

ROCKLIN, CA

# GRANITE

MARKETPLACE

NOW LEASING | 125,000 SF AVAILABLE | FULL COMMISSION

NWC Interstate 80 & Sierra College Boulevard



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## Project Highlights

- New 125,000 SF Power Center located at the region's key freeway interchanges & minutes away from Sierra Community College
- 158,000 SF Costco center to have cross-access through subject site
- Across the street from Target, Bass Pro Shop, Tesla Walmart, and a luxury Studio Theater Grill
- 1,200 linear feet of frontage facing the highly trafficked Interstate-80 freeway
- Existing 90' tall pylon sign available with an opportunity for additional future pylon signage

## Demographics



### RESIDENTIAL POPULATION

1 MILE  
**2,589**

3 MILE  
**41,332**

5 MILES  
**126,811**



### AVG. HOUSEHOLD INCOME

1 MILE  
**\$112,220**

3 MILE  
**\$120,268**

5 MILES  
**\$129,260**



### DAYTIME POPULATION

1 MILE  
**5,167**

3 MILE  
**15,279**

5 MILES  
**66,119**

## Traffic Counts

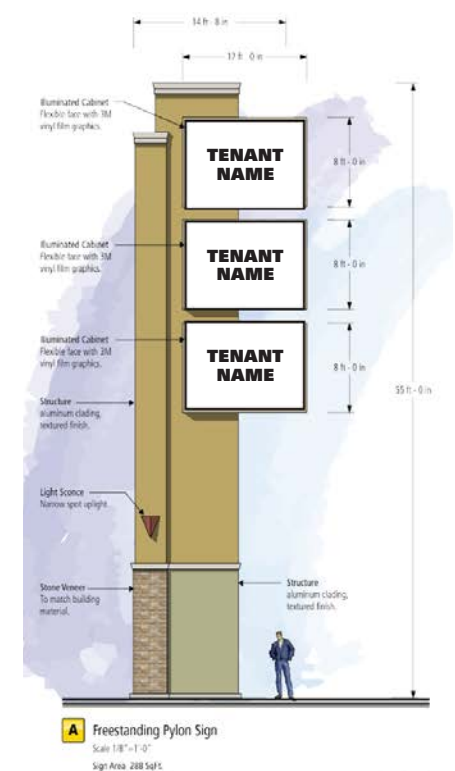
I-80	100,853 CPD
Sierra College Blvd	11,634 CPD
Brace Rd	3,360 CPD
Pacific St	3,131 CPD
Granite Dr	2,740 CPD



### Existing Pylon Sign



### Additional Future Pylon Sign





Area Overview





Surrounding Area Overview





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*For leasing information, please contact:*

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