

**±2,409 SF WITH DRIVE THRU - BRAND NEW CONSTRUCTION  
FOR SALE OR LEASE**

**CBRE**



**5661**

**LONETREE BLVD**

SEC SUNSET & LONETREE  
ROCKLIN | CALIFORNIA | 95795

# PROPERTY OVERVIEW



Rocklin is one of the Sacramento region's strongest and most desirable retail markets, driven by high household incomes, sustained population growth, and exceptional regional accessibility.

Strategically positioned along the Highway 65/Interstate 80 corridor, Rocklin benefits from daily commuter traffic, strong daytime population, and consistent consumer spending from both local residents and surrounding Placer County communities.

The city is anchored by dominant retail destinations including Rocklin Commons, Blue Oaks Town Center, and Rocklin Crossings, drawing national retailers, restaurants, and service users that create long-term traffic and brand visibility.

- ±2,409 sf with drive thru for lease
- Full building also available for sale
- Price/Lease Rate: Please contact broker
- Affluent community with strong demographics
- Good access and visibility
- Tremendous residential growth surrounding site – over 7,500 units proposed/planned/under construction in 2 mile radius
- Strong Daytime Employment in close proximity to the site

## 2025 DEMOGRAPHICS - 5 MILE RADIUS

18,207  
**POPULATION**

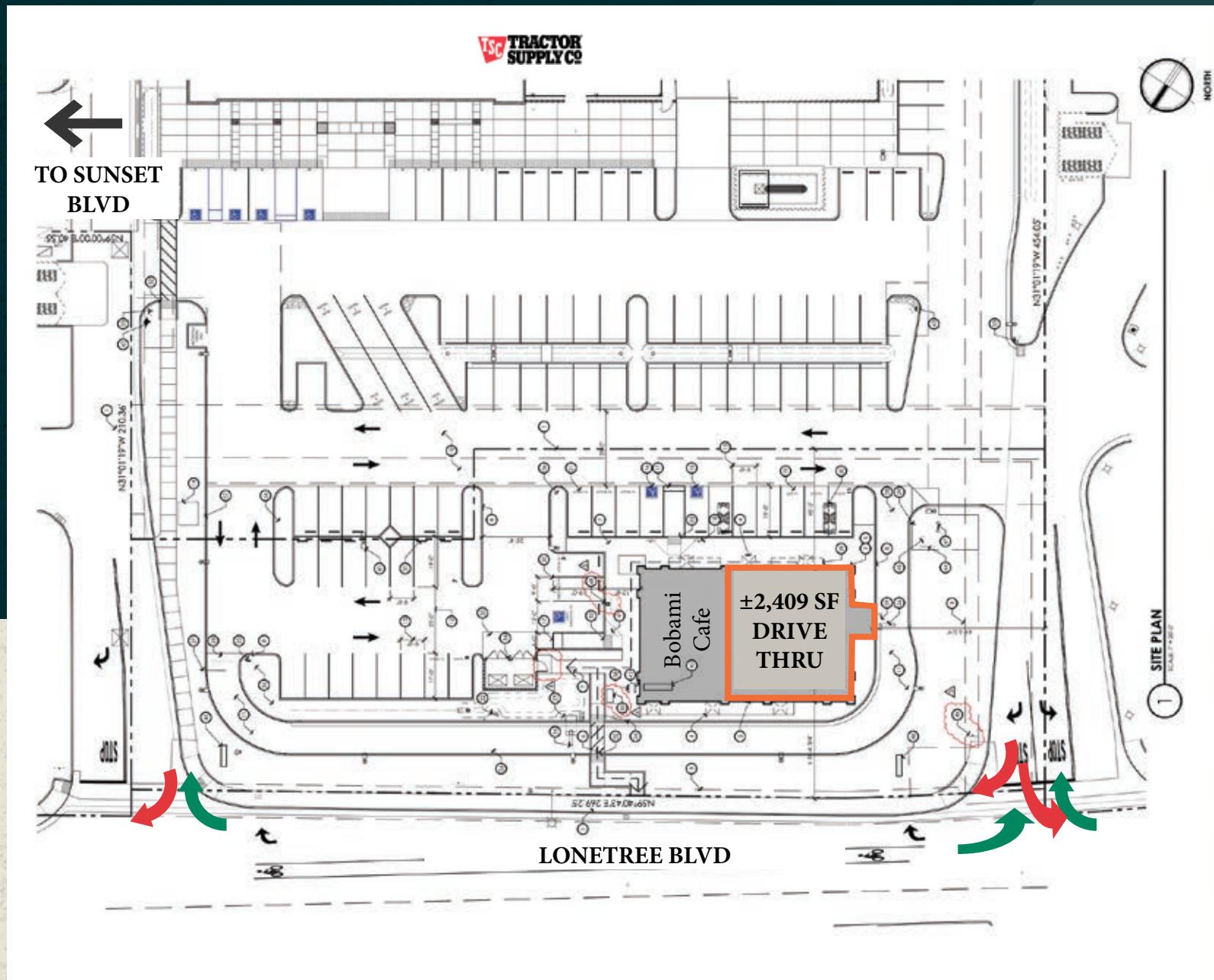
10,108  
**EMPLOYEES**

1,292  
**BUSINESSES**

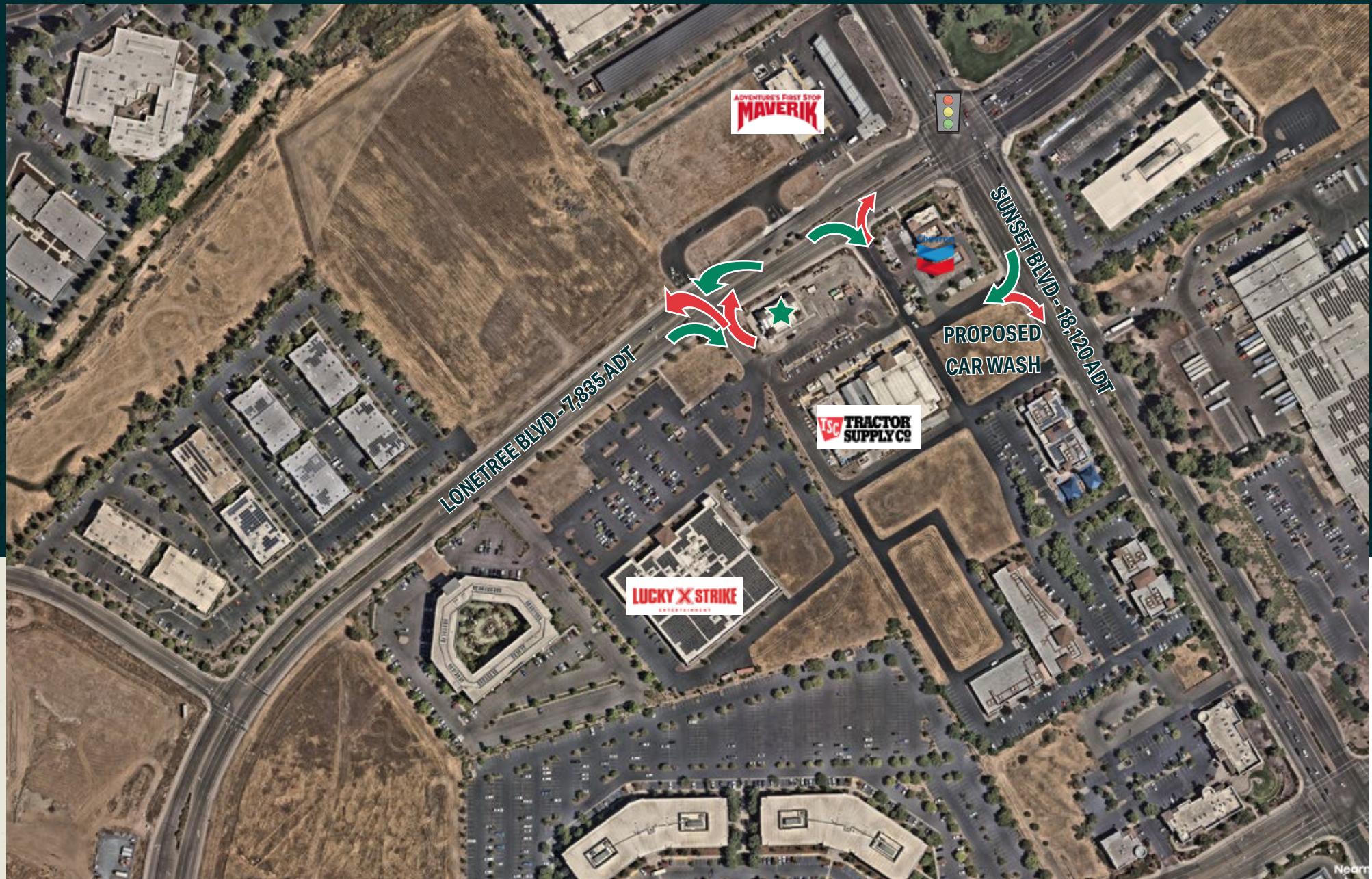
\$158,754  
**AVG HH INCOME**

21,485  
**DAYTIME POPULATION**

# SITE PLAN



# ZOOM AERIAL



# AREA RETAIL



# PROPERTY PHOTOS



5661 LONETREE  
BLVD

ROCKLIN | CALIFORNIA



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