



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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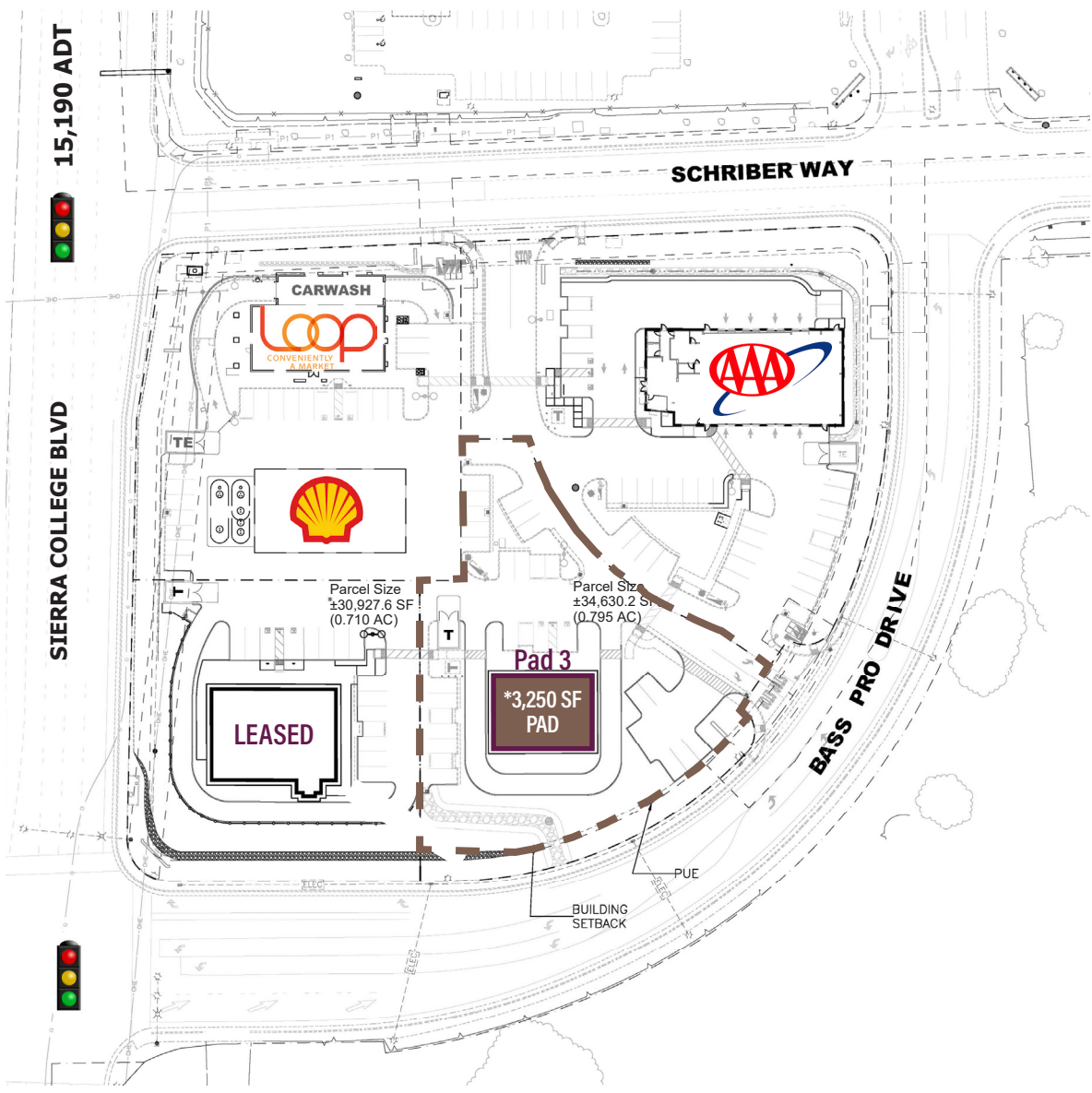
# SITE PHOTOS

ROCKLIN, CA



# SITE PLAN

ROCKLIN, CA



| SUITE | TENANT            | SF     |
|-------|-------------------|--------|
| 5500  | Shell Fuel & Loop | 55,309 |
| 5530  | AAA               | 28,054 |
| PAD   |                   | SF     |
| 3     | AVAILABLE         | *3,250 |
| 4     | LEASED            | 4,800  |

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

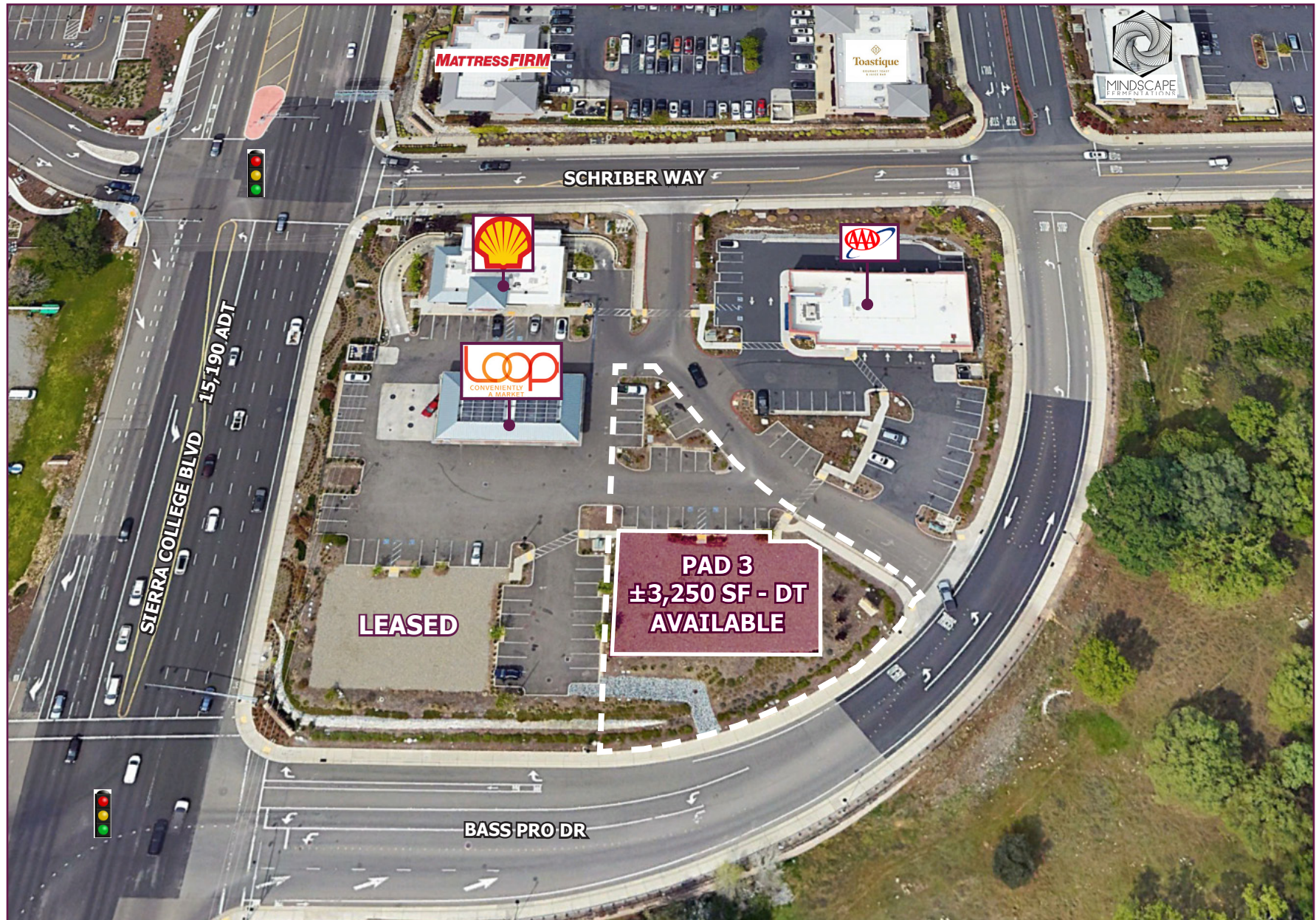
# MONUMENT SIGNAGE

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



**CENTER AT SECRET RAVINE**

AAA Shell

ASHLEY PETSMART  
BevMo! KOHL'S

FAIRWAY COMMONS I  
Total Wine & More GOLF GALAXY  
Chuck E. Cheese's

STANFORD RANCH  
DICK'S SPORTS & OUTDOORS  
ROSS Dress For Less  
McDonald's  
Floor Decor  
AutoZone  
Jack in the Box

**WESTFIELD GALLERIA AT ROSEVILLE**

RH LOUIS VUITTON NORDSTROM  
MICHAEL KORS kate spade JCPenney  
Apple  
Athleta lululemon CHAMPS H&M  
Abercrombie & Fitch Crate&Barrel  
POTTERY BARN WILLIAMS-SONOMA PACSUN  
BANANA REPUBLIC VICTORIA'S SECRET

**FOUNTAINS AT ROSEVILLE**

chico's Yard House  
WHITEHOUSEBLACKMARKET  
SOMA ANTHROPOLOGIE

**ROSEVILLE SQUARE**

GROCERY OUTLET  
AutoZone  
TRADER JOE'S

**CREEKSIDE TOWN CENTER**

maurices Burlington carter's  
PF Chang's OLD NAVY Marshalls  
BEST BUY BARNES & NOBLE RACK  
MEN'S WEARHOUSE Michaels

**ROSEVILLE CENTER**

petco  
target BIG5  
Jack in the Box Cheesys Raley's