

ROCKLIN CROSSINGS

COMING SOON!!



A POWER CENTER



WAL★MART
SUPERCENTER
NOW OPEN!



Join:



WAL★MART
SUPERCENTER

PETSMART

Coming
Soon

Now
Open

Coming
Soon

LOCATION Southeast quadrant of Sierra College Boulevard & Interstate 80

ANCHOR TENANTS Bass Pro Shops, Super Wal-Mart, Petsmart

SIZE ±394,752 Square Feet (GLA)

AVAILABILITY **JUNIOR ANCHOR, PAD & SHOP SPACE**

TRAFFIC COUNTS Interstate 80 at Sierra College Blvd ±89,000 AADT (Cal-Trans - 2011)
Sierra College Boulevard ±15,556 ADT (City of Rocklin - 2011)

For Leasing Information, Please Contact:

Jason K. Gallelli
jgallelli@gtvoitco.com
DRE ID #01143594

Kevin M. Soares
ksoares@gtvoitco.com
DRE ID #01291491

Jeff T. Hagan
jhagan@gtvoitco.com
DRE ID #01494218

Kurt D. Conley
kconley@gtvoitco.com
DRE ID #01851169

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Operated by
DONAHUE
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www.donahueschreiber.com

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REAL ESTATE SERVICES

GALLELLI

TEAM RETAIL SPECIALISTS

2237 Douglas Boulevard • Suite 100 • Roseville, CA 95661 • 916.772.1700 p • 916.784.2098 f • www.gtvoitco.com

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ROCKLIN CROSSINGS - MARKET OVERVIEW

Currently under construction, **Rocklin Crossings** consists of approximately ±394,752 square feet of new, high visibility retail and restaurant space and is being developed by Donahue Schriber. Super Wal-Mart opened in November 2013. Bass Pro Shops is scheduled to open in 2015. Located at the northwest quadrant of Sierra College Boulevard and Interstate 80, the center benefits from its excellent position along Interstate 80 and will be part of the most significant retail epicenter in the Rocklin trade area and the Sacramento and Placer County regions.

In addition to strong co-tenancy within the center, notable tenants that will soon open within close proximity include:



The corridor

- Visible to more than **89,000 cars per day** on I-80 (vs. 67,000 CPD on Hwy 65) (West of Sierra College Blvd - Source: CalTrans 2011)
- Location of the **largest new development retail projects in Placer County** (nearly 1M sq ft) and the entire Sacramento Region.
- The **first major shopping venue** opportunity for westbound travelers driving toward the Rocklin/Sacramento MSA
- The **last major retail stop for eastbound travelers** before entering the Sierra Nevada Foothills en route to year-round tourist destinations including Reno, South Lake Tahoe and the Gold Country.
- Nearly **1 million travelers per year** use the I-80 corridor from the San Francisco and Sacramento Areas towards eastbound tourist destinations. (Source: Reno-Sparks Visitors & Convention Authority 2012)
- Total population of approximately **192,164 within a 12-min drive time**. (Source: Target Pro 2012)
- **\$106,835 Avg HH income in a 5-mi radius** (Source: Target Pro 2012)
- **Fresh mix of dynamic tenants** will benefit an underserved market.

Demographics

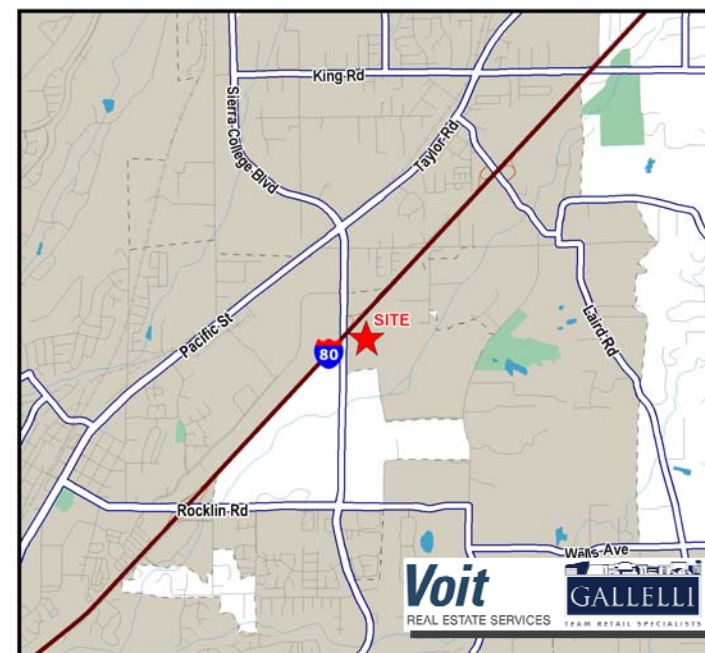
	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
2013 Total Population:	40,631	124,895	485,152
2017 Total Population:	43,178	135,773	516,156
2013 Daytime Population:	37,728	140,858	450,796
2013 Average Household Income:	\$92,511	\$98,484	\$88,568

Two Unique Tenants Coming Soon:

Bass Pro Shops and **Studio Movie Grill** are locating their first Sacramento area stores in Rocklin!

Bass Pro Shops typically attracts more than 116 million visitors across their 84 stores each year (an average of 115,000 visitors per month per store).

Studio Movie Grill is slated to open Spring 2015 and will open its first California location in Rocklin! Studio Movie Grill currently has 17 locations nationwide.



ROCKLIN CROSSINGS - SITE PLAN



Site Plan - Subject To Change

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ROCKLIN CROSSINGS - PADS 8, 11 & 12

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Pad 11



Pad 8



Pad 12

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Site Plan - Subject To Change

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ROCKLIN CROSSINGS - AERIAL



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