

**NOW  
LEASING**

# ROCKLIN, CALIFORNIA

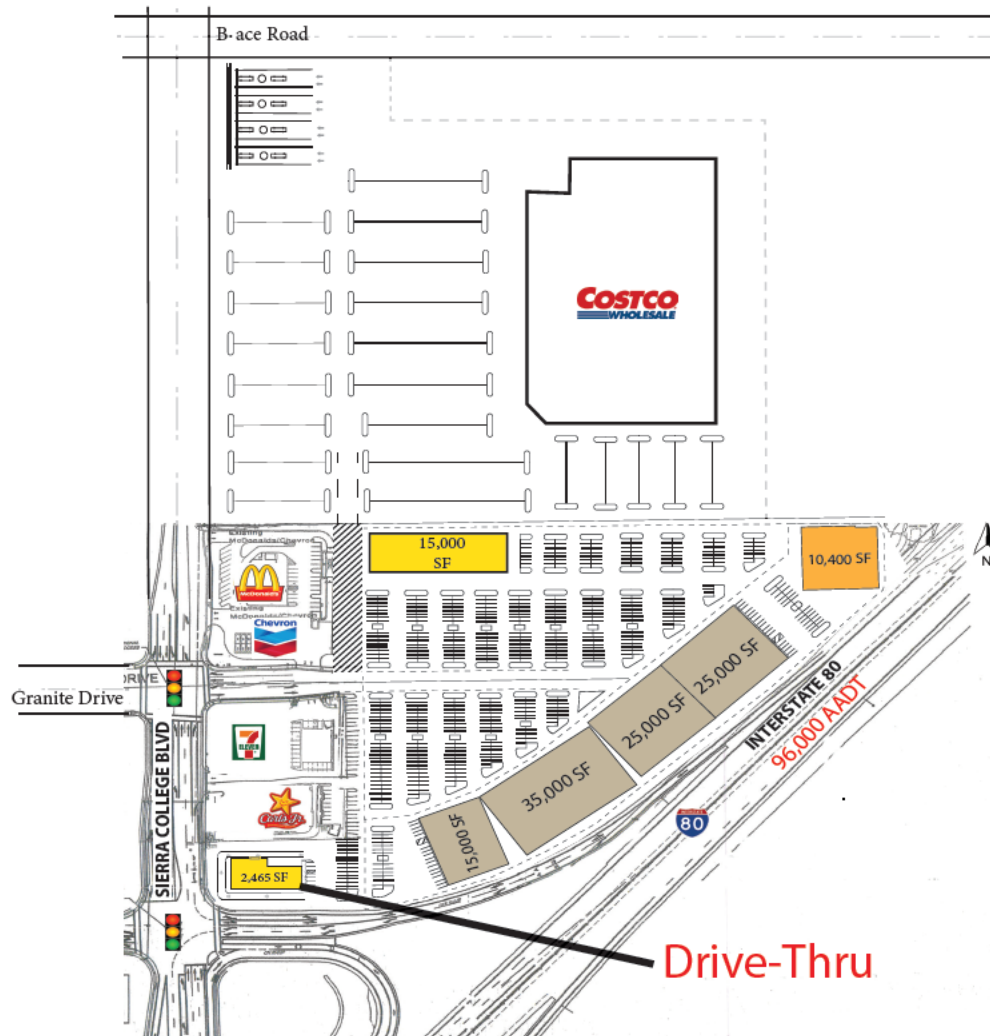
## GRANITE MARKETPLACE

NWC Interstate 80 & Sierra College Boulevard

**125,000 SF**  
**Shopping Center**  
**AVAILABLE**  
**FULL COMMISSION**

## POWER CENTER

Anchor, Junior Anchor, Drive-Thru Pads



## PROJECT SUMMARY

- New 125,000 square foot Power Center located at the region's key freeway interchanges and minutes away from Sierra Community College
- Across the street from Target, Bass Pro Shop, Wal-Mart, and a Luxury Studio Theater 1,200 linear feet of Interstate-80 freeway exposure
- Ideal spacing for box retail east of the Roseville Galleria mall
- Existing 90' tall pylon sign available
- 2015 Trade Area Population: 455,875
- 2016 Employee Population: 56,979
- 2016 Average Household income:
  - 3 Mile \$106,730
  - 5 Mile \$112,610
- 2013 Traffic Count: 96,000 AADT



825 K Street, 3rd Floor, Sacramento, CA 95814  
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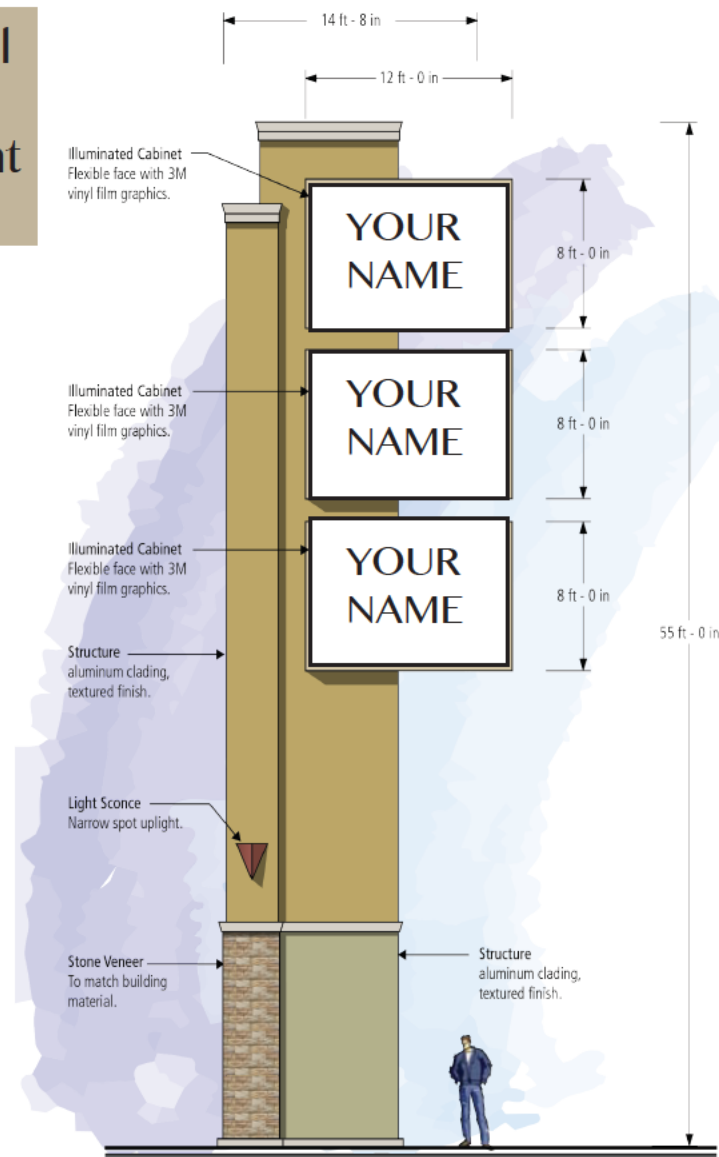
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Existing  
Monument  
Sign



Additional  
Future  
Monument  
Sign



**A** Freestanding Pylon Sign  
Scale 1/8" = 1'-0"  
Sign Area 288 SqFt.



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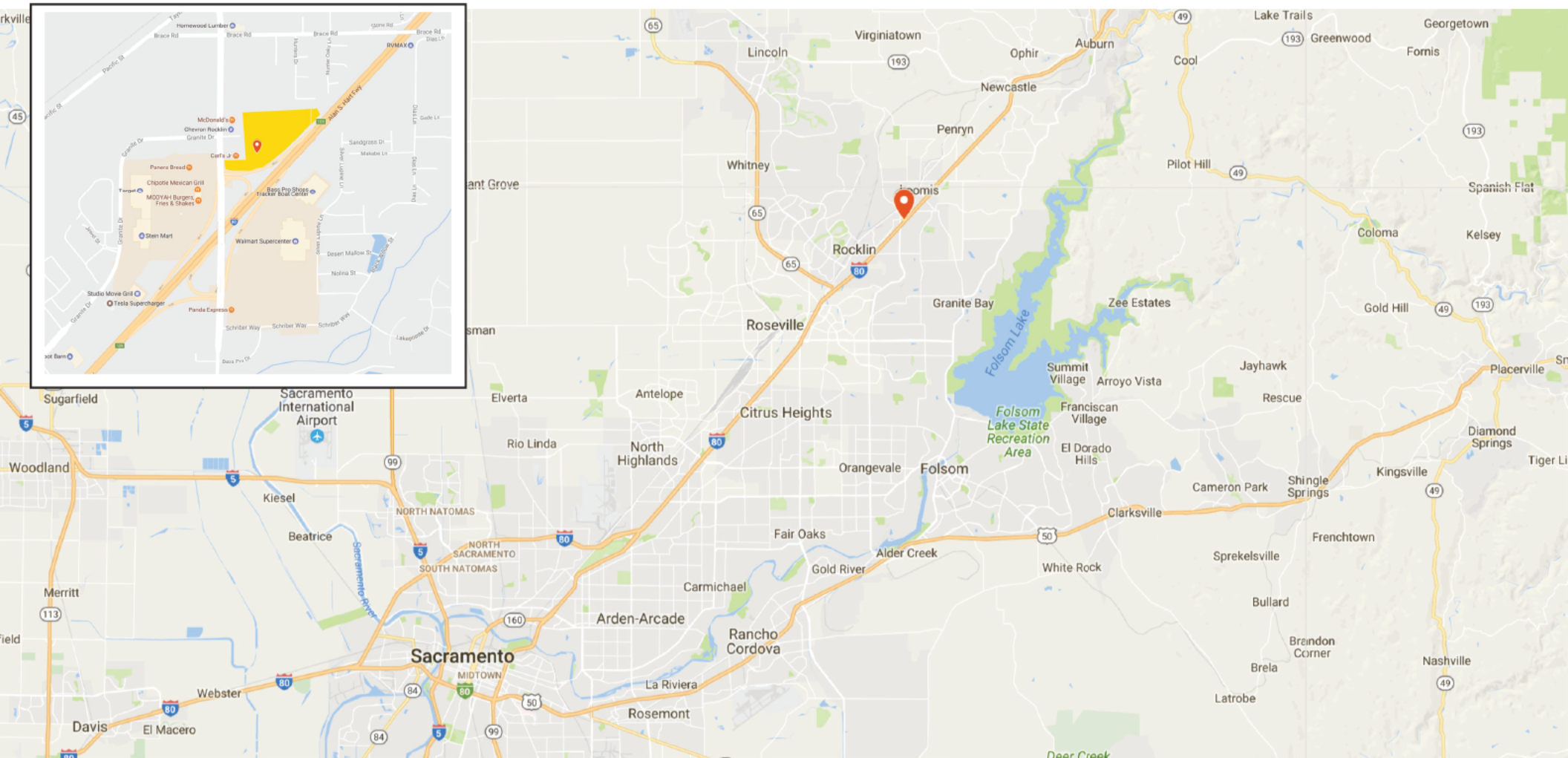
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