

available for lease

# ROCKLIN COMMONS

NWQ SIERRA COLLEGE BOULEVARD & INTERSTATE 80, ROCKLIN, CA

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## SEE YOURSELF HERE.

Rocklin Commons consists of approximately  $\pm 359,332$  square feet of new, high visibility retail and restaurant space and is anchored by Target, Ross, ULTA and the first Studio Movie Grill in California. Trader Joe's has recently joined the outstanding line up at Rocklin Commons as well as Five Below.

Located at the northwest quadrant of Sierra College Boulevard and Interstate 80, the center benefits from its excellent position along Interstate 80 and is part of the most significant retail epicenter in the Rocklin trade area and the Sacramento and Placer County regions.

Part of one of the largest new development retail projects in Placer County and the entire Sacramento Region, Rocklin Commons is one of the first major shopping venue opportunities for westbound travelers driving towards the Sacramento MSA and is the last major retail stop for eastbound travelers en route to year-round tourist destinations including Reno, South Lake Tahoe and the Gold Country.

Notable high traffic quick service and full service restaurant co-tenants include Panera Bread, Chipotle, Mooyah Burger, Noodles & Co., and Jersey Mike's. In addition to those restaurants, the popular steak chain, Texas Roadhouse, will also be joining the center soon.

SQUARE FEET

$\pm 359,332$

ANCHOR TENANTS

TARGET, STUDIO MOVIE GRILL,  
ROSS, TRADER JOE'S & ULTA



GET TO KNOW  
YOUR NEIGHBORS.



TARGET®



TRADER JOE'S®



T-Mobile®



Bath & Body Works®



SUPERCUTS



TOKYO EXPRESS



NOTTY'S  
The Original Italian Mussels™

Mancini's SLEEPWORLD







# SURROUNDED BY AFFLUENCE



Bath & Body Works

ROSS  
DRESS FOR LESS

five  
BELOW

TRADER JOE'S



TARGET

TARGET

noodles  
& COMPANY

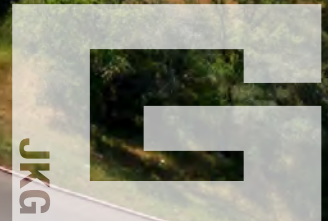


crumbl  
cookies

Panera  
BREAD

SIERRA COLLEGE BOULEVARD

COMMONS DR





# TRADE AREA & DEMOGRAPHICS



	3-Mile	5-Mile	7-Mile
 2024 Total Population	46,777	145,952	248,543
 2024 Daytime Population	51,989	180,681	289,074
 2024 Total Employees	19,179	87,742	136,324
 2024 Total Households	17,813	54,043	94,709
 2024 Average Household Income	\$167,881	\$176,943	\$164,760
	Interstate 80	Sierra College Boulevard (East of Interstate 80)	Sierra College Boulevard (West of Interstate 80)
 Traffic Counts	±103,764	±17,475	±17,002



# SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
Major A	Target	137,000
Major C	Ross	25,000
Major D-Suite 101	Mancini's Sleepworld	8,000
Major D-Suite 103	Trader Joe's	15,232
Major F	Studio Movie Grill	35,000
B-101	Bath & Body Works	4,015
B-103	Five Below	10,585
Shops E	ULTA	10,800
G-101	W. Salon Suites	12,880
G-111	Jersey Mike's	1,600
G-112	Tokyo Express	1,600
G-113	Sutter Medical Foundation	4,720
H-101	AVAILABLE	2,600
H-103	AVAILABLE	3,000
7-101	Chipotle	2,015
7-103	Menchie's	1,200
7-104	Go Wireless by Verizon	1,560
7-105	Sassy Nails	1,300
7-106	Supercuts	975
7-107	Crumbl Cookies	1,333
7-108	Notty's Italian Burrito	1,105
7-109	Bank of America	1,105
7-110	Mooyah Burger	2,405
8-101	Noodles & Company	2,650
8-102	T-Mobile	1,350
8-103	The Great Greek	2,000
11-101	Pacific Dental	3,000
11-103	European Wax Center	2,000
Pad 1	Panera Bread	4,200
Pad 2	AVAILABLE - Future Phase	5,000
Pad 3	AVAILABLE - Future Phase	6,500
Pad 4	AVAILABLE - Future Phase	6,500
Pad 5	AVAILABLE - Future Phase	7,725
Pad 6	AVAILABLE - Future Phase	5,630
Pad 10	Texas Roadhouse	8,000
Pad 12	SOLD - NAP	6,000



Gary B. Gallelli, Broker  
CA DRE #00811881

## GALLELLI RETAIL TEAM

**KEVIN SOARES**  
Executive Vice President  
CA DRE #01291491  
ksoares@gallellire.com

**JEFF HAGAN**  
Senior Vice President  
CA DRE #01494218  
jhagan@gallellire.com

## CONTACT US

**GALLELLI REAL ESTATE**  
3005 Douglas Boulevard, Suite 200  
Roseville, CA 95661  
(916) 772-1700 | gallellire.com





# ROSEVILLE/ROCKLIN RETAIL TRADE AREA





## MEET THE GALLELLI RETAIL TEAM

### KEVIN SOARES

Executive Vice President  
CA DRE #01291491  
ksoares@gallellire.com

### JEFF HAGAN

Senior Vice President  
CA DRE #01494218  
jhagan@gallellire.com

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3005 Douglas Boulevard, Suite 200  
Roseville, CA 95661  
916-772-1700  
GallelliRE.com



Gary B. Gallelli, Broker  
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