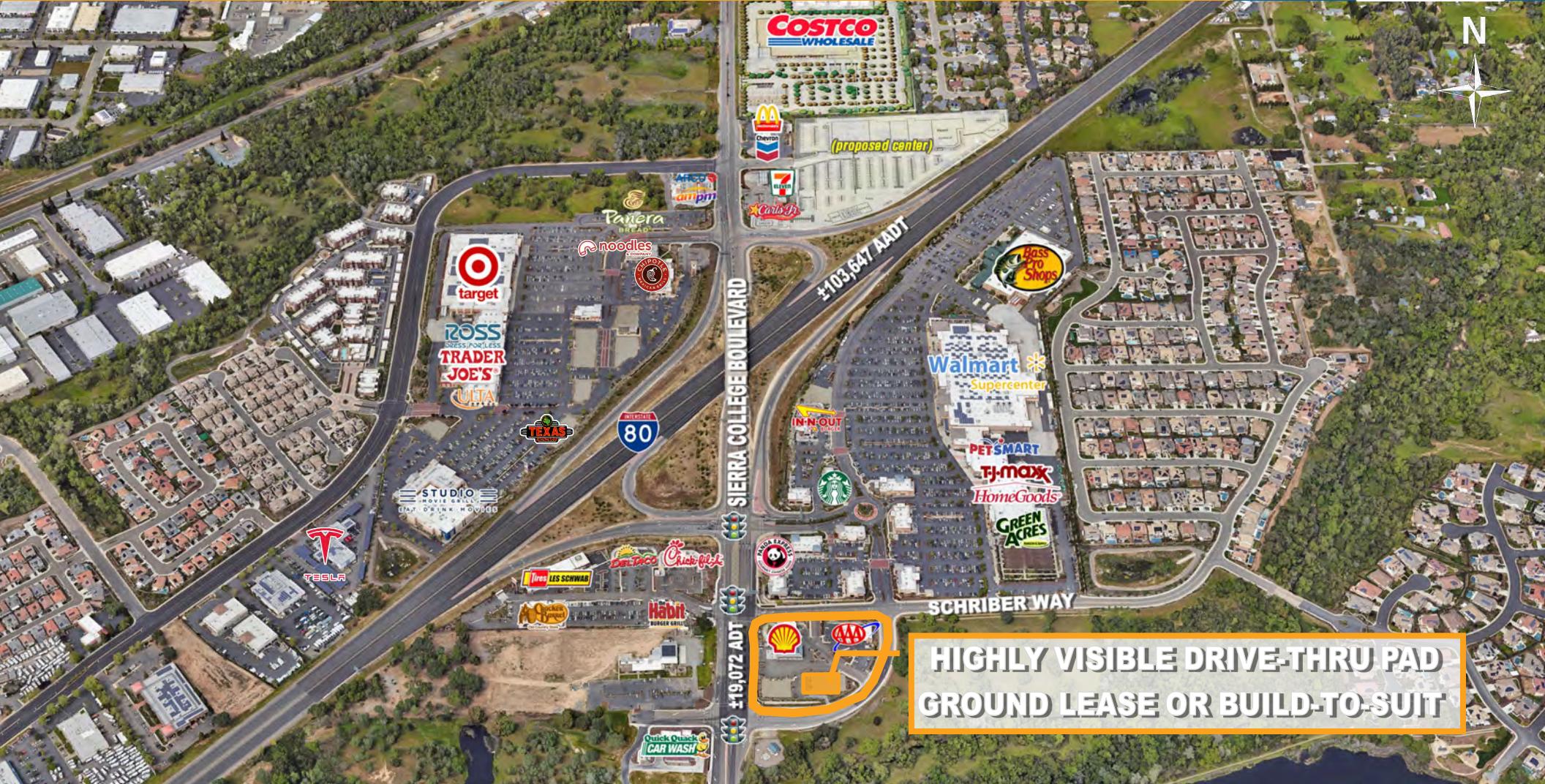




HWY COMMERCIAL DRIVE-THRU PADS AVAILABLE

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



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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

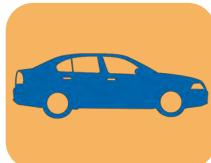


2024 total households

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



Notable Tenants at Rocklin Crossings (adjacent)



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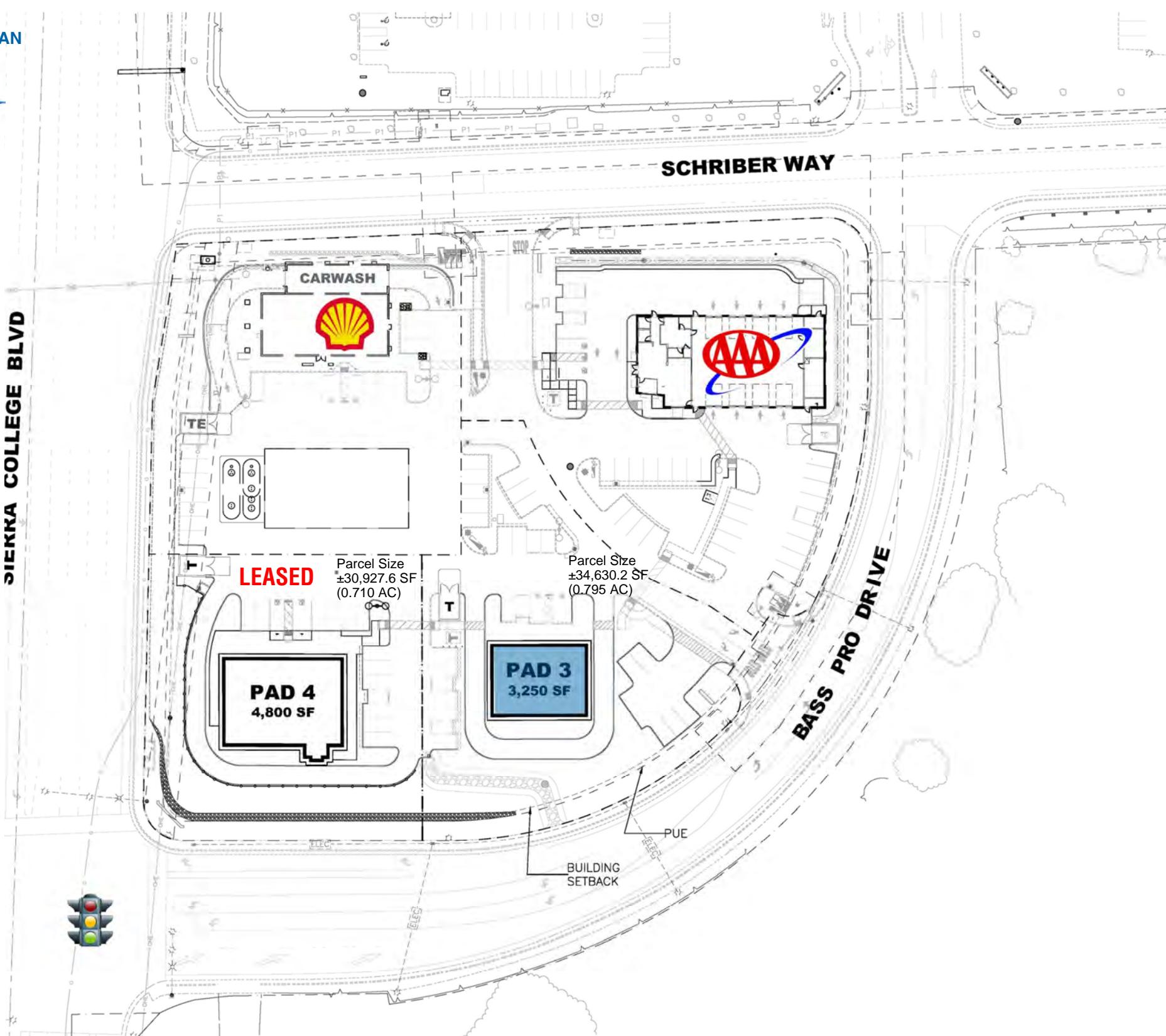


HWY COMMERCIAL DRIVE-THRU PADS AVAILABLE

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

A proud member of
CHAINLINKS
RETAIL ADVISORS

SITE PLAN
N



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

For leasing information,
please contact:

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RETAIL TRADE AREA AERIAL



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