016		
Comments:	USDA World Development Tax Credit Program. Applications on		

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	website. https://www.mbspminc.com/property/275/Shannon-Bay-Apartments/		
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SIERRA GATEWAY APARTMENTS

Address:	5180 Rocklin Road		
Phone/email:	(916) 389-2908	www.sierragateway-rocklin.com	
Year Constructed:	2023		
Total # of Units:	195		
Pets:	Maximum 2 per unit. \$500 deposit for 1, \$750 for 2, \$25 per month per pet.		
Vacancy:	4%		
2025 Rental Rates:	1-bedroom/1-bath (122)	\$2,300 & up	665-775 sq. ft.
	2-bedroom/1-bath (73)	\$2,541 & up	1,050 sq. ft.
APN	Multiple APNs		
Comments:	Garages are available for extra fee.	Pricing changes daily	

SILVER OAKS APARTMENTS

Address:	5780 Springview Drive (NW Springview/Shannon Bay)		
Phone/email:	(916) 751-1965 (Christine Mathews)	silveroakspts@yahoo.com	
Year Constructed:	1976		
Total # of Units:	59 units / 2 stories		
Pets:	Weight limit \$25 lb., breed restrictions. \$300 deposit.		
Vacancy:	0%. Waitlist- call when available (usually <1 turnover/month)		
2025 Rental Rates:	1-bedroom (22)	\$1,695	750 sq. ft.
	2-bedroom (36)	\$1,895	860 sq. ft.
APN	016-030-005		
Comments:	Month-to-month. Trash removal included http://www.sacramento-rentals.com/SilverOaks.asp		

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SPRINGVIEW OAKS APARTMENTS

Address:	5795 Springview Drive (off of Sunset Blvd.)		
Phone/email:	(916) 624-1823 (Jannette), (916) 741-5439		
Year Constructed:	1989		
Total # of Units:	52 units / 2 stories		
Pets:	Yes / Breed restriction. \$500 deposit for first pet, \$200 second pet. No pet rent.		
Vacancy:	2%		
2025 Rental Rates:	1-bedroom (16)	\$1,695	675 sq. ft.
	2-bedroom (36)	\$1,900	890 sq. ft.
APN	016-030-019		
Comments:	Water, sewage and garbage included. Application Fee \$35 https://www.selectpropmgt.com/		

SPRINGVIEW ROCKLIN DUETS

Address:	Multiple streets on east side of Springview Drive (off of Sunset Blvd)		
Phone/email:	(916) 624-0404 (Bill), (916) 665-4273	springview@vdbprop.com	
Year Constructed:	1982		
Total # of Units:	72		
Pets:	\$500 deposit per pet. Maximum 2 per unit. \$40 pet rent per pet.		
Vacancy:	11%		
2025 Rental Rates:	2-bedroom/2-bath (36)	\$2,390 & up	960 – 1000 sq. ft.
	3-bedroom/2-bath (36)	\$2,500 & up	1130 – 1160 sq. ft.
APN			
Comments:	6-month lease. https://www.springviewrocklin.com/		

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

Address:	3220 Santa Fe Way		
Phone/email:	663-6090 (Ashley or Diego), 916-632-2700	stanford.court@fpimgt.com	

ROCKLIN APARTMENT PROJECTS

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		
2025 Rental Rates:	1-bedroom (32)	50% AMI: \$1,013 60% AMI: \$1,234	577 sq. ft.
	2-bedroom (88)	50% AMI: \$1,200 60% AMI: \$1,465	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.		

STANFORD HEIGHTS APARTMENTS

Address:	5801 Little Rock Road (at Little Rock/Sunset Blvd.)		
Phone/email:	630-7065 (Taylor), (916) 741-6023	stanfordheights@ctlmanagement.com	
Year Constructed:	2000		
Total # of Units:	170 units/ 2 stories		
Pets:	Small pets under 25lbs at least 1 year old, indoor only. \$30 per month per pet.		
Vacancy:	5%		
2025 Rental Rates:	1-bedroom/1-bath (26)	\$1,890 & up	623 – 813 sq. ft.
	2-bedroom/1-bath (24)	\$2,180 & up	852 – 985 sq. ft.
	2-bedroom/2-bath (68)	\$2,015 & up	877 – 1101 sq. ft.
	3-bedroom/2-bath (44)	\$2,225 & up	1022 – 1185 sq. ft.
APN	017-350-003		
Comments:	Garages for \$125/month, Application Fee \$50 https://www.rocklin-apartments.net/		

STANFORD RANCH CONGREGATE CARE FACILITIES

Address:	1430 West Stanford Ranch Rd. Rocklin, CA 95765		
Phone/email:	741-7050 (Grayson)	grayson@thevillasatstanfordranch.com	
Year Constructed:	2019		

ROCKLIN APARTMENT PROJECTS

Total # of Units:	70 assisted living beds, 20 memory care units, 24 independent living units		
Pets:	No pet deposit or pet rent.		
Vacancy:	IL: 5%, AL: 10%, MC: 100%		
2025 Rental Rates:	Independent Living 1-bedroom (12); 2-bedroom with Garages (12)	\$6,900 - \$7,000 (1 bedroom) \$7,200 - \$7,300 (2 bedroom)	843 – 1207 sq. ft.
	Assisted Living Studio (8)	\$6,400	438 sq. ft.
	Assisted Living Small 1 Bedroom (32); Large 1 Bedroom (4); 2 Bedroom (32)	\$7,300; \$7,600; \$9,500	532 – 785 sq. ft.
	Memory Care 1 Bedroom (10); 1 Bedroom Private Shower (10)	\$7,300 (small); \$7,400 (large)	340 & 348 sq. ft.
APN	017-081-067		
Comments:	65 years and older.		

SUNSET STREET APARTMENTS

Address:	3655 Sunset Blvd. (Near Third Street)		
Phone/email:	(916) 624-0123 (Tamara)	sunsetstreet@tmo.com	
Year Constructed:	1978		
Total # of Units:	104		
Pets:	No, service animals are acceptable		
Vacancy:	0% 5 year waitlist		
2025 Rental Rates:	1-bedroom (52)	30% of income or \$1,282 basic rent	672 sq. ft
	2-bedroom (48)	30% of income or \$1,429 basic rent	784 sq. ft
	3-bedroom (4)	30% of income or \$1,568 basic rent	952 sq. ft
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 https://liveatsunsetapt.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:	1998		
Total # of Units:	344 units / 2 stories		

ROCKLIN APARTMENT PROJECTS

Pets:	Small pets under 25 lbs, Minimum age is 1 year. Maximum 2 per unit. \$30/month per pet.		
Vacancy:	3.5%		
2025 Rental Rates:	1-bedroom/1-bath	\$1,995 - \$2,060	664 – 802 sq. ft
	2-bedroom/1-bath	\$1,945 - \$2,010	841 - 974 sq. ft
	2-bedroom/2-bath	\$2,000 - \$2,430	877 - 1090 sq. ft
	3-bedroom/2-bath	\$2,355 and up	1022 – 1174 sq. ft
APN	017-350-028		
Comments:	Garages are \$145/month. Application fee \$50 https://www.rocklin-apartments.com/		

SUTTER RIDGE APARTMENTS

Address:	5800 Woodside Drive (Woodside Drive off of Sunset Blvd.) (Internal Street Ridgeview Circle)		
Phone/email:	(916) 624-0668 (Erin), (916) 545-7692	sutter.ridge@fpimgt.com	
Year Constructed:	1987		
Total # of Units:	152 units/ 2 stories		
Pets:	Maximum 2 per unit. \$500 deposit and \$50/month pet rent per pet.		
Vacancy:	1.3%		
2025 Rental Rates:	1-bedroom	\$1,800 & up	688 sq. ft
	2-bedroom/1-bath	\$2,095 & up	922 sq. ft
	2-bedroom/2-bath	\$2,200 & up	1012 sq. ft
	2-bedroom cottage	\$2,400 & up	1012 sq. ft
APN	046-010-061		
Comments:	Serene path around quarry. Application fee \$60 https://www.liveatsutterridge.com/	Prices change daily	

TERRACINA APARTMENTS

Address:	801 University Avenue		
Phone/email:	Contact for leasing Phone/Email	Terracinawhitney@usapropfund.com : (916)	

ROCKLIN APARTMENT PROJECTS

		626-6348	
Year Constructed:	2024		
Total # of Units:	288 units / 3 stories		
Pets:	Maximum of 2 pets per apartment, no more than 25lbs each. No pet rent or deposit.		
Vacancy:	2.1%		
2025 Rental Rates:	1-bedroom/1-bath	\$683 - \$1536	539 sq. ft
	2-bedroon/2-bath	\$835 - \$1993	840 sq. ft
	3-bedroom/2- bath	\$970 - \$2307	967 sq. ft
APN	017-172-014-000		
Comments:	Income Restricted Water, Sewer, and Trash included https://terracinaatwhitneyranch.usamfm.com/	Resident is responsible for gas and electricity (solar) through PGE. Sparkling pool, fully equipped fitness center with 24 hr. access. Play area ad bark park.	

VILLA SERENA APARTMENTS

Address:	101 Villa Serena Circle (off Park Drive)		
Phone/email:	632-2700 (Dana)		
Year Constructed:	1999		
Total # of Units:	236 units/ 2 stories		
Pets:	Small pets under 25 lbs. at full growth. \$300 deposit per pet. Maximum 2 pets.		
Vacancy:	0% No waitlist, first come first serve		
2025 Rental Rates:	1-bedroom (144):	\$1,234	560 sq. ft.
	2-bedroom (92)	\$1,465	760 sq. ft.
APN	017-350-049		
Comments:	55 and older. Income restricted: 1 occupant \$49,560; 2 occupants \$56,590; 3 occupants \$63,660		

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		

ROCKLIN APARTMENT PROJECTS

Total # of Units:	96 units / 2 stories		
Pets:	\$500 deposit. \$50 monthly rent Maximum 2 per unit.		
Vacancy:	4%		
2025 Rental Rates:	1-bedroom (32)	\$1,893 & up	640 sq. ft.
	2-bedroom/1 ¼ -bath (32)	\$1,995 & up	840 sq. ft.
	2-bedroom/2 bath (32)	\$2,059 & up	840 sq. ft.
APN	016-410-008		
Comments:	https://www.thevueatrocklinridge.com/		

WHITNEY RANCH APARTMENTS

Address:	711 University Avenue		
Phone/email:	(916) 253-3460 (Joy), (916) 253-3460		
Year Constructed:	2010		
Total # of Units:	156 units / 3 stories		
Pets:	Under 25 lbs. (except companion and service). 2 pet max. \$400 per pet deposit. \$40 per pet rent.		
Vacancy:	0%, no waitlist – first come first serve		
2025 Rental Rates:	1 bedroom/1 bath	\$1,091 - \$1,333, \$600 deposit	678 sq. ft.
	2 bedroom/2 bath	\$1,291 - \$1,581, \$700 deposit	963 sq. ft.
	3 bedroom/2 bath	\$1,475 - \$1,810, \$800 deposit	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. Application fee \$4 https://whitneyranchavanath.com/		

THE WINSTED APARTMENTS

Address:	101 Coppervale Circle (off of Pebble Creek Drive, south of Sunset Blvd.)		
Phone/email:	(916) 789-1114 (Jacob), (916) 884-2430	winsted.cd@fpimgt.com	
Year Constructed:	2001		
Total # of Units:	208 units / 2 stories		
Pets:	Pet restrictions different for each pet, must see pet in person. Maximum		

ROCKLIN APARTMENT PROJECTS

	2 per unit \$500 deposit. \$250 deposit for 2 nd pet. \$35 pet rent per pet.		
Vacancy:	2%		
2025 Rental Rates:	1-bedroom/1-bath (128)	\$1,979 & up	774 – 945 sq. ft.
	2-bedroom/2-bath (72)	\$2,379 & up	1060 - 1041 sq. ft.
	3-bedroom/2-bath (8)	\$2,789 & up	1247 sq. ft.
APN	364-010-028		
Comments:	Garages available for \$130/month. Resident Community Events. Application fee \$63 https://www.thewinsted.info/		

WOODSTREAM TOWNHOMES

Address:	6115 Brookside Circle (off of Springview Drive)		
Phone/email:	(916) 783-0555 (Susan), (916) 237-1309	woodstream.lease@fpimgt.com	
Year Constructed:	1987		
Total # of Units:	137 units / 2 stories		
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		
2025 Rental Rates:	2-bedroom/1-bath/1-car attached garage (23)	\$2,243 & up	845 sq. ft.
	2-bedroom/2-bath/1-car attached garage (23)	\$2,244 & up	890 sq. ft.
	2-bedroom loft/2 ½ -bath/2-car attached garage (64)	\$1,968 & up	1102 sq. ft.
	3-bedroom/2 ½ -bath/2-car attached garage (27)	\$2,642 & up	1150 sq. ft.
APN	Multiple APNs		
Comments:	Dog park, 24/7 gym, basketball court, pool, Application fee \$63 https://www.woodstreamrocklin.com/	Pricing changes daily	