

COLLEGE PARK NORTH

NEC Sierra College Boulevard & Rocklin Road - Rocklin, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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COLLEGE PARK NORTH

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location:

NEC Sierra College Boulevard and
Rocklin Road
Rocklin, CA

**notable anchor tenants
in close proximity:** Bass Pro Shops, Walmart Supercenter,
Green Acres Nursery, TJ Maxx,
HomeGoods, Petsmart

availability:

High Visibility Shops & Pad Space
End Cap Space with Drive Thru



2020 total population

3-mile	49,054
5-mile	150,725
7-mile	264,655



2020 daytime population

3-mile	50,305
5-mile	173,635
7-mile	83,567



2020 total employees

3-mile	22,145
5-mile	87,169
7-mile	129,178



2020 total households

3-mile	17,649
5-mile	52,575
7-mile	94,883



2020 average HH income

3-mile	\$125,919
5-mile	\$133,043
7-mile	\$122,167



traffic counts

Rocklin Road (west of Sierra College Blvd)	12,109
Sierra College Blvd (north of Rocklin Rd)	15,967

Notable Tenants in the Trade Area Include:



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PROPERTY OVERVIEW

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College Park North is located at the northeast corner of Rocklin Road and Sierra College Boulevard and will include a high visibility retail component that offers opportunities for a fuel station/convenience store and retail/restaurant pad space with a drive thru.

The project is less than one mile away from two convenient interchanges to Interstate 80.

Since the 2010's, the Rocklin Retail Trade Area has become one of the most active development areas in the entire Northern California region. Tenants that have entered the Rocklin retail market include Target, Studio Movie Grill, Ross, Walmart Super Center, Petsmart, Bass Pro Shops, Green Acres, TJ Maxx and HomeGoods.

Overall, **College Park North** will encompass a 72-acre area that will include approximately 250 new senior living homes, natural walking trails and a public park. The project also benefits from being directly across from Sierra College (more than 18,500 students).

For more information, please visit www.rocklincollegepark.com.

Notable high traffic quick service and full service restaurants in close proximity include Starbucks Coffee, In-N-Out Burger, Baskin Robbins, Side Burn BBQ, Jimboy's Tacos, Mel's Diner, Panda Express and MOD Pizza.



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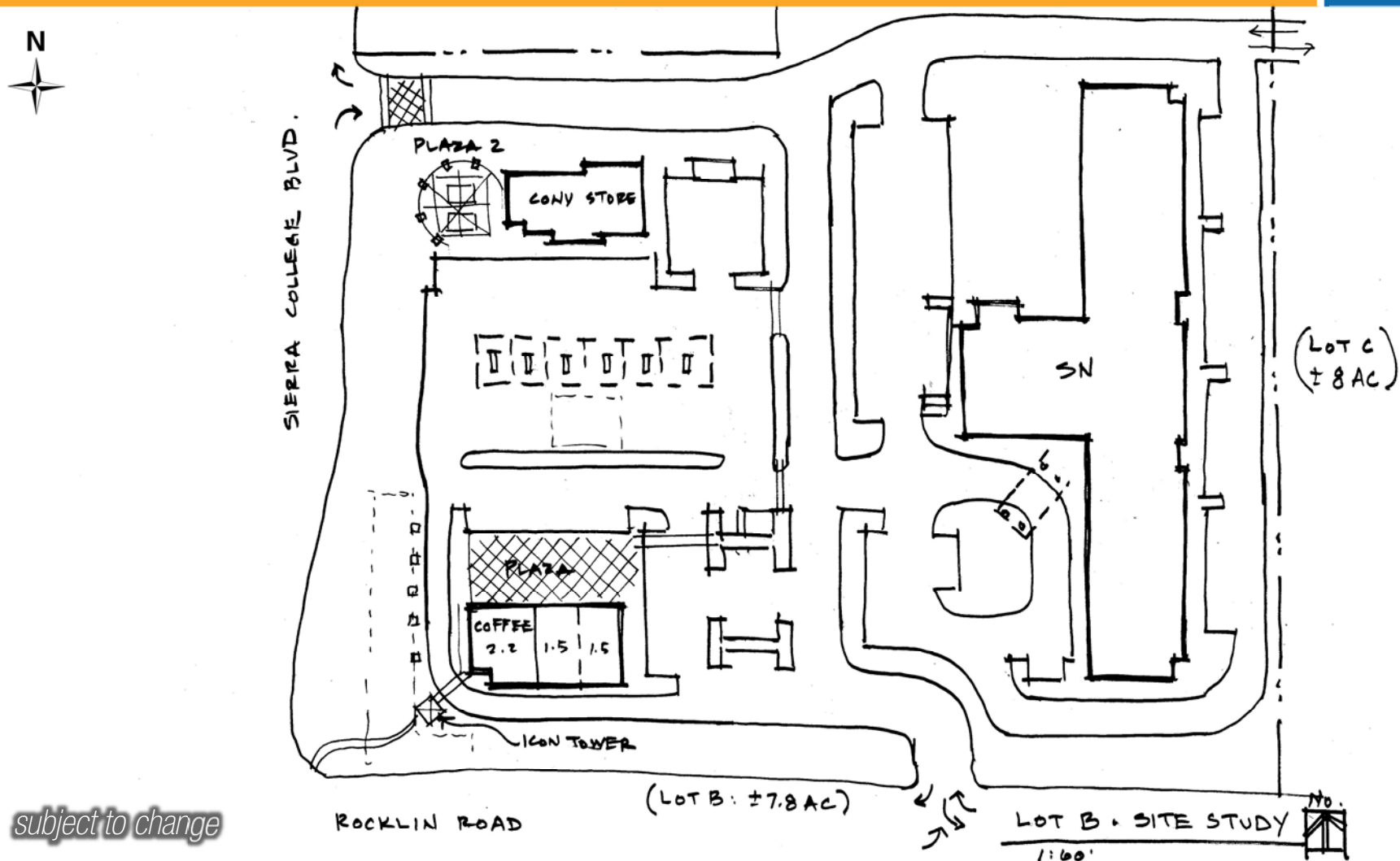


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COLLEGE PARK NORTH

PRELIMINARY SITE PLAN

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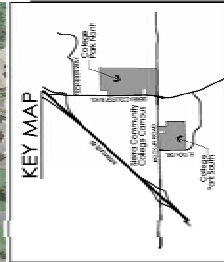
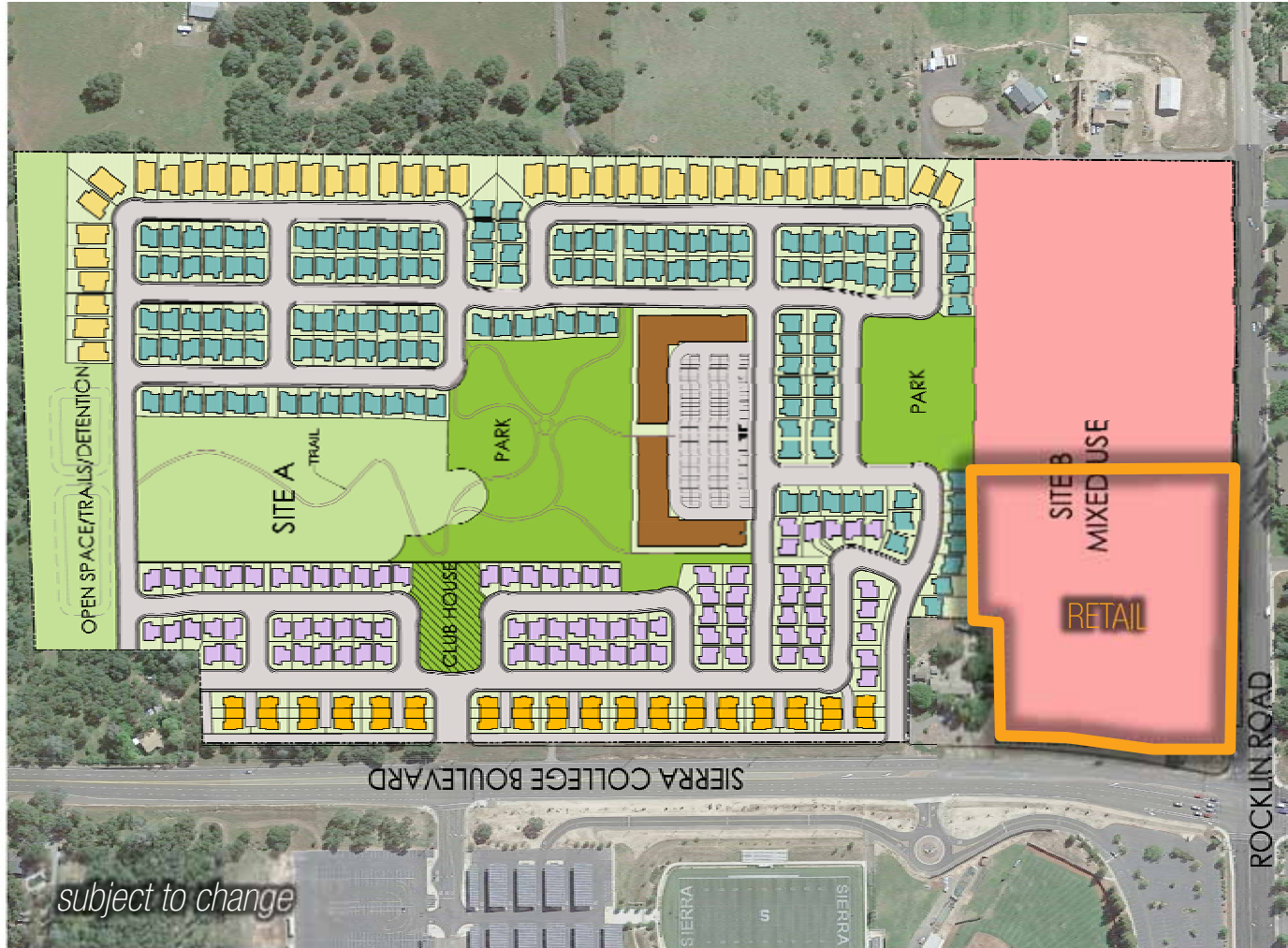
PRELIMINARY OVERALL PROJECT NORTH SITE PLAN

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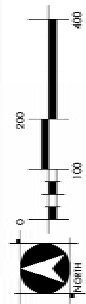
NORTH SITE PLAN

CITY OF ROCKLIN, CALIFORNIA
JANUARY 25, 2019



LAND USE SUMMARY

LAND USE	DWELLING UNITS	GROSS AREA	GROSS DENSITY
SINGLE-FAMILY RESIDENTIAL	48	4.1	4.5
2-4 UNITS (TYPICAL)	146	16.3	8.8
5-8 UNITS (TYPICAL)	24	1.1	12.0
HIGH DENSITY RESIDENTIAL	99	4.3	28.3
VILLAGE COMMERCIAL MIXED USE	-	15.8	-
PARKS	-	7.0	-
OTHER SPACE	-	6.9	-
TOTAL	425	71.4	



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RocklinCollegePark.com



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COLLEGE PARK NORTH

RENDERINGS

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subject to change



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COLLEGE PARK NORTH

INTERSECTION AERIAL

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RETAIL TRADE AREA AERIAL

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