

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**

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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



2022 total population

3-mile	45,456
5-mile	144,869
7-mile	251,039



2022 daytime population

3-mile	45,736
5-mile	172,435
7-mile	275,428



2022 total employees

3-mile	18,347
5-mile	87,105
7-mile	124,493



2022 total households

3-mile	17,054
5-mile	51,558
7-mile	92,618



2022 average HH income

3-mile	\$142,711
5-mile	\$157,143
7-mile	\$143,178



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)



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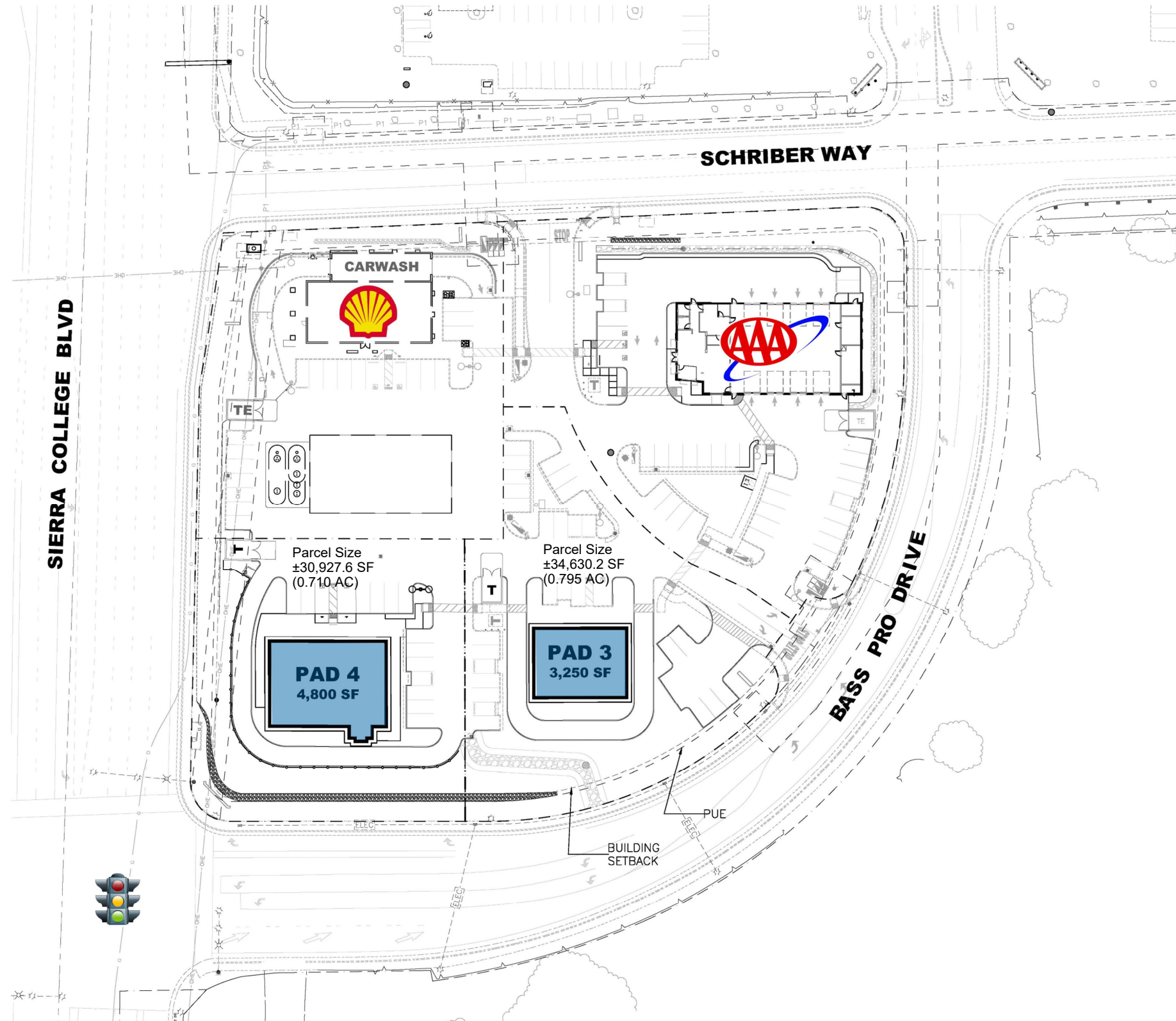
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SITE PLAN



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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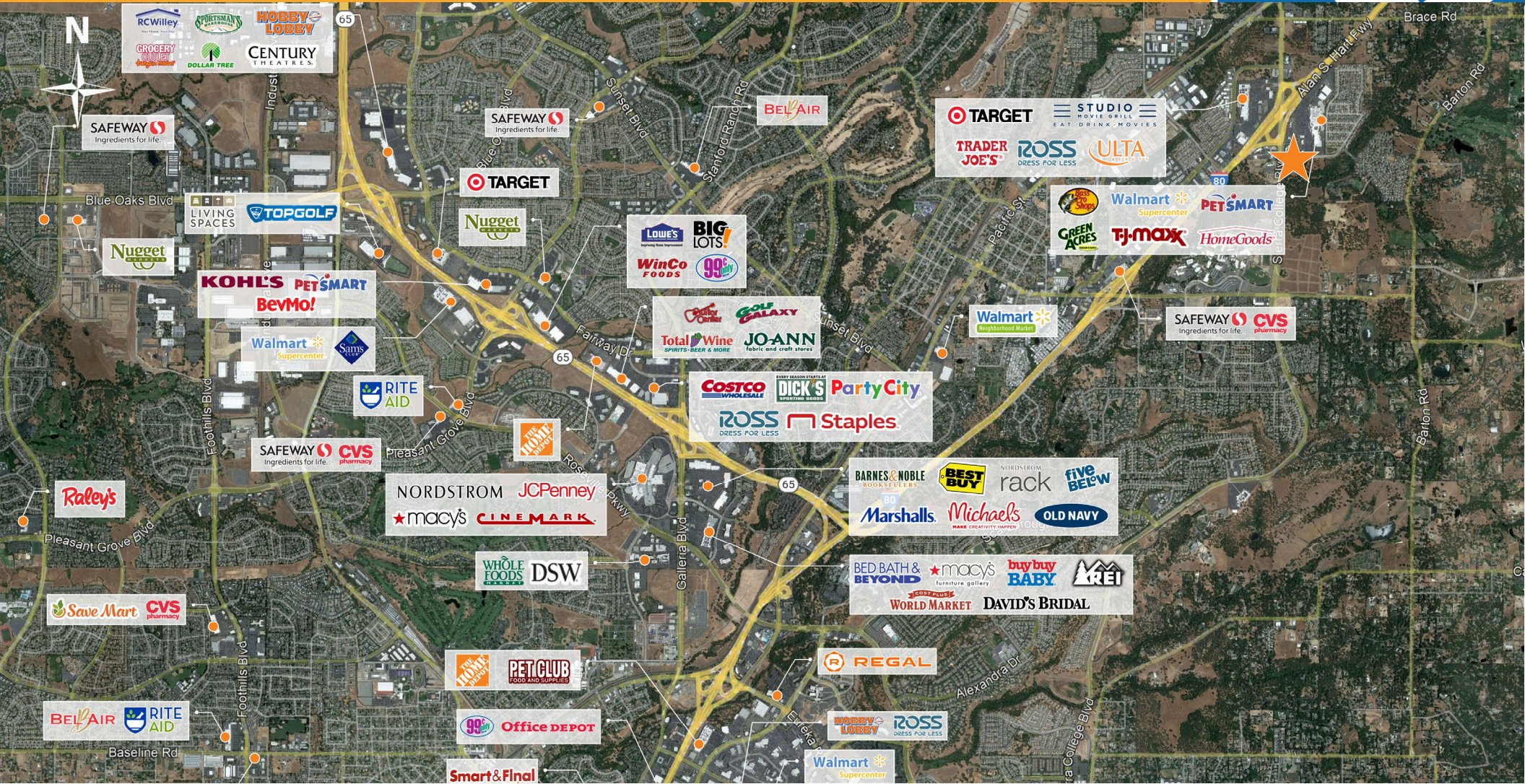
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RETAIL TRADE AREA AERIAL

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