

ROCKLIN, CA

GRANITE

MARKETPLACE

NOW LEASING | 125,000 SF AVAILABLE | FULL COMMISSION

NWC Interstate 80 & Sierra College Boulevard



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Project Highlights

- New 125,000 SF Power Center located at the region's key freeway interchanges & minutes away from Sierra Community College
- Costco 158,000 SF pending adjacent to subject site
- Across the street from Target, Bass Pro Shop, Tesla Walmart, and a luxury Studio Theater Grill
- 1,200 linear feet of frontage facing the highly trafficked Interstate-80 freeway
- Existing 90' tall pylon sign available with an opportunity for additional future monument signage
-

Demographics



RESIDENTIAL POPULATION

1 MILE
2,589
3 MILE
41,332
5 MILES
126,811



AVG. HOUSEHOLD INCOME

1 MILE
\$112,220
3 MILE
\$120,268
5 MILES
\$129,260



DAYTIME POPULATION

1 MILE
5,167
3 MILE
15,279
5 MILES
66,119

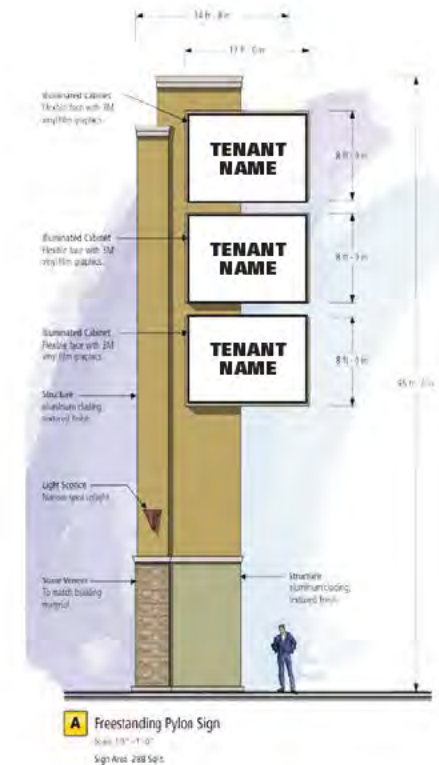
Traffic Counts

Sierra College Blvd	11,634 CPD
I-80	100,853 CPD
Granite Dr	2,740 CPD
Brace Rd	3,360 CPD
Pacific St	3,131 CPD

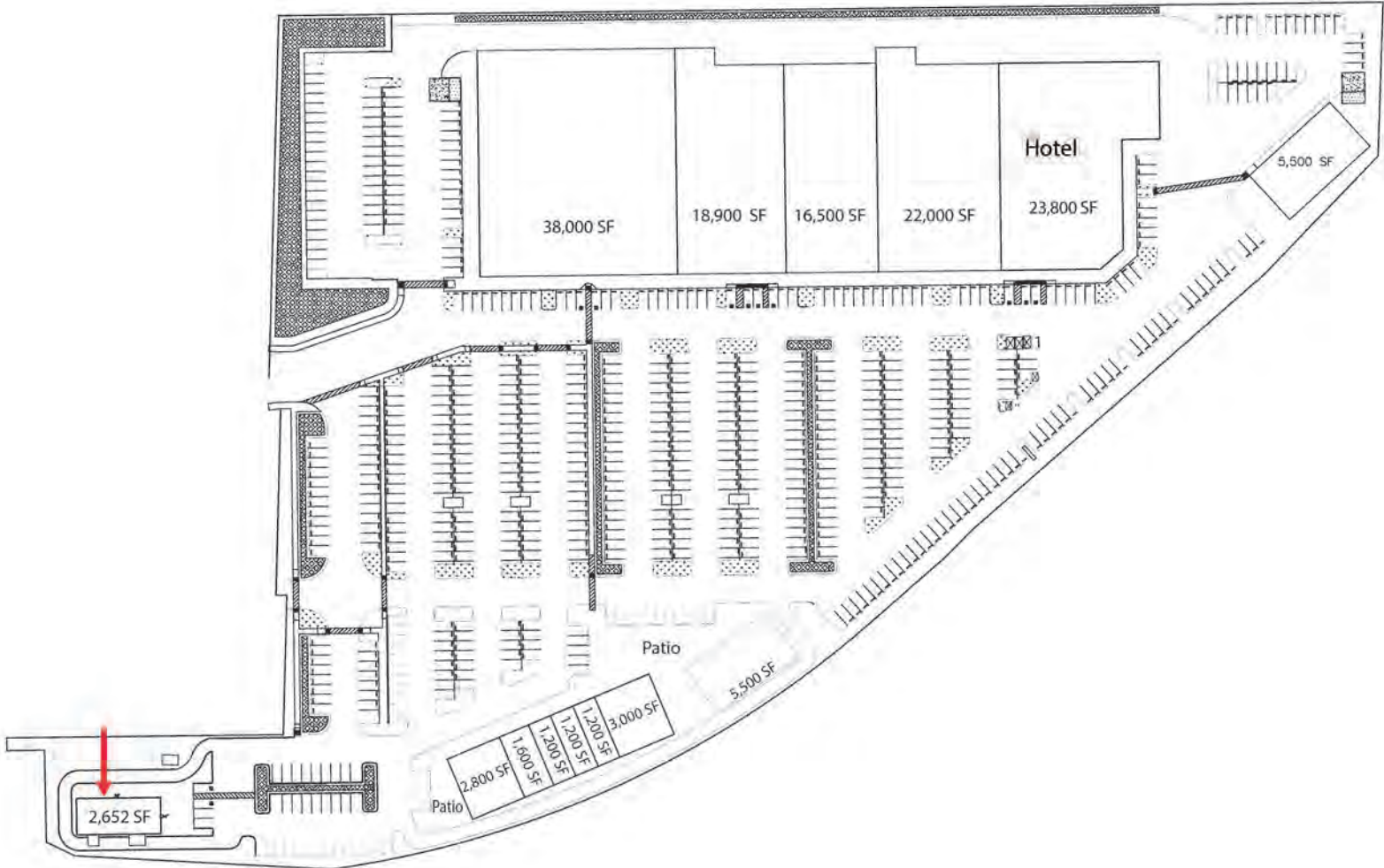
Existing Pylon Sign



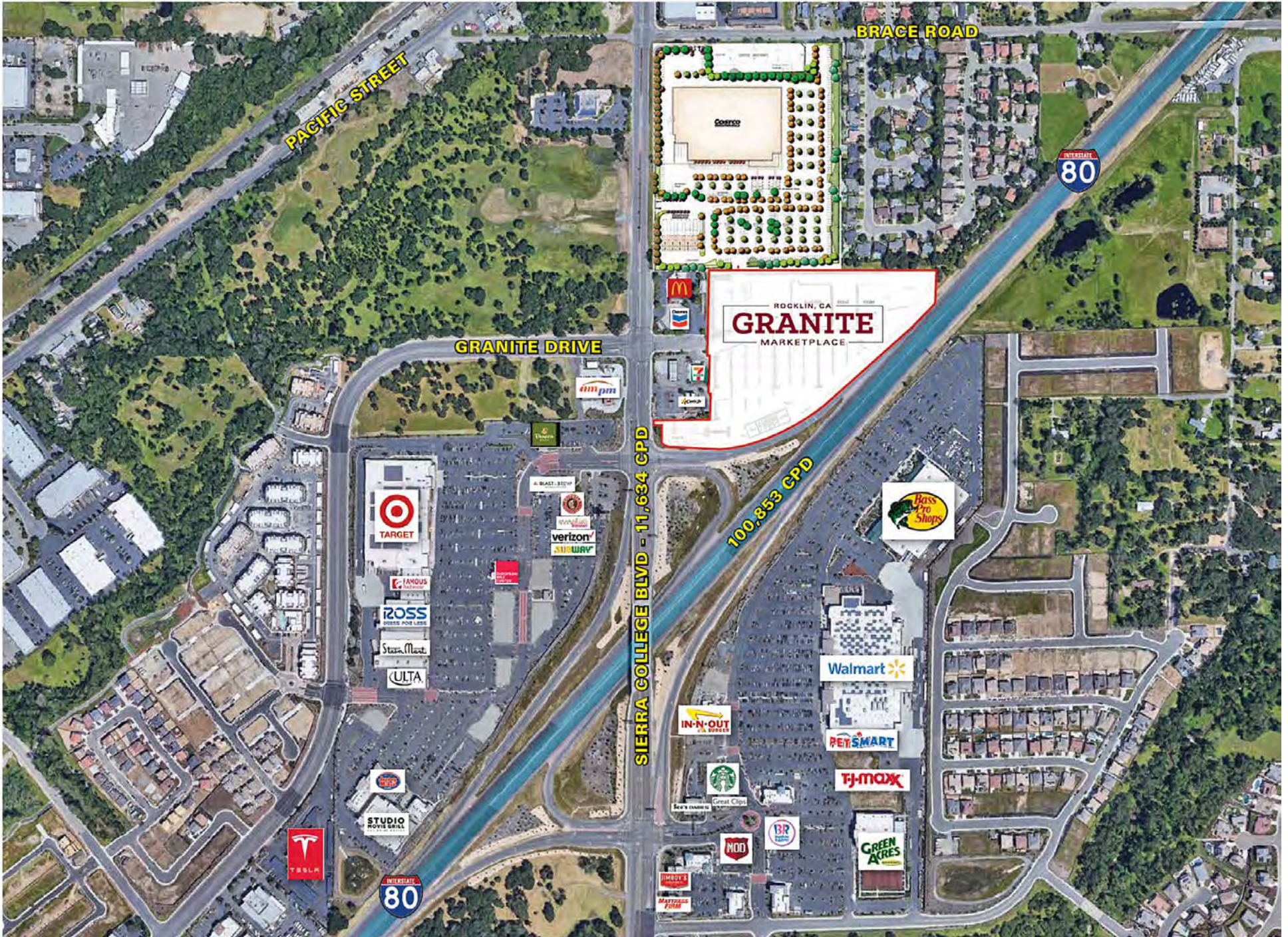
Additional Future Pylon Sign



Site Plan



Area Overview



Surrounding Area Overview

