

ROCKLIN CROSSINGS

A POWER CENTER



**COMING
SPRING 2014**

LOCATION

Southeast quadrant of Sierra College Boulevard & Interstate 80

ANCHOR TENANTS

Super Wal-Mart, Petsmart

SIZE

±505,337 Square Feet (GLA)

AVAILABILITY

ANCHOR, PAD & SHOP SPACE

TRAFFIC COUNTS

Interstate 80 at Sierra College Blvd

±96,000 ADT (Cal-Trans - 2008)

For Leasing Information, Please Contact:

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Owned and
Operated by
DONAHUE
SCHRIER

Voit
REAL ESTATE SERVICES

GALLELLI
TEAM RETAIL SPECIALISTS

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NOTE: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Voit Real Estate Services.

ROCKLIN CROSSINGS - MARKET OVERVIEW

Rocklin Crossings will be constructed by Donahue Schriber Realty Group, L.P. and will consist of ±505,337 square feet of new retail and restaurant space at the southeast quadrant of Sierra College Boulevard and Interstate 80. Anchored by Wal-Mart and Petsmart, this power center will offer excellent visibility along Interstate 80, the gateway to the Sierra's.



Over the last decade, the Roseville/Rocklin market has become one of Northern California's premier trade areas and has attracted such notable retailers and restaurants such as:

- Whole Foods Market
- Nordstrom
- West Elm
- McCormick & Schmick's
- California Pizza Kitchen
- BJ's Restaurant
- REI Sports
- The Yardhouse
- Tiffany & Co.
- H&M
- Dave & Busters
- Macy's
- Sears
- JC Penney
- Crate & Barrel
- Ruth's Chris Steakhouse

TRADE AREA

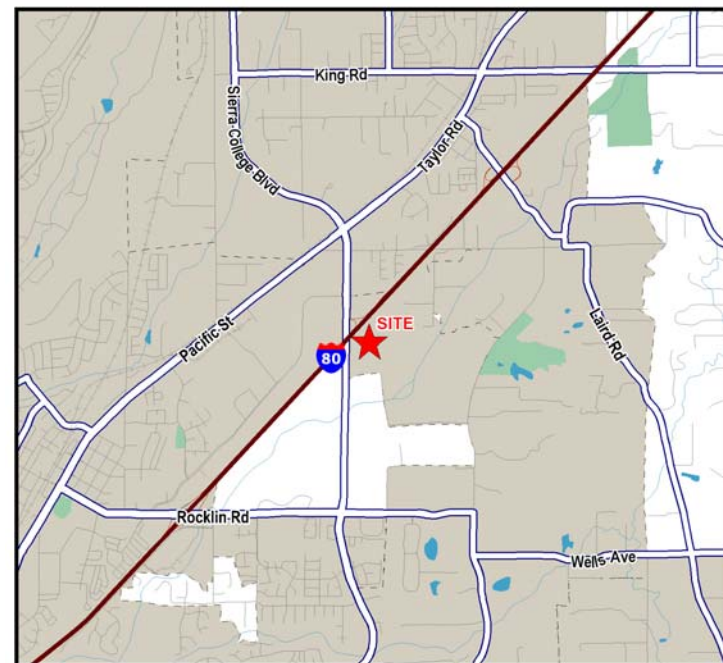
Approximately 60,000 residents in the immediate trade area.

SECONDARY TRADE AREA

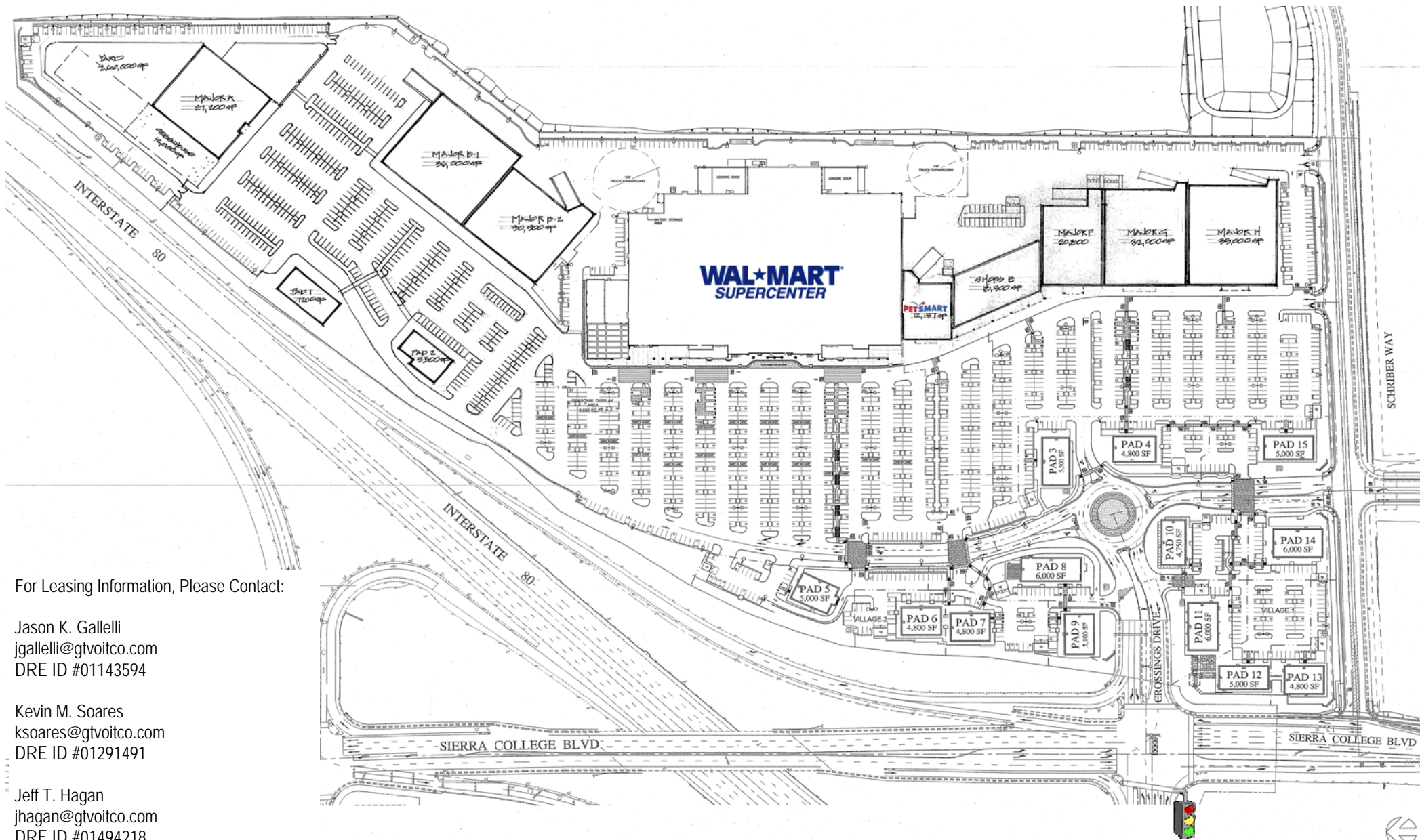
Auburn is located approximately 12 miles east of the city of Rocklin. It includes Weimar to the north, Pilot Hill to the south, Newcastle to the west and Cool to the east. There are approximately 66,000 residents located in the greater Auburn area, of which ±13,000 reside in the City of Auburn itself.

Demographics

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
2011 Total Population:	39,761	119,285	466,112
2016 Total Population:	43,808	134,480	509,155
2011 Daytime Population:	30,836	106,026	396,244
2011 Average Household Income:	\$90,484	\$105,230	\$90,260



ROCKLIN CROSSINGS - SITE PLAN



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* Lease Pending

Site Plan - Subject To Change



ROCKLIN CROSSINGS - AERIAL



Rendering/Site Plan - Subject To Change

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