



# 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



<u>2024 total population</u>	
3-mile	45,054
5-mile	142,145
7-mile	241,947



<u>2024 daytime population</u>	
3-mile	49,981
5-mile	172,652
7-mile	283,471



<u>2024 total employees</u>	
3-mile	19,466
5-mile	83,229
7-mile	133,905



<u>2024 total households</u>	
3-mile	17,073
5-mile	52,744
7-mile	92,129



<u>2024 average HH income</u>	
3-mile	\$169,315
5-mile	\$175,903
7-mile	\$165,257



<u>traffic counts</u>	
Interstate 80 (west of Sierra College)	±103,647
Sierra College Blvd (south of Interstate 80)	±19,072



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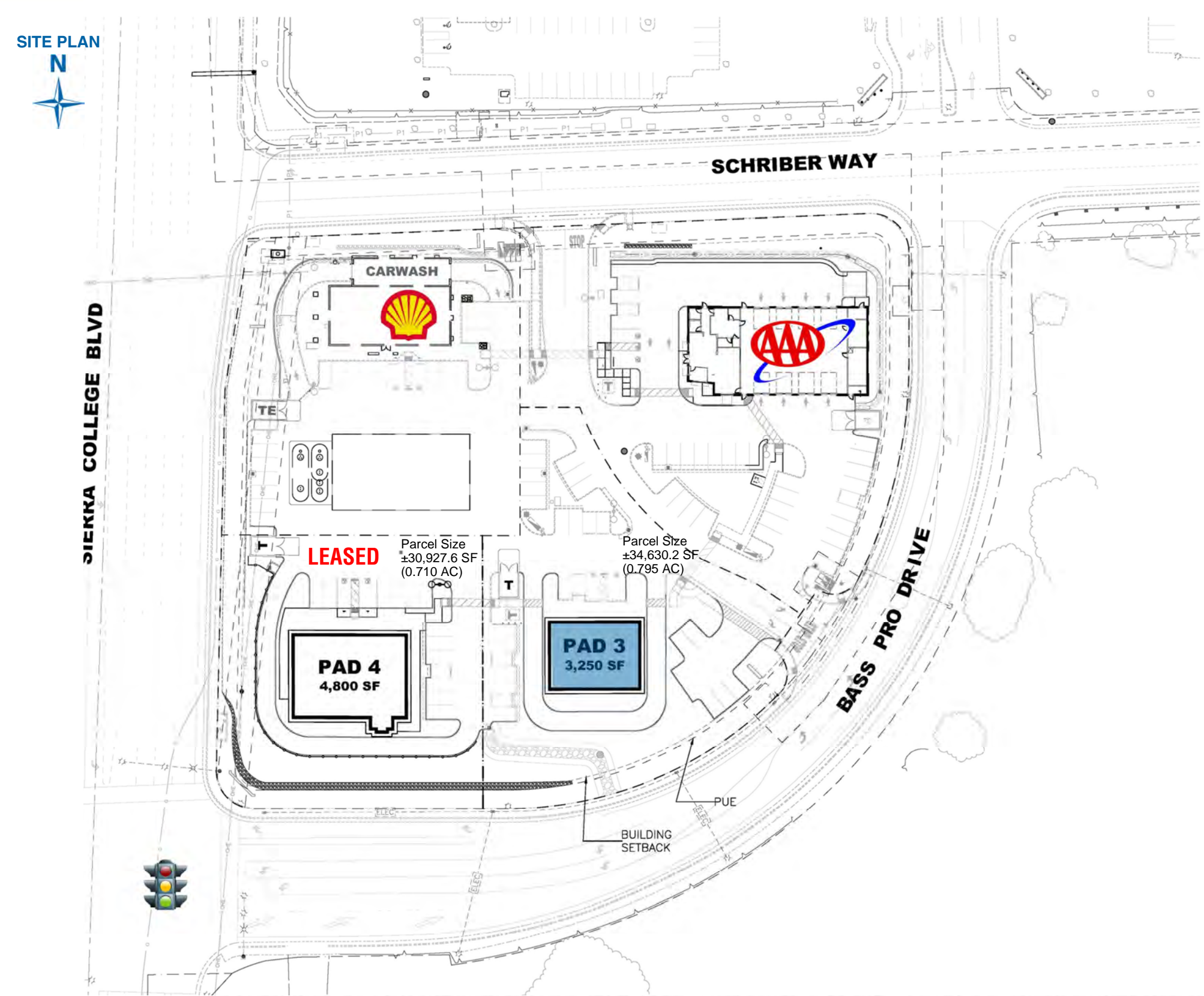
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A proud member of  
**CHAINLINKS**  
REAL ADVISORS



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

For leasing information,  
please contact:

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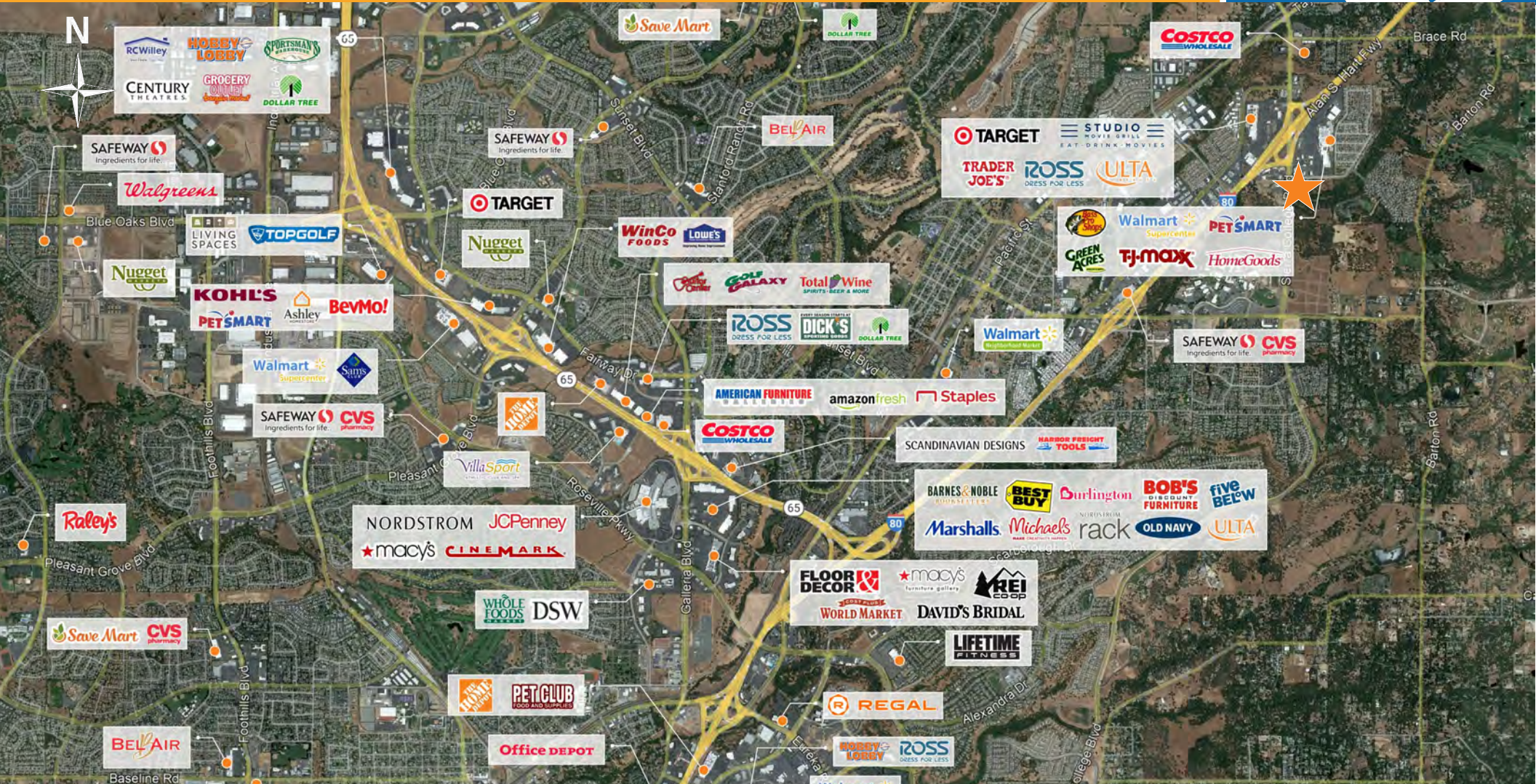
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## RETAIL TRADE AREA AERIAL



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