

# BURN BOOT CAMP COMING SOON



## ROCKLIN WEST

### NOW OPEN:



### COMING SOON:



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**AVAILABLE FOR LEASE**

**6815-6851 LONETREE BOULEVARD, ROCKLIN, CA 95765**



# AVAILABILITY FOR LEASE

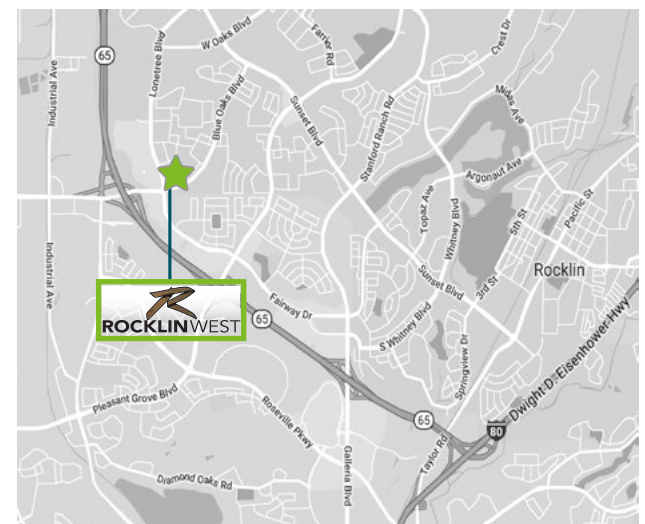
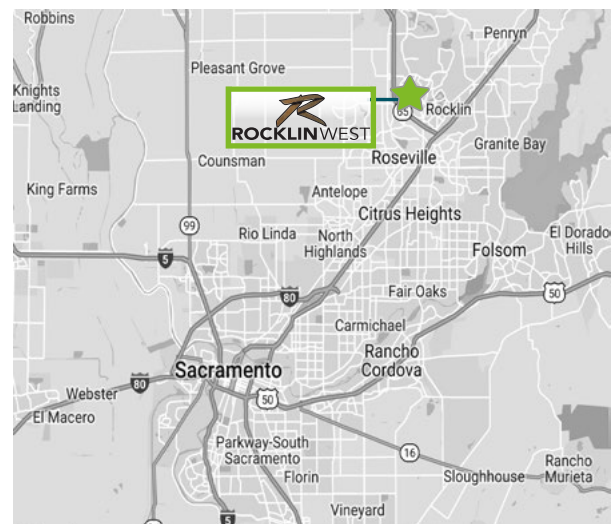
- ±1,310 SF - (former hair salon)
- ±1,469 SF
- ±1,881 SF
- ±2,302 SF

## PROPERTY HIGHLIGHTS

- ★ Rocklin West is a ±99,478 SF fitness-anchored retail center located in the heart of Placer County's premier retail area at the signalized intersection of Blue Oaks Blvd and Lone Tree Blvd
- 🕒 The Center is within a three mile radius of the Roseville Galleria Mall, The Fountains Shopping Center, Creekside Town Center, and the Ridge at Creekside
- 👥 Attractive mix of experiential, e-commerce resistant tenants. Recently opened Planet Fitness marks the center's first national anchor tenant
- ⛔ Located just off Highway 65 and close to the I-80 interchange making the Center highly accessible to nearby traffic
- 🏠 The project is surrounded by new residential housing stock, office and retail projects

### Exterior Renovations Complete:

- New Monument Signs
- New Awnings
- New Exterior Paint
- New Roof
- New LED Lighting
- Enhanced Landscaping



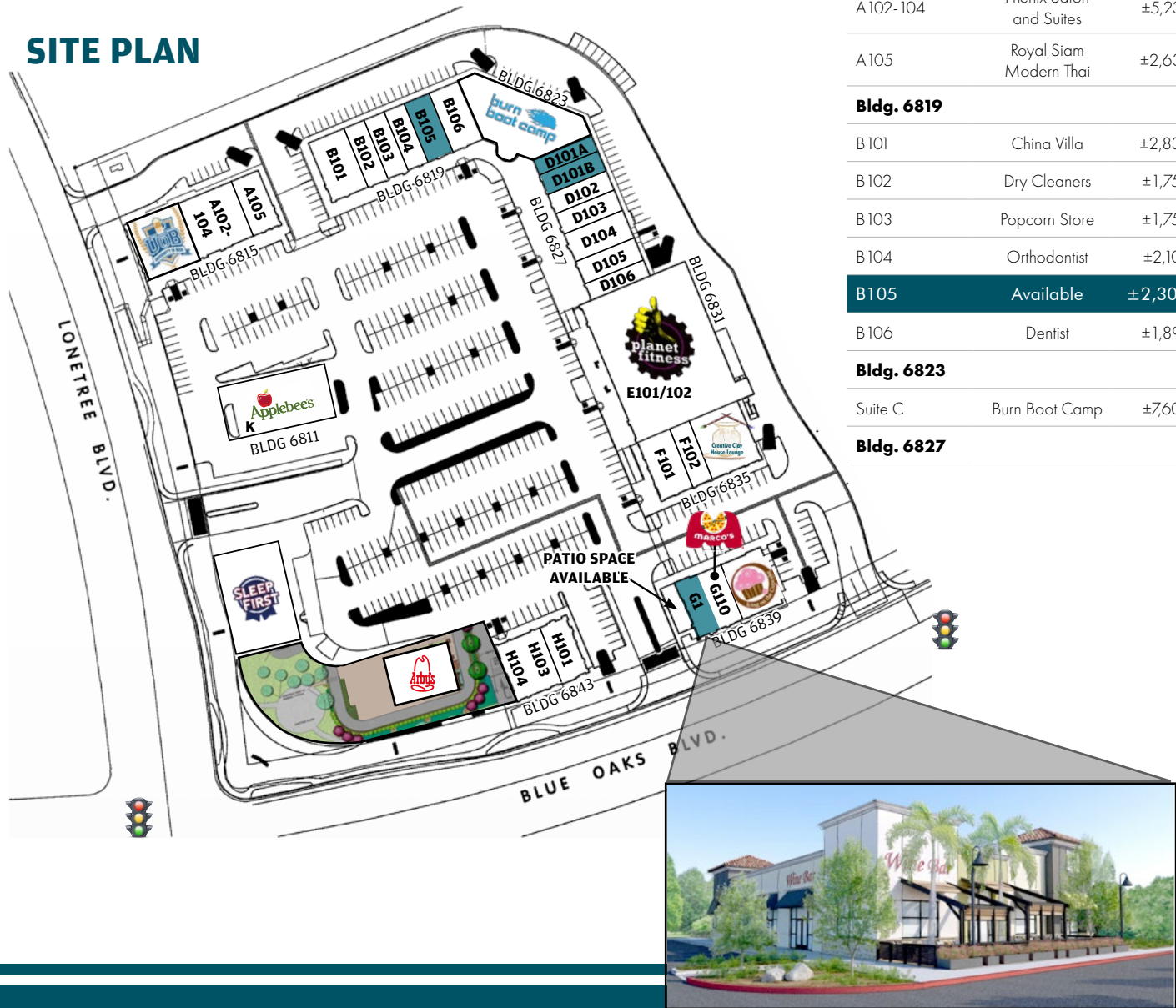
### 2019 TRAFFIC COUNTS

<b>Blue Oaks Blvd.</b>	69,513 ADT
<b>Lonetree Blvd.</b>	18,811 ADT
<b>Highway 65</b>	114,00 ADT
<b>Interstate 80</b>	176,000 ADT

### 2021 ESTIMATED DEMOGRAPHICS

<b>Radius</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
<b>Population</b>	12,399	104,225	213,751
<b>Avg. Household Income</b>	\$136,483	\$129,794	\$125,381
<b>Daytime Population</b>	13,134	106,014	223,033

# SITE PLAN



<b>Bldg. 6815</b>		
A 101	University of Beer	±2,635 SF
A 102-104	Phenix Salon and Suites	±5,234 SF
A 105	Royal Siam Modern Thai	±2,635 SF

<b>Bldg. 6819</b>		
B 101	China Villa	±2,836 SF
B 102	Dry Cleaners	±1,756 SF
B 103	Popcorn Store	±1,756 SF
B 104	Orthodontist	±2,108 SF
<b>B 105</b>	<b>Available</b>	<b>±2,302 SF</b>
B 106	Dentist	±1,892 SF

<b>Bldg. 6823</b>		
Suite C	Burn Boot Camp	±7,600 SF

<b>Bldg. 6827</b>		
[Empty]		

D101A	Available	±1,469 SF
<b>D101B</b>	<b>Available</b> (former hair salon)	<b>±1,310 SF</b>
D102	Gold Star Mortgage	±1,405 SF
D103	Ivy Nails	±1,405 SF
D104	Pho Saigon	±2,107SF
D105	ReCreate	±2,810 SF
D106	Flores Munchies	±1,363 SF

<b>Bldg. 6831</b>		
E101 /102	Planet Fitness	±21,139 SF

<b>Bldg. 6835</b>		
F101	Gold Country Running	±2,297 SF
F102	Eaton Physical Therapy	±1,496 SF
F103	Creative Clay	3,793 SF

<b>Bldg. 6839</b>		
G110	Marco's Pizza	1,392 SF
G100	Icing on the Cupcake	±2,992 SF

<b>Pad G1</b>	<b>Available</b>	<b>±1,881 SF</b>
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<b>Bldg. 6843</b>		
H 101	First US Bank	±2,701 SF
H 103, 104	Chef's Table	±2,714 SF
Drive Thru Pad I	Arby's	±2,400 SF
Pad J	Sleep First	±4,500 SF

<b>Bldg. 6811</b>		
Pad K	Applebee's	±5,430 SF



Rendering only, subject to tenant build out and approval by city.



## CONTACT US

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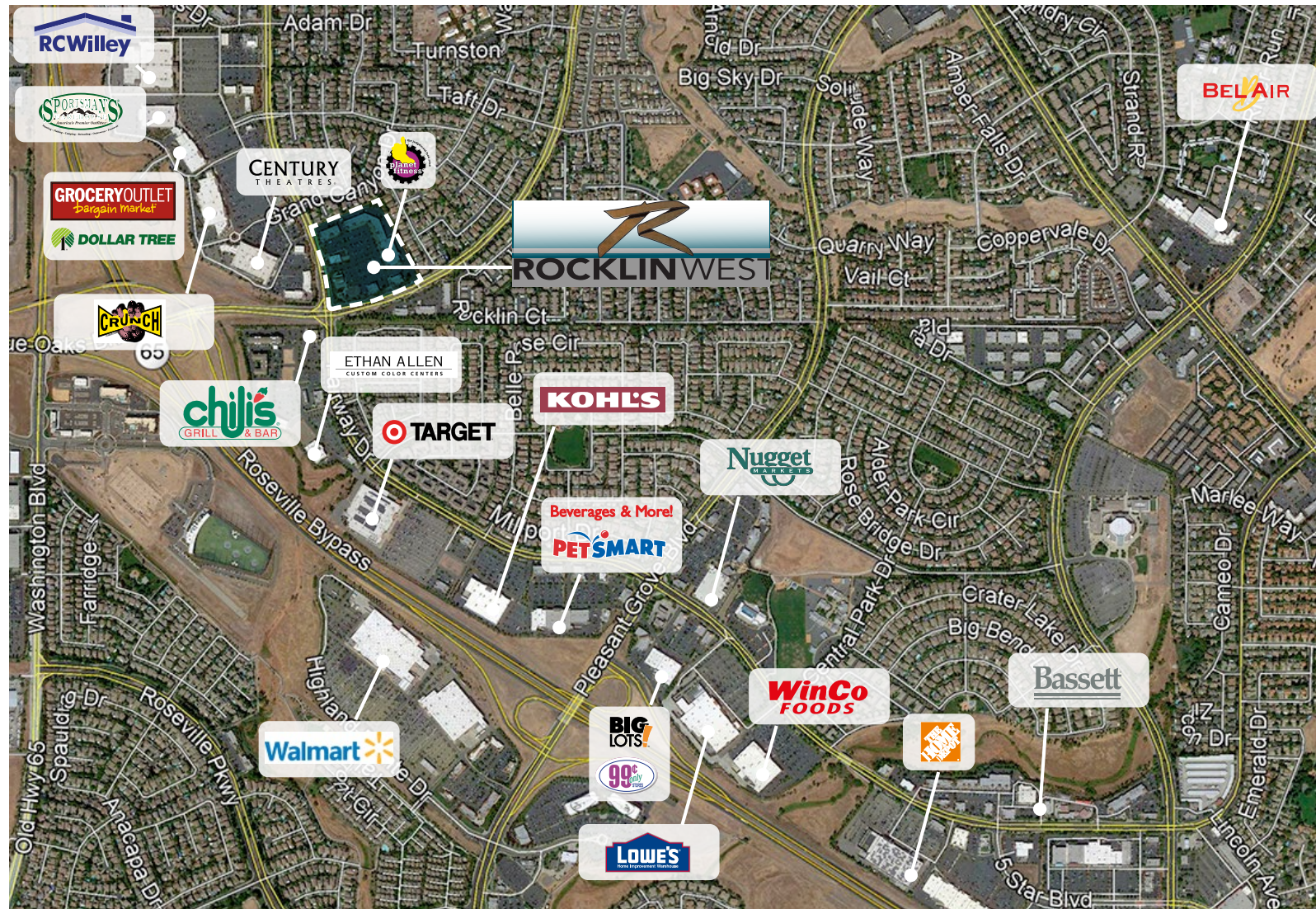
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