

RETAIL SPACE FOR LEASE

ROSEVILLE SQUARE

NWC of Harding and Douglas, Roseville

- Adjacent ± 20,000 SF space available with Monument Signage
- The Only Center in Sacramento – Roseville MSA with **THREE** Grocery Anchors!
- Tremendous Access: 9 Driveways and 4 Traffic Signals in & out of the center and one block from I-80
- Newly Remodeled with New Facades, Parking Lot, and Landscaping
- Home of #1 Trader Joe's Location in Sacramento MSA
- First Any Mountain Outdoor Superstore Outside of the Bay Area
- Very Low NNN @ \$0.40 / SF



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ROSEVILLE SQUARE: Site Plan and Tenant Roster



| | |
|------|-----------------------------------|
| 446 | Rite Aid |
| 424 | Grocery Outlet |
| 410 | Wagner Big & Tall Clothing |
| 408 | Wild Birds |
| 404 | AVAILABLE ± 5,520 sf |
| 392 | Any Mountain Ski & Outdoor Sports |
| 390 | Modern Woman |
| 386 | Becky's Flowers |
| 384 | Once Upon a Child |
| 380 | Results Transformation |
| 1091 | AVAILABLE ± 1,740 sf |
| 1093 | Salon 45 |
| 1095 | Site for Sore Eyes |
| 1097 | Subway |
| 1099 | Nail Salon |
| 1101 | Sally Beauty Supply |
| 1105 | Incredible Pets |
| 1107 | Freestyle Clothing Exchange |
| 1117 | Trader Joe's |
| ATM | Wells Fargo (ATM) |
| 1129 | Dimple Record's & Books |
| 1137 | Chase Bank |
| 1155 | AVAILABLE ± 20,000 sf |
| 1159 | Smart & Final Extra |
| 1167 | AutoZone |
| 435 | Banfield Pet Hospital |
| 431 | Bank of America |
| 429 | AVAILABLE ± 963 sf |
| 427 | Chubby's Diner |
| 419 | Dentist |
| 417 | Spin Gift Boutique |
| 415 | AVAILABLE ± 3,274 sf |
| 413 | Starbucks Coffee |
| 411 | Barber Salon |
| 445 | Conoco Philips (76) |



ROSEVILLE SQUARE: Site Photos



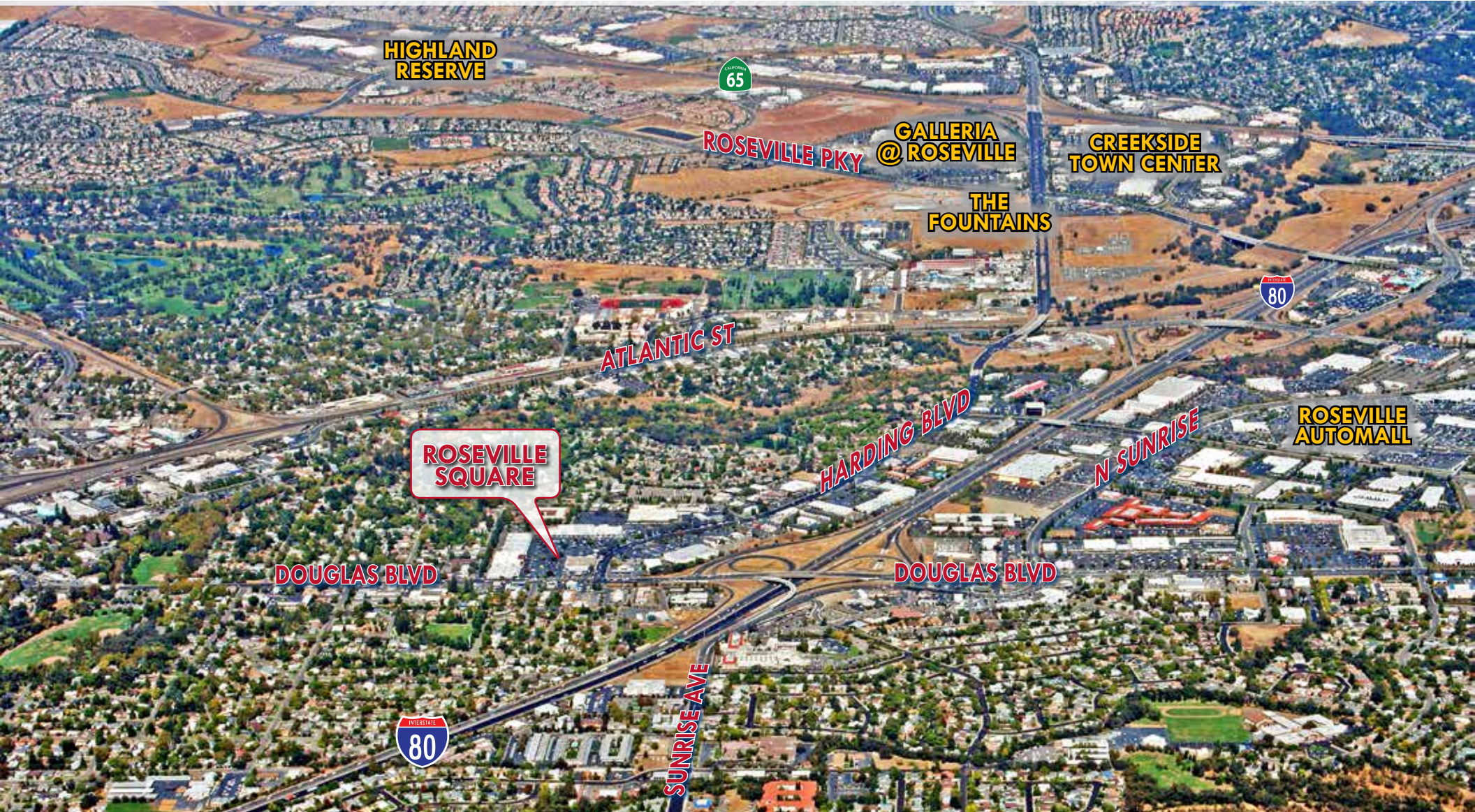
Available Space adjacent to Starbucks
3,274 SF
Call broker to discuss!



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ROSEVILLE SQUARE: Aerial Map



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ROSEVILLE SQUARE: Aerial Map and Demographics

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|----------|----------|-----------|
| Estimated 2017 Population | 14,258 | 113,160 | 295,029 |
| Households | 5,743 | 43,479 | 109,600 |
| Daytime Employees | 11,626 | 60,364 | 106,614 |
| White Collar | 64.6% | 66.6% | 67.4% |
| Average Household Income | \$79,616 | \$94,029 | \$100,620 |
| Median Household Income | \$54,732 | \$76,485 | \$81,171 |

