

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

CBRE

AVAILABLE

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

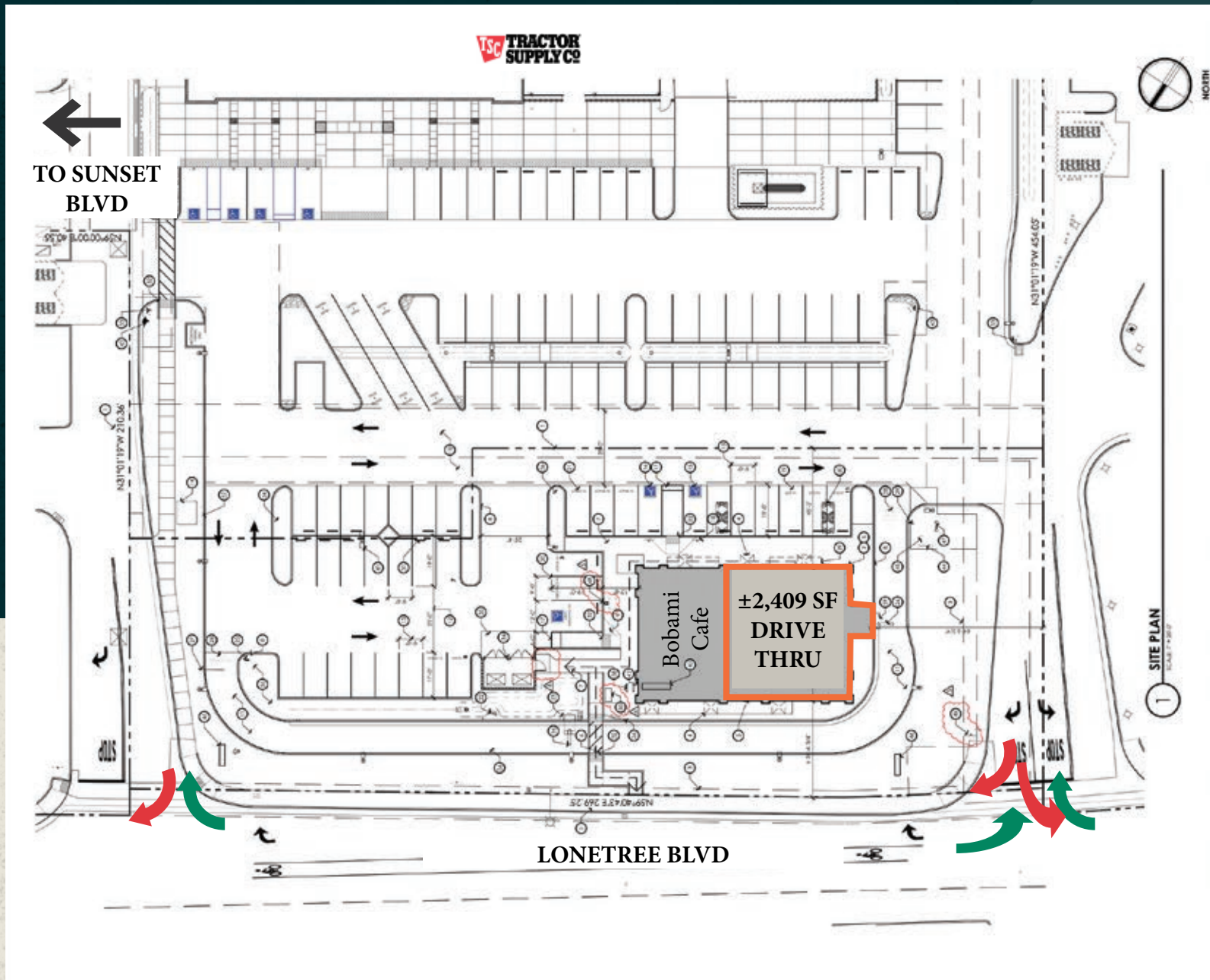
10,108
EMPLOYEES

1,292
BUSINESSES

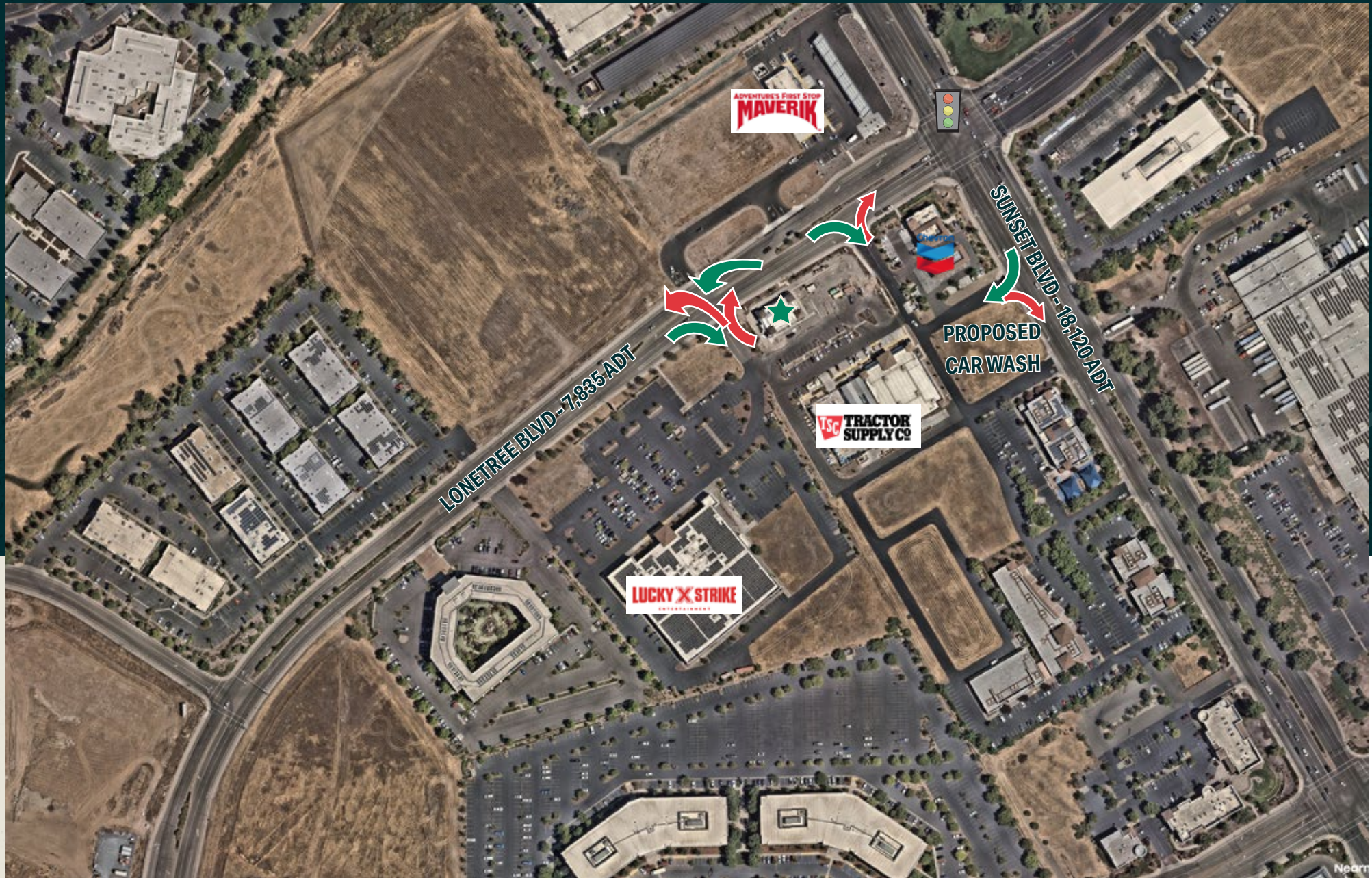
\$158,754
AVG HH INCOME

21,485
DAYTIME POPULATION

SITE PLAN



ZOOM AERIAL



AREA RETAIL



JESSUP
UNIVERSITY
1,624 Students

65

HARDY'S
TRACTOR SUPPLY CO.
LUCKY X STRIKE

65

RCWILLEY

SPORTSMAN'S

GROCERY OUTLET

FOOD LOBBY

FISH MARKET

CASHMARE

Target

65

Kohl's

Walmart

TOPGOLF

LIVING SPACES

INDUSTRIAL

McDonald's

PROPERTY
PHOTOS



**5661 LONETREE
BLVD**
ROCKLIN | CALIFORNIA



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