



HWY COMMERCIAL DRIVE-THRU PADS AVAILABLE

SEC Sierra College Boulevard & Schriber Way at Interstate 80 - Rocklin, CA



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A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

location:

SEC Sierra College Boulevard and
Schriber Way at I80
Rocklin, CA

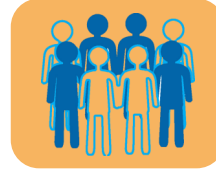
notable tenants in close proximity:

Bass Pro Shops, Walmart Supercenter,
Green Acres Nursery, TJ Maxx, HomeGoods,
PetSmart, Chick-Fil-A, Habit Burger, Del
Taco & Cracker Barrel

shopping center GLA: ±17,730 Square Feet (GLA)

availability:

Highly Visible Pad Space
Ground Lease/Build-to-Suit



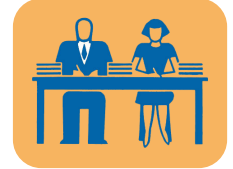
2024 total population

3-mile	45,054
5-mile	142,145
7-mile	241,947



2024 daytime population

3-mile	49,981
5-mile	172,652
7-mile	283,471



2024 total employees

3-mile	19,466
5-mile	83,229
7-mile	133,905



2024 total households

3-mile	17,073
5-mile	52,744
7-mile	92,129



2024 average HH income

3-mile	\$169,315
5-mile	\$175,903
7-mile	\$165,257



traffic counts

Interstate 80 (west of Sierra College)	103,647
Sierra College Blvd (south of Interstate 80)	19,072



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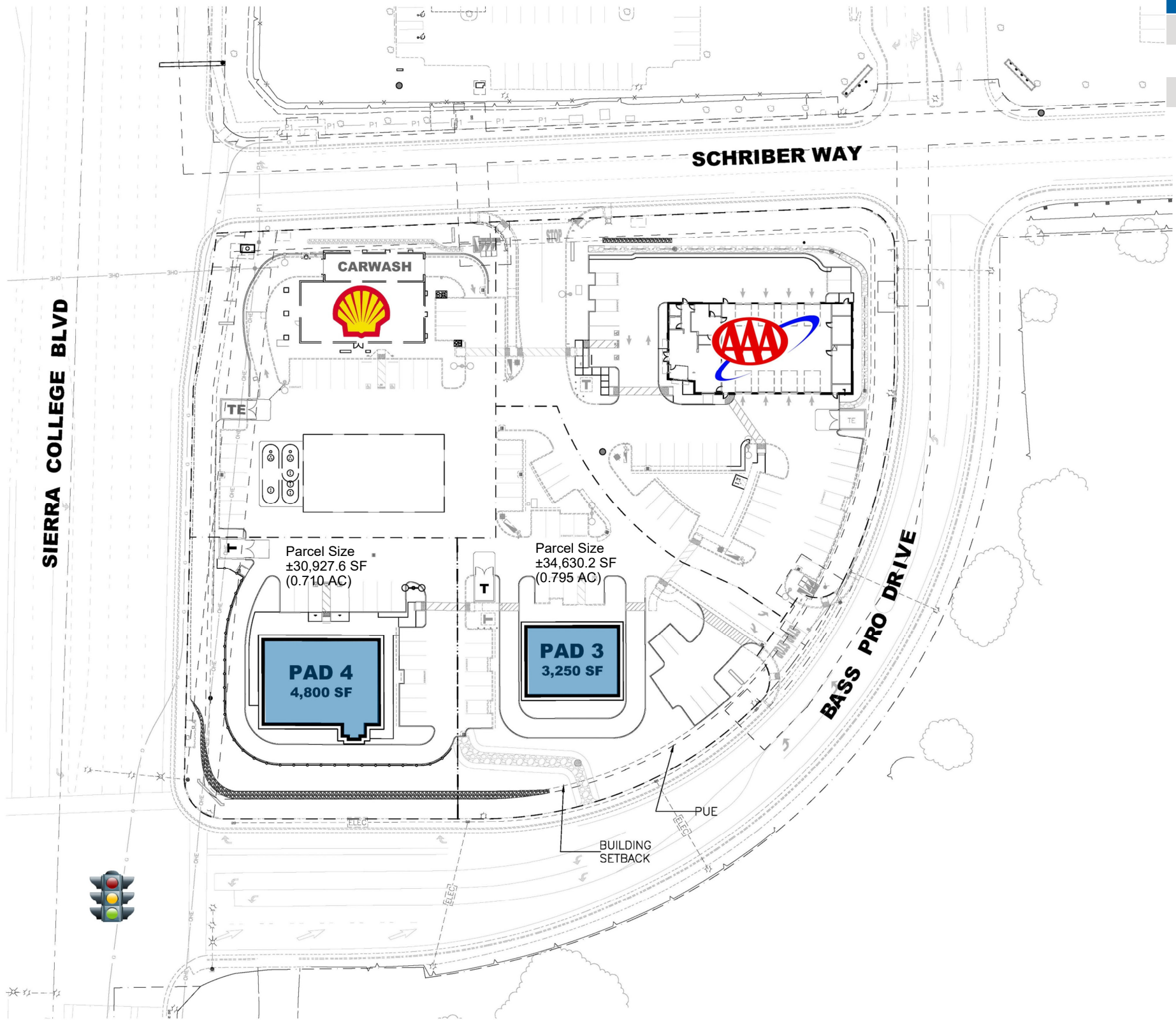
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SUITE	TENANT	SQ. FT.
Pad 1	Shell	2,880
Pad 2	AAA	6,800
Pad 3	FUTURE DRIVE-THRU	3,250
Pad 4	FUTURE DRIVE-THRU	4,800

For leasing information,
please contact:

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