

ROCK CREEK PLAZA

SWC Sunset Boulevard & Park Drive - Rocklin, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: SWC Sunset Boulevard & Park Drive
Rocklin, CA

anchor tenants: Safeway

shopping center GLA: ±84,684 Square Feet (GLA)

availability: ±900 SF & ±1,800 SF Shop Space



2022 total population

1-mile	21,469
3-mile	95,222
5-mile	213,601



2022 daytime population

1-mile	19,067
3-mile	101,016
5-mile	239,268



2022 total employees

1-mile	6,644
3-mile	46,168
5-mile	110,710



2022 total households

1-mile	7,286
3-mile	32,459
5-mile	78,042



2022 average HH income

1-mile	\$140,773
3-mile	\$151,408
5-mile	\$140,242



traffic counts

Sunset Blvd (Park Dr to Stanford Ranch)	28,881
Park Dr (Sunset Blvd to City Limit)	13,560

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Ingredients for life.™



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PROPERTY OVERVIEW

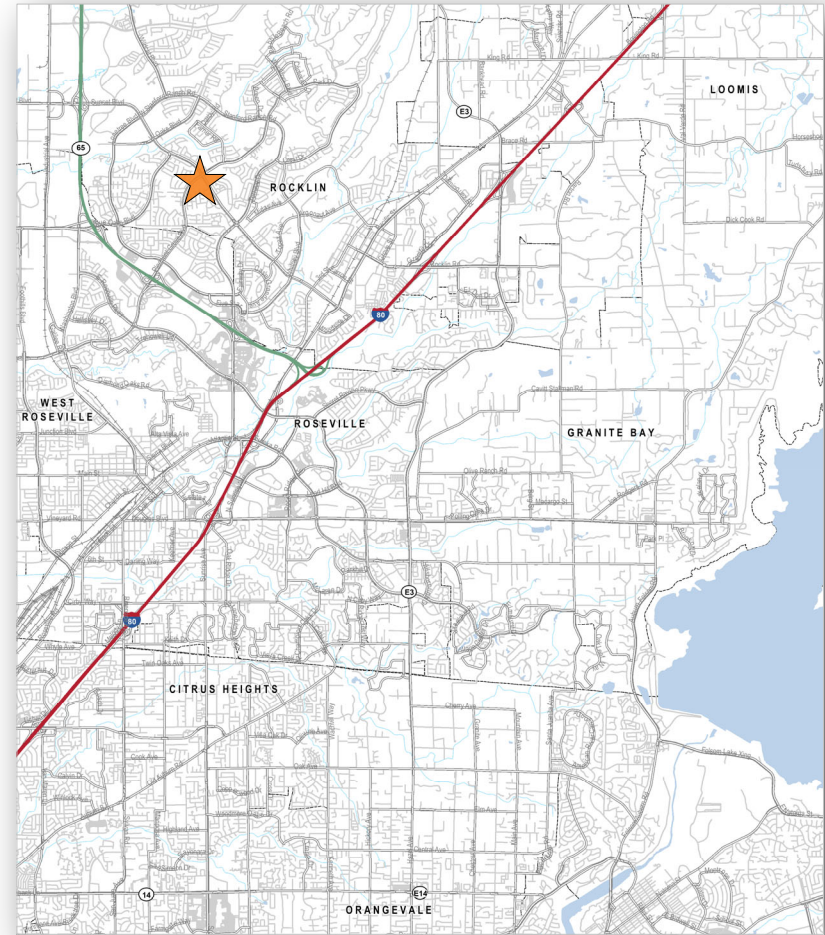
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Rock Creek Plaza is anchored by Safeway and is located on the southwest corner of Park Drive and Sunset Boulevard.

This ±81,184 square foot neighborhood center is visible to approximately 40,000 cars per day and benefits from strong trade area housing and income demographics.

The center is located within close proximity of strong traffic generators including Rocklin High School, Oracle, California Family Fitness, Adventure Christian Church and William Jessup University.

With more than one million square feet of new retail constructed from 2013 to present, the City of Rocklin has become the most active retail market in the entire Sacramento region and has seen the some of the most significant commercial growth in Northern California.



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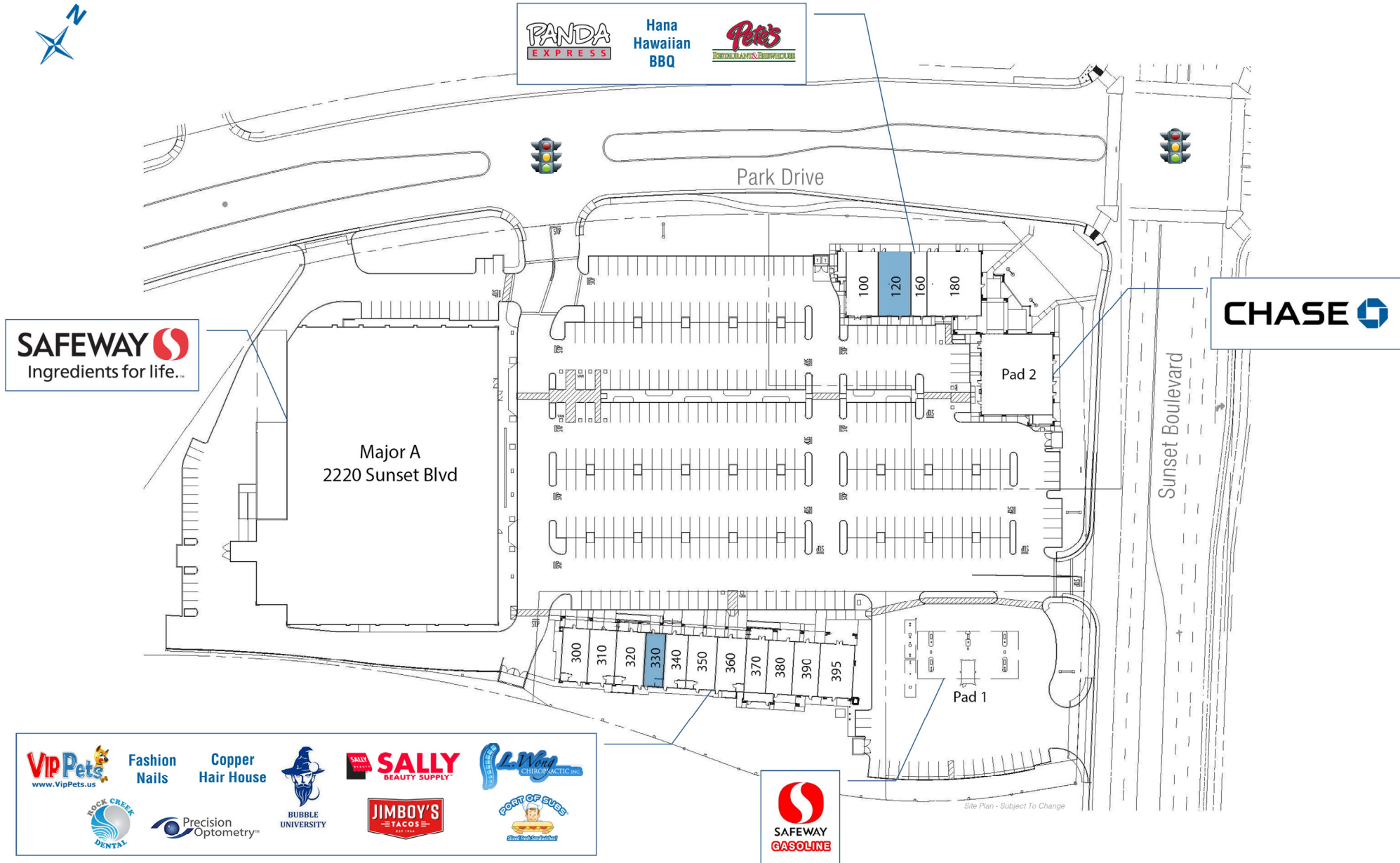


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SITE PLAN



SUITE	TENANT	SQ. FT.
Major A	Safeway	55,184
Pad 1	Safeway Gas	3,500
100	Panda Express	1,800
120	AVAILABLE	1,800
160	Hana Hawaiian BBQ	900
180	Pete's Restaurant & Brew	3,000
Pad 2	Chase Bank	5,000
300	VIP Pets	1,250
310	Fashion Nails	1,250
320	Copper Hair House	1,350
330	AVAILABLE	900
340	Bubble University	1,052
350	Sally Beauty	1,348
360	L. Wong Chiropractic	1,350
370	Rock Creek Dental	1,000
380	Precision Optometry	1,200
390	Port of Subs	1,200
395	Jimboy's Tacos	1,600

For leasing information, please contact:

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INTERSECTION AERIAL

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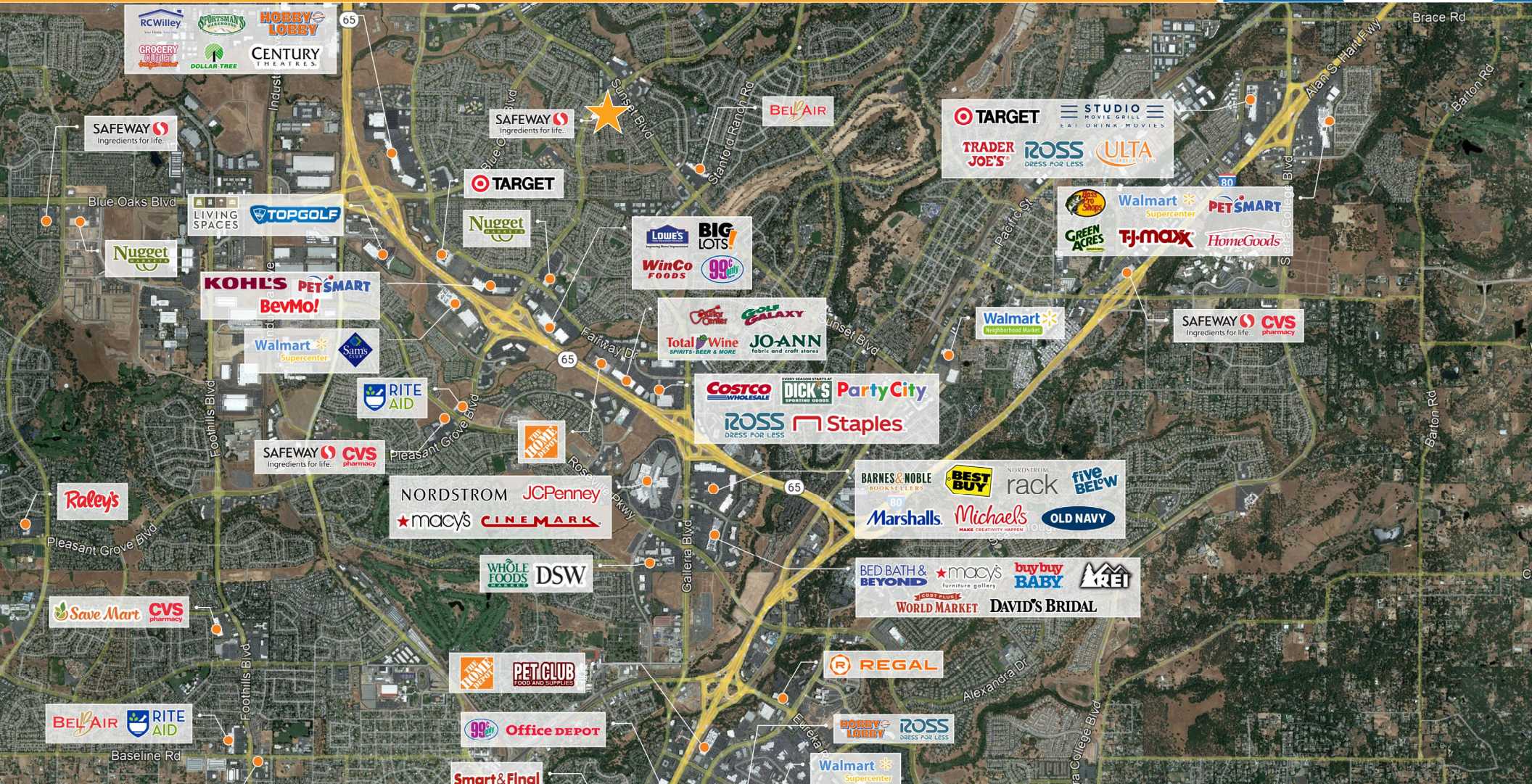
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RETAIL TRADE AREA AERIAL

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