

Blue Oaks Town Center

6600 Lonetree Boulevard, Rocklin, CA 95765



Property Highlights

540,859 Gross Leasable Area

52.00 Total Acres

204,398 5 Mile Population

- An approximately 525,000 square foot promotional/entertainment center (540,859 square feet owned) anchored by RC Willey (N.A.P.), Sportsman's Warehouse, Century Theatres, Petco, Dollar Tree, and Crunch Fitness.
- Serves the Rocklin/Roseville trade area of 204,000 residents in a 5-mile radius with an average household income of \$109,000.
- Two signalized entrances off Lonetree Boulevard with full turning movements.
- 2,000 feet of linear frontage along Highway 65 with 100,000 cars per day (source/ Caltrans).

Demographics

	1-Mile	3-Mile	5-Mile
Population	6,364	93,349	204,398
Households	2,024	33,124	75,523
Avg HH Income	\$129,646	\$118,142	\$109,181

Source: Esri, 2019

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Current Tenants

N.A.P. 1	Staybridge Suites (N.A.P....		36	OMG Yogurt	1,258 SF
1	Sportsman's Warehouse	56,234 SF	37	Crazy Sushi	3,481 SF
3	BareBones WorkWear	2,947 SF	39	Pink Martini	3,408 SF
5	Rockler Woodworking & Har...	7,931 SF	41	Color Me Mine of Rocklin	1,079 SF
8	Grocery Outlet	20,850 SF	42	Subway	1,100 SF
10	Dollar Tree	12,000 SF	43	Yakety Yak Wireless	1,040 SF
11	California Backyard	7,150 SF	45	The Melting Grill	1,474 SF
12	The Music Yard	1,688 SF	46	FedEx/Kinko's	2,000 SF
13	Jason B. Couch, DDS	1,726 SF	48	Sleep Train	5,014 SF
14	Petco	15,257 SF	50	Mels Diner	4,000 SF
18	Crunch Fitness	25,000 SF	52	Carl's Jr.	3,198 SF
19	UFC Gym	10,224 SF	53	Starbucks Coffee	1,650 SF
21	Spavia Day Spa	3,476 SF	55	Goodyear Tire	6,258 SF
23	Innovative Martial Arts	1,301 SF	58	Hot Tub and Spa Emporium	2,718 SF
24	GNC	1,300 SF	59	Sport Clips	1,200 SF
26	Century Theatres	57,372 SF	60	Allstars Alterations & Ta...	1,090 SF
27	Ramen 101	1,399 SF	61	Jenny Craig	1,800 SF
28	Blo Blow Dry Bar	1,423 SF	62	Body Heat Hot Pilates & Y...	5,599 SF
29	SUNworks	2,846 SF	66	Blindspot Blinds & Shutte...	1,321 SF
30	Xtreme Craze	18,000 SF	67	Joseph Anthony Salon & Sp...	1,300 SF
31	Newcastle Pizzeria	1,226 SF	69	Kathy's Nails	1,400 SF
33	Yummy Poke	1,304 SF	72	Lucille's Smokehouse	10,111 SF
34	Prive Nail Bar	1,200 SF	73	RC Willey Home Furnishing...	161,000 SF
35	Pho Hot	1,400 SF	74	Skipolini's (N.A.P.)	8,000 SF

Available/Coming Soon

2	Available	2,520 SF
15	Available	36,000 SF
22	Available	2,635 SF
25	Available	1,630 SF
32	Available	1,200 SF
44	Available	2,008 SF
51	Available	6,995 SF
68	Available	1,400 SF
70	Available	1,397 SF
71	Available	1,321 SF