

available for lease

# ROCKLIN COMMONS

NWQ SIERRA COLLEGE BOULEVARD & INTERSTATE 80, ROCKLIN, CA

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## SEE YOURSELF HERE.

Rocklin Commons consists of approximately  $\pm 359,332$  square feet of new, high visibility retail and restaurant space and is anchored by Target, Ross, ULTA and the first Studio Movie Grill in California. Trader Joe's has recently joined the outstanding line up at Rocklin Commons as well as Five Below.

Located at the northwest quadrant of Sierra College Boulevard and Interstate 80, the center benefits from its excellent position along Interstate 80 and is part of the most significant retail epicenter in the Rocklin trade area and the Sacramento and Placer County regions.

Part of one of the largest new development retail projects in Placer County and the entire Sacramento Region, Rocklin Commons is one of the first major shopping venue opportunities for westbound travelers driving towards the Sacramento MSA and is the last major retail stop for eastbound travelers en route to year-round tourist destinations including Reno, South Lake Tahoe and the Gold Country.

Notable high traffic quick service and full service restaurant co-tenants include Panera Bread, Chipotle, Mooyah Burger, The Brass Tap, Noodles & Co., and Jersey Mike's.

SQUARE FEET

$\pm 359,332$

ANCHOR TENANTS

TARGET, STUDIO MOVIE GRILL,  
ROSS, TRADER JOE'S, ULTA



GET TO KNOW  
YOUR NEIGHBORS.





# SURROUNDED BY AFFLUENCE



Bath&BodyWorks®

ROSS  
DRESS FOR LESS

five  
BELOW

TRADER JOE'S®

STUDIO  
MOVIE GRILL  
EAT • DRINK • MOVIES

SUBWAY

CHIPOTLE  
MEXICAN GRILL

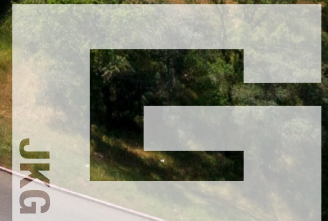
noodles  
& COMPANY

TARGET

Panera  
BREAD

COMMONS DR







SIERRA COLLEGE BOULEVARD





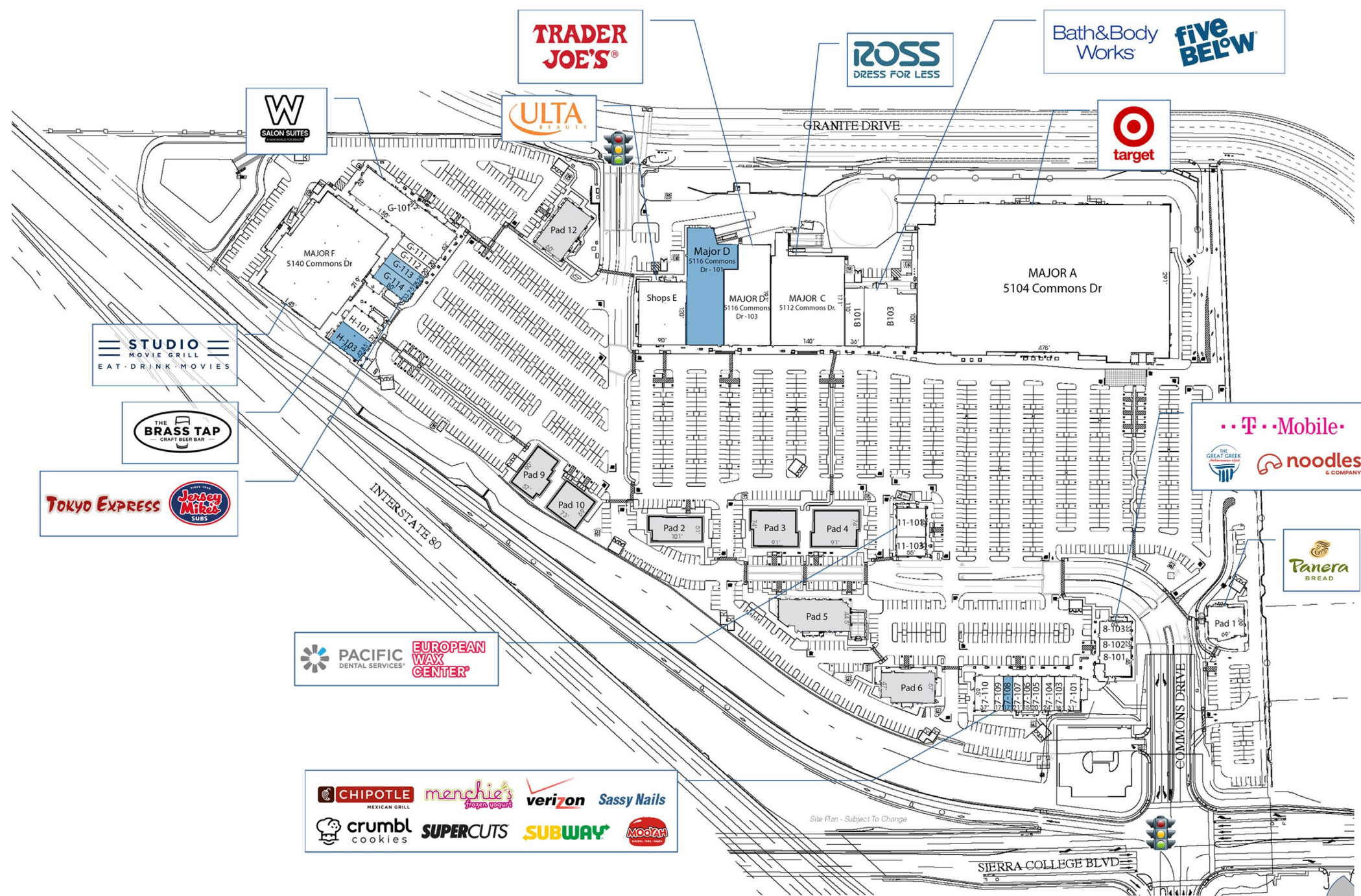
# TRADE AREA & DEMOGRAPHICS



	3-Mile	5-Mile	7-Mile
 2022 Total Population	44,384	142,597	246,175
 2022 Daytime Population	45,345	166,981	273,313
 2022 Total Employees	18,443	82,719	124,989
 2022 Total Households	16,656	50,908	90,699
 2022 Average Household Income	\$142,657	\$157,200	\$143,526
	Interstate 80 (West of Sierra College)	Interstate 80 (East of Sierra College)	Sierra College Boulevard (South of Interstate 80)
 Traffic Counts	98,600	101,000	24,402



# SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
Major A	Target	137,000
Major C	Ross	25,000
Major D-Suite 101	Available	16,523
Major D-Suite 103	Trader Joe's	15,232
Major F	Studio Movie Grill	35,000
B-101	Bath & Body Works	4,015
B-103	Five Below	10,585
Shops E	ULTA	10,800
G-101	W. Salon Suites	12,880
G-111	Jersey Mike's	1,600
G-112	Tokyo Express	1,600
G-113	Available	2,020
G-114	Available	2,700
H-101	The Brass Tap	2,600
H-103	Available	3,000
7-101	Chipotle	2,015
7-103	Menchie's	1,200
7-104	Go Wireless by Verizon	1,560
7-105	Sassy Nails	1,300
7-106	Supercuts	975
7-107	Crumbl Cookies	1,333
7-108	Available	1,105
7-109	Subway	1,105
7-110	Mooyah Burger	2,405
8-101	Noodles & Company	2,650
8-102	T-Mobile	1,350
8-103	The Great Greek	2,000
11-101	Pacific Dental	3,000
11-103	European Wax Center	2,000
Pad 1	Panera Bread	4,200
Pad 2	Available - Future Phase	5,000
Pad 3	Available - Future Phase	6,500
Pad 4	Available - Future Phase	6,500
Pad 5	Available - Future Phase	7,725
Pad 6	Available - Future Phase	5,630
Pad 9	Available - Future Phase	5,000
Pad 10	Available - Future Phase	5,000
Pad 12	Available - Future Phase	6,000

**GALLELLI**  
REAL ESTATE

Gary B. Gallelli, Broker  
CA DRE #00811881

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\*PLEASE CLICK THE LINK ON THE AVAILABLE SUITE (ON SITE PLAN OR TENANT KEY) TO VIEW A VIRTUAL TOUR

EDENS



## ROSEVILLE/ROCKLIN RETAIL TRADE AREA





## MEET THE GALLELLI RETAIL TEAM

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