

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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Voit

REAL ESTATE SERVICES

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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 will be completed Fall 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:

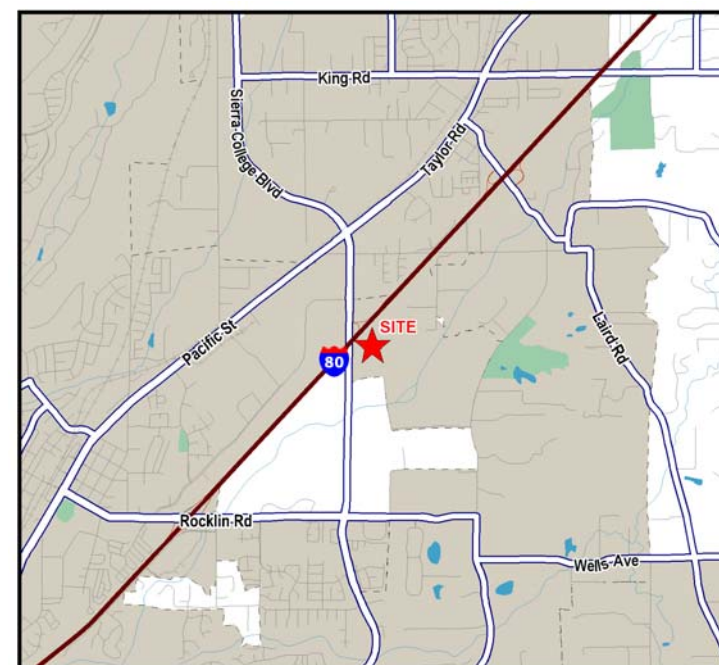


The corridor

- 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 **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)

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

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
2012 Total Population:	40,773	123,235	479,761
2017 Total Population:	42,677	132,545	503,770
2012 Daytime Population:	37,816	137,183	444,581
2012 Average Household Income:	\$97,371	\$106,835	\$94,895

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ROCKLIN CROSSINGS - SITE PLAN



Site Plan - Subject To Change

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Owned and
Operated by
www.donahuescriber.com

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ROCKLIN CROSSINGS - AERIAL



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