



THE
EDWARDS
COMPANY

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THE CENTER at Secret Ravine

SEC Sierra College Blvd & Schriber Way
Rocklin, CA

HIGHLY VISIBLE DRIVE-THRU PAD AVAILABLE
GROUND LEASE OR BUILD-TO-SUIT

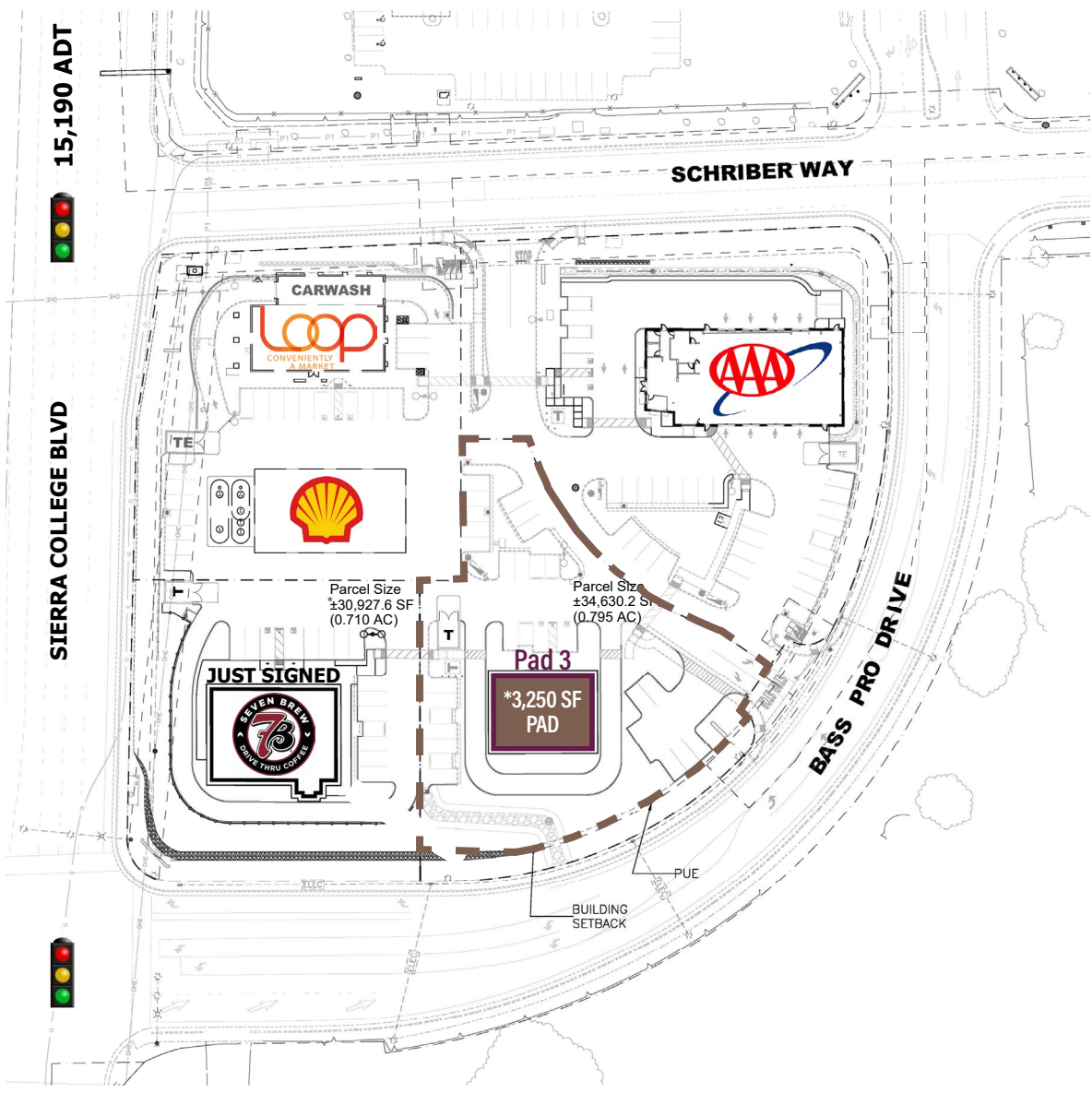
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SITE PHOTOS



SITE PLAN

ROCKLIN, CA

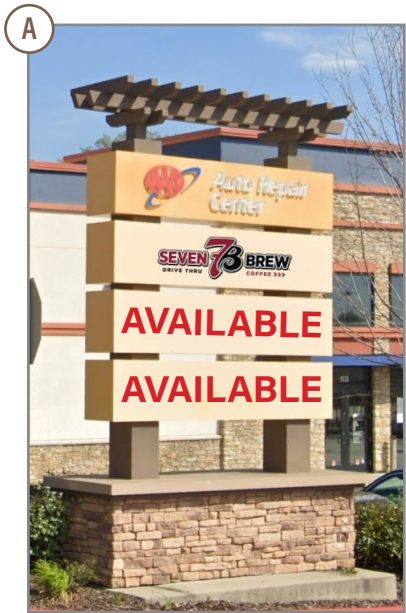


SUITE	TENANT	SF
5500	Shell Fuel & Loop	55,309
5530	AAA	28,054
PAD		SF
3	AVAILABLE	*3,250
4	7 Brew Coffee	4,800

**Buildable up to 6,000 SF with no DT*

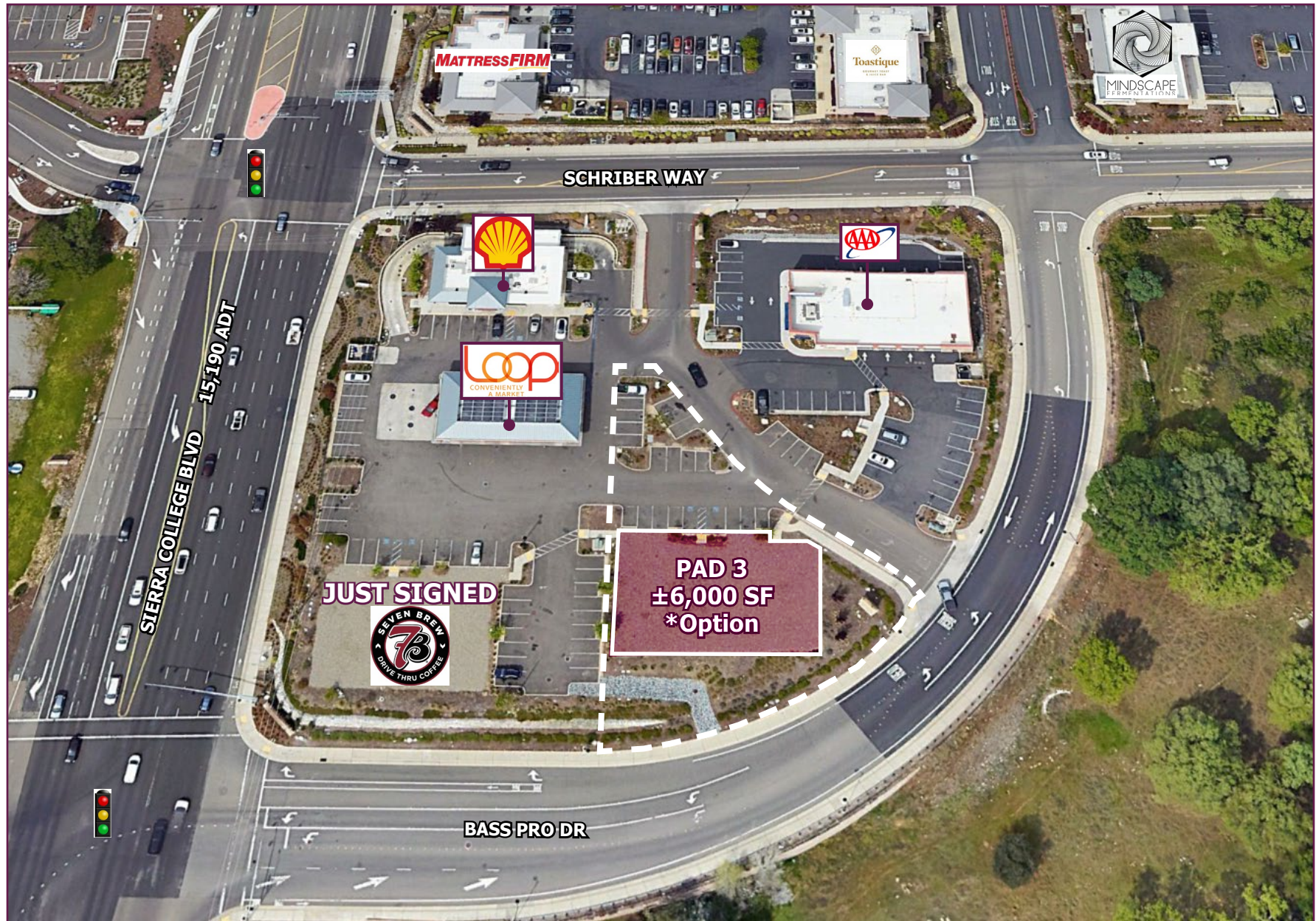
MONUMENT SIGNAGE

ROCKLIN, CA



SITE

ROCKLIN, CA



COMMUNITY DEMOGRAPHICS

ROCKLIN, CA

2026 DEMOS FOR CENTER AT SECRET RAVINE

POPULATION

1-Mile: 5,644
3-Mile: 43,154
5-Mile: 136,528

AVERAGE HH INCOME

3-Mile: \$184,976
5-Mile: \$163,364
10-Mile: \$173,440



ASHLEY PETSMART
BevMo! KOHL'S

FAIRWAY COMMONS I
Total Wine & More, GOLF GALAXY, Dick's, Ross, McDonald's, Floor Decor, AutoZone, Jack in the Box

CENTER AT SECRET RAVINE
Seven Stars, AAA, Shell

WESTFIELD GALLERIA AT ROSEVILLE
RH, Louis Vuitton, Nordstrom, Michael Kors, Kate Spade, JCPenney, Eddie Bauer, Coach, Macy's, Athleta, lululemon, Champs, H&M, Pottery Barn, Williams-Sonoma, Pacsun, Banana Republic, Victoria's Secret

FOUNTAINS AT ROSEVILLE
chico's, Yard House, White House Black Market, Soma, Anthropologie

CREEKSIDE TOWN CENTER
maurices, Burlington, Carter's, PF Chang's, Old Navy, Marshalls, Barnes & Noble, Rack, Men's Wearhouse, Michaels

ROSEVILLE SQUARE
Grocery Outlet, AutoZone, Trader Joe's

ROSEVILLE CENTER
petco, target, BIG5, Cheyres, Raley's