

RETAIL SPACE FOR LEASE

ROSEVILLE SQUARE

NWC of Harding and Douglas, Roseville CA

- 13,000 - 18,500 SF available with Monument Signage
- ± 20,000 SF 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 Façades, Parking Lot and Landscaping
- Home of #1 Trader Joe's Location in Sacramento MSA
- Very Low NNN @ \$0.40 / SF



THREE GROCERS

Smart&Final



**GROCERY
OUTLET**
bargain market



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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	AVAILABLE	±13,020 sf
390	Modern Woman	
386	Becky's Flowers	
384	Once Upon a Child	
380	Results Transformation	
1091	Western Wear	
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	Cricket Wireless	
427	Chubby's Diner	
419	Dentist	
417	Spin Gift Boutique	
415	AT&T	
413	Starbucks Coffee	
411	Barber Salon	
445	Conoco Philips (76)	

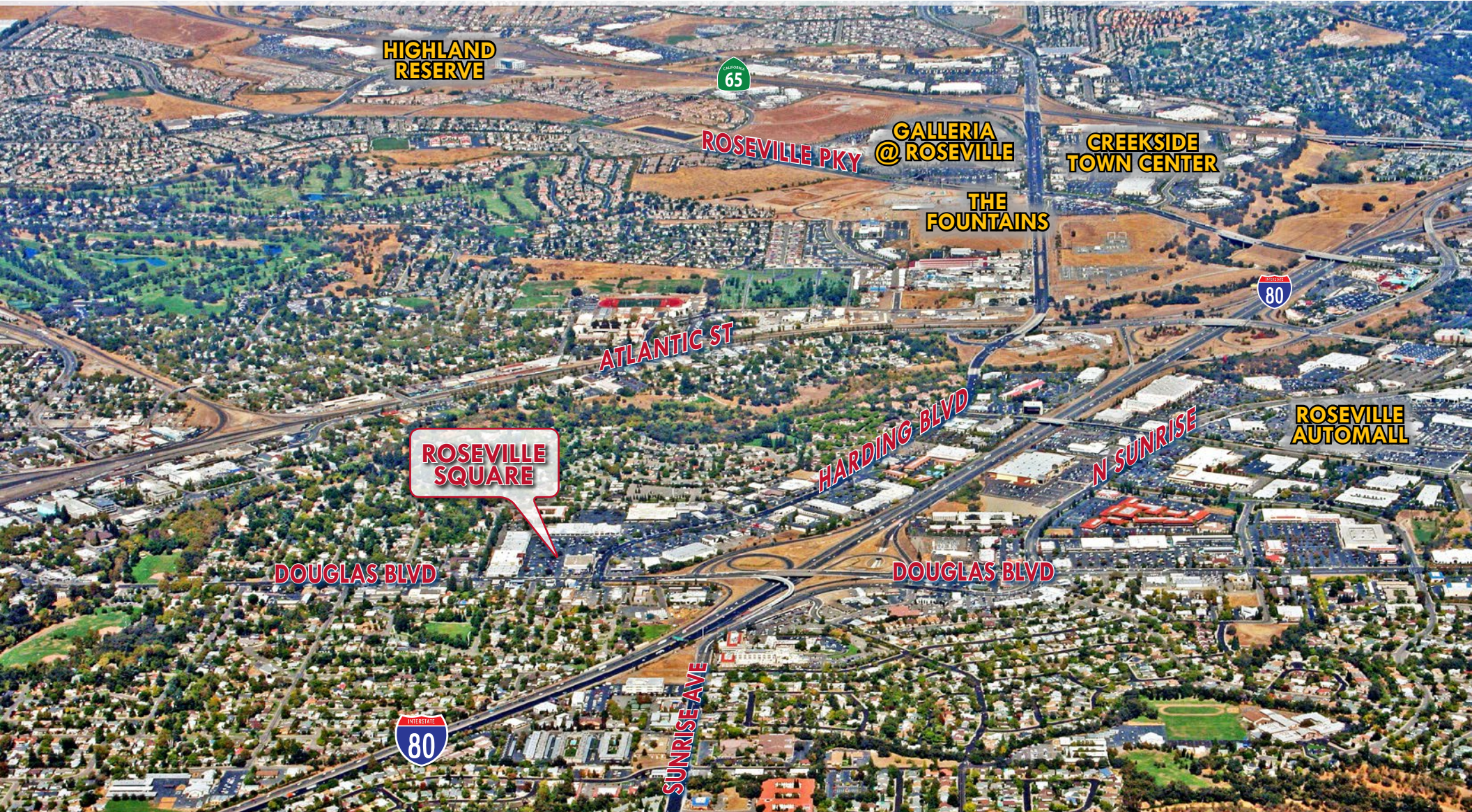
ROSEVILLE SQUARE: Site Photos



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ROSEVILLE SQUARE: Aerial Map



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ROSEVILLE SQUARE: Aerial Map and Demographics

Radius	1 Mile	3 Miles	5 Miles
Estimated 2018 Population	13,518	111,468	290,812
Households	5,739	43,687	109,433
Average Household Income	\$80,097	\$99,094	\$106,380
Daytime Population (Employees)	11,267	65,213	112,853
Total Businesses	1,601	7,012	11,545
White Collar Workers	3,913	38,447	98,791

