

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
- 158,000 SF Costco center to have cross-access through 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 pylon 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

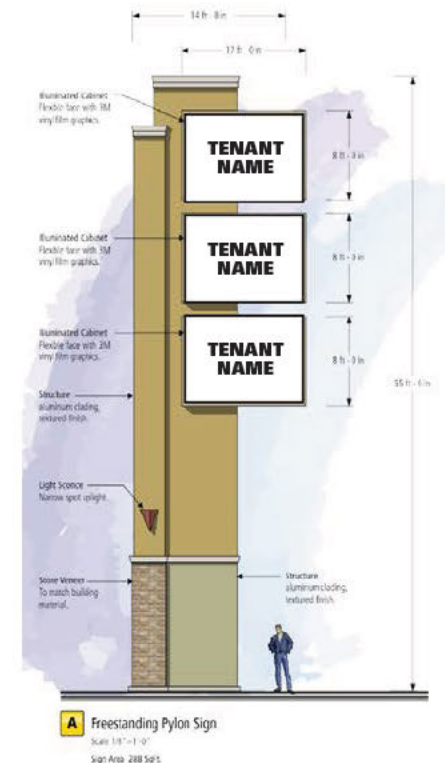
Traffic Counts

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

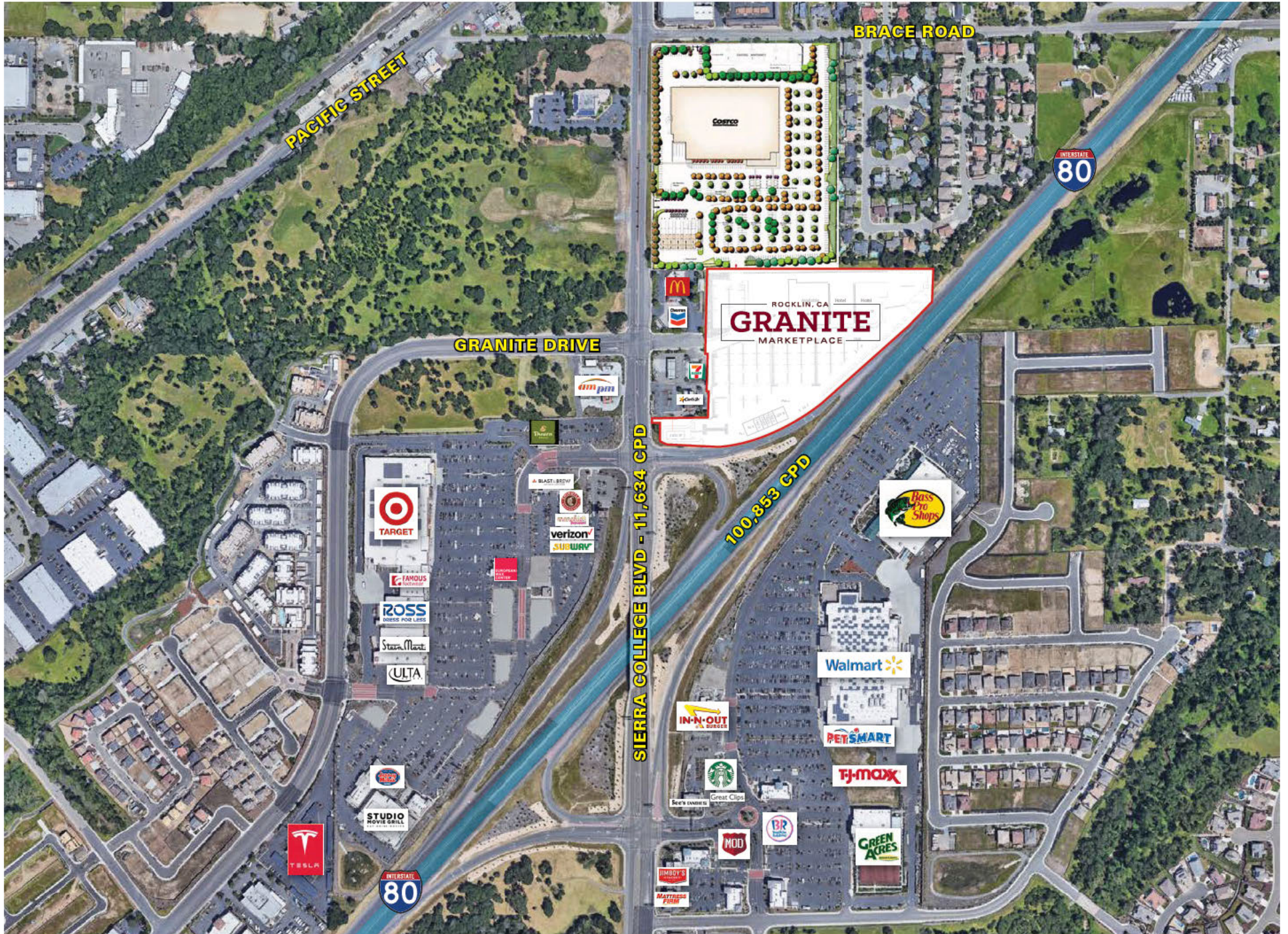
Existing Pylon Sign



Additional Future Pylon Sign



Area Overview



Surrounding Area Overview



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For leasing information, please contact:

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