

ROCKLIN CROSSINGS

A POWER CENTER



Join:



LOCATION Southeast quadrant of Sierra College Boulevard & Interstate 80

ANCHOR TENANTS Super Wal-Mart, Petsmart

SIZE ±394,752 Square Feet (GLA)

AVAILABILITY **ANCHOR, PAD & SHOP SPACE**

TRAFFIC COUNTS Interstate 80 at Sierra College Blvd
Sierra College Boulevard

±89,000 AADT (Cal-Trans - 2011)

±15,556 ADT (City of Rocklin - 2011)

For Leasing Information, Please Contact:

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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

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. 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:

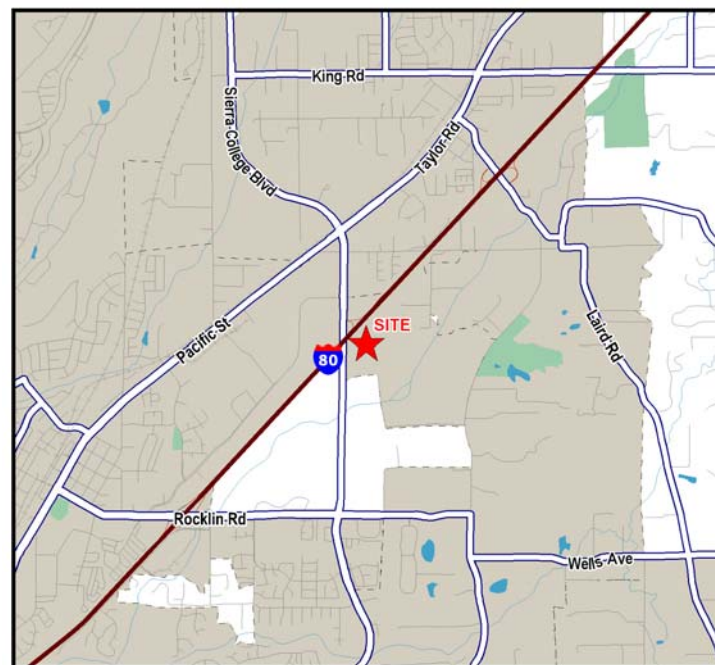


The corridor

- 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 **83,779 within a 12-min drive time**. (Source: Pitney Bowes AnySite 2014)
- \$98,484 Avg HH income in a 5-mi radius** (Source: Pitney Bowes AnySite 2014)

Placer County: on track for job growth

The Center for Strategic Economic Research recently reported that the employment rate in Placer County' is expected to grow by 21% over the next nine years. The County's largest employment sectors - trade, transportation and utilities - are expected to grow by 38% over the next ten years. (Source: Sacramento Business Journal)



Demographics

	3 Mile	5 Mile	10 Mile
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

Voit
REAL ESTATE SERVICES



ROCKLIN CROSSINGS - SITE PLAN

2 SIDED
FREEWAY
PYLON

FUTURE PHASE 2
12,468 ± ACRES

**WAL*MART
SUPERCENTER**
Now Open

5454 CROSSINGS DRIVE

PETSMART
12,157 SF

MAJOR E
18,500 SF

MAJOR F
20,800 SF

MAJOR G
35,500 SF

MAJOR H
35,500 SF

PAD 3
5,500 SF

PAD 4
4,800 SF

PAD 15
5,000 SF

PAD 8
6,000 SF

PAD 10
6,750 SF

PAD 14
6,000 SF

PAD 5
5,000 SF

PAD 6
9,500 SF

PAD 9
5,100 SF

PAD 11
6,000 SF

PAD 12
5,000 SF

PAD 13
4,800 SF

MONUMENT
SIGN 1

ENTRY
PYLON

MONUMENT
SIGN 2

MONUMENT
SIGN 4

MONUMENT
SIGN 3

Site Plan - Subject To Change

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ROCKLIN CROSSINGS - AERIAL



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