

HWY COMMERCIAL DRIVE-THRU PADS AVAILABLE

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

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



**HIGHLY VISIBLE DRIVE-THRU PADS
GROUND LEASE OR BUILD-TO-SUIT**

Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Matt Goldstein
Vice President
CA DRE #01886233
mgoldstein@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



GALLELLI
REAL ESTATE

Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate. All Rights Reserved.

HWY COMMERCIAL DRIVE-THRU PADS AVAILABLE

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

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallellIRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallellIRE.com

Matt Goldstein
Vice President
CA DRE #01886233
mgoldstein@GallellIRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallellIRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate. All Rights Reserved.





HWY COMMERCIAL DRIVE-THRU PADS AVAILABLE

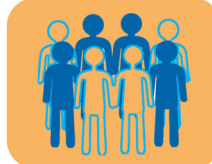
PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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



2023 total population

3-mile	46,817
5-mile	144,864
7-mile	252,817



2023 daytime population

3-mile	50,331
5-mile	175,111
7-mile	286,110



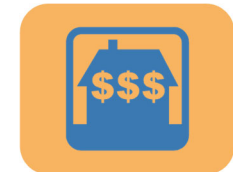
2023 total employees

3-mile	18,664
5-mile	90,247
7-mile	135,533



2023 total households

3-mile	17,446
5-mile	52,550
7-mile	93,791



2023 average HH income

3-mile	\$151,926
5-mile	\$162,240
7-mile	\$149,841



traffic counts

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

Notable Tenants at Rocklin Crossings (adjacent)



Notable Tenants at Rocklin Commons (in close proximity)



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Matt Goldstein
Vice President
CA DRE #01886233
mgoldstein@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



HWY COMMERCIAL DRIVE-THRU PADS AVAILABLE

RETAIL TRADE AREA AERIAL

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



Kevin Soares
Executive Vice President
CA DRE #01291491
ksoares@GallelliRE.com

Jeff Hagan
Senior Vice President
CA DRE #01494218
jhagan@GallelliRE.com

Matt Goldstein
Vice President
CA DRE #01886233
mgoldstein@GallelliRE.com

Gallelli Real Estate
3005 Douglas Blvd., Suite 200
Roseville, CA 95661
P 916 772 1700
www.GallelliRE.com
Gary B. Gallelli, Broker
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. © Gallelli Real Estate. All Rights Reserved.