

RETAIL SPACE FOR LEASE

ROSEVILLE SQUARE

NWC of Harding and Douglas, Roseville

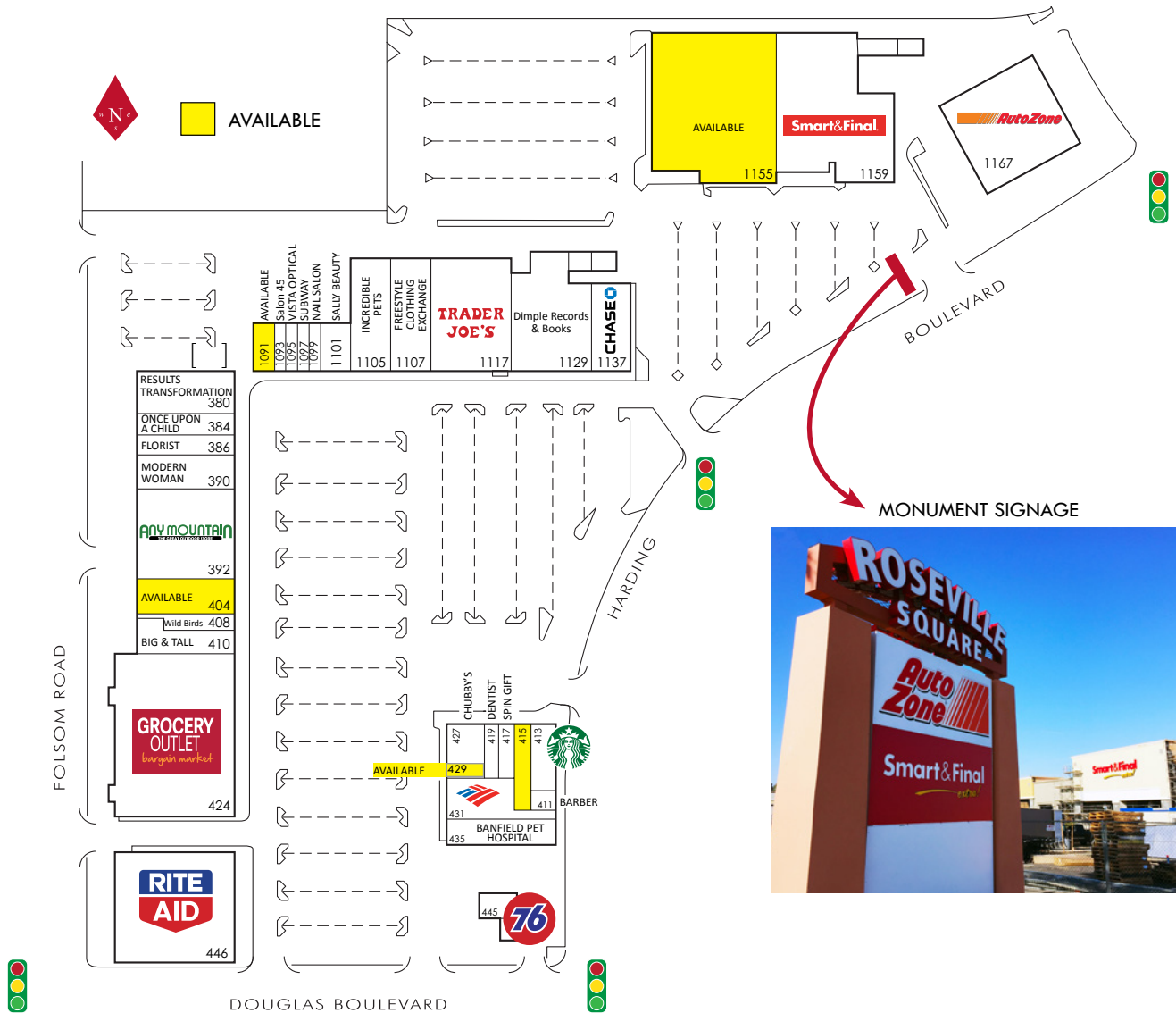
- Adjacent \pm 20,000 SF space available with Monument Signage
- The Only Center in Sacramento – Roseville MSA with **THREE** Grocery Anchors!
- Tremendous Access: 9 Driveways and 4 Traffic Signals in & out of the center and one block from I-80
- Newly Remodeled with New Facades, Parking Lot, and Landscaping
- 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
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	AVAILABLE ±3,274 sf can be split into 2 spaces
413	Starbucks Coffee
411	Barber Salon
445	Conoco Phillips (76)



ROSEVILLE SQUARE: Site Photos



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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

