

AVAILABLE LAND

Pleasant Grove At Roseville Parkway

NEC PLEASANT GROVE BOULEVARD & ROSEVILLE PARKWAY, ROSEVILLE, CA 95661

RETAIL



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AVAILABILITY - FOR LEASE OR BUILD-TO-SUIT

+ ±11.7 Acres (Can be split up)

PROPERTY HIGHLIGHTS

- + Less than one mile from Highway 65 that sees approximately 198,000 cars per day (Caltrans)
- + Major Centers near the Project include the Roseville Galleria, the Fountains At Roseville, Creekside Town Center and the Ridge At Creekside
- + Located in a large consumer area of Roseville with close shopping malls and large retailers such as Walmart Supercenter and Sam's Club
- + Situated at a signalized intersection across from a Safeway anchored shopping center

SURROUNDING TENANTS



2016 ESTIMATED DEMOGRAPHICS

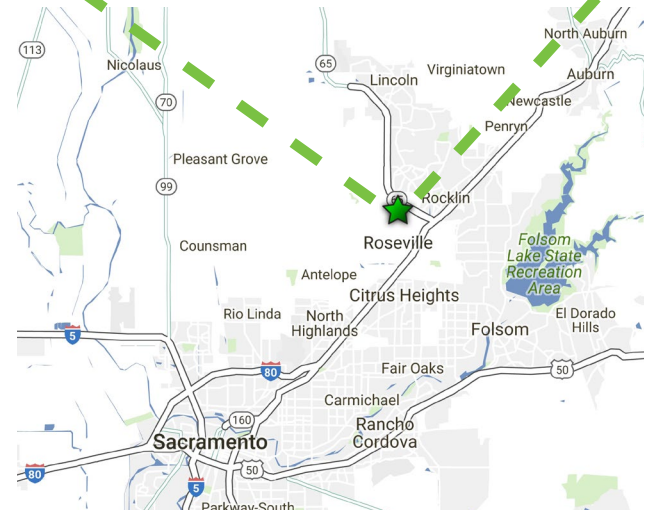
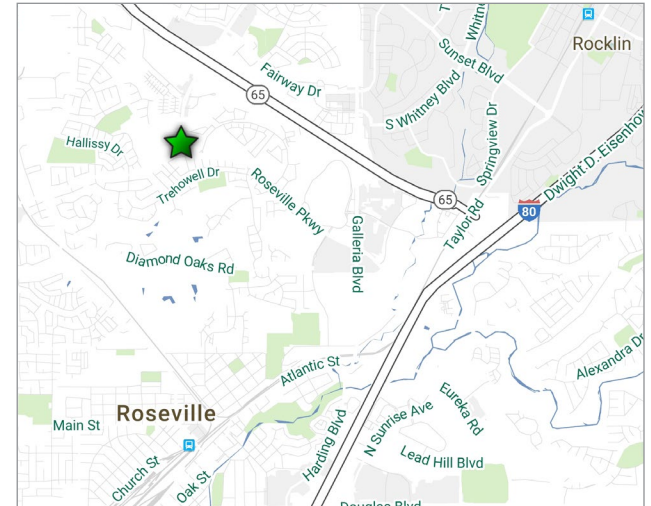
Radius	1-mile	3-mile	5-mile
Population	12,499	104,115	227,860
Avg. Household Income	\$108,723	\$92,002	\$97,729
Daytime Population	7,243	72,609	107,051

Source: Fast Report

2014 TRAFFIC COUNTS

Pleasant Grove Blvd. @ Roseville Pkwy.	50,199 ADT
Roseville Pkwy. @ Pleasant Grove Blvd.	14,737 ADT

Source: Fast Report

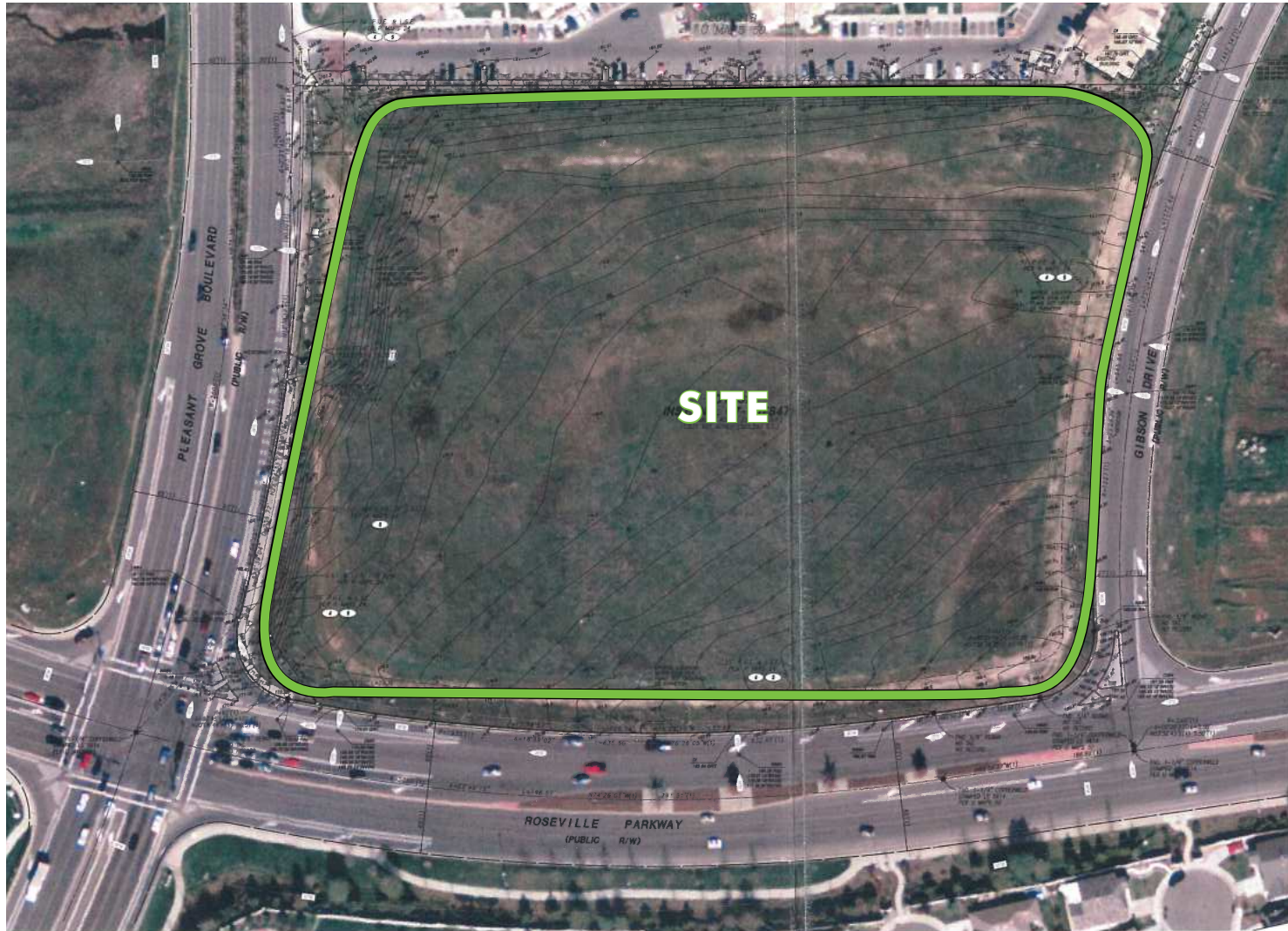


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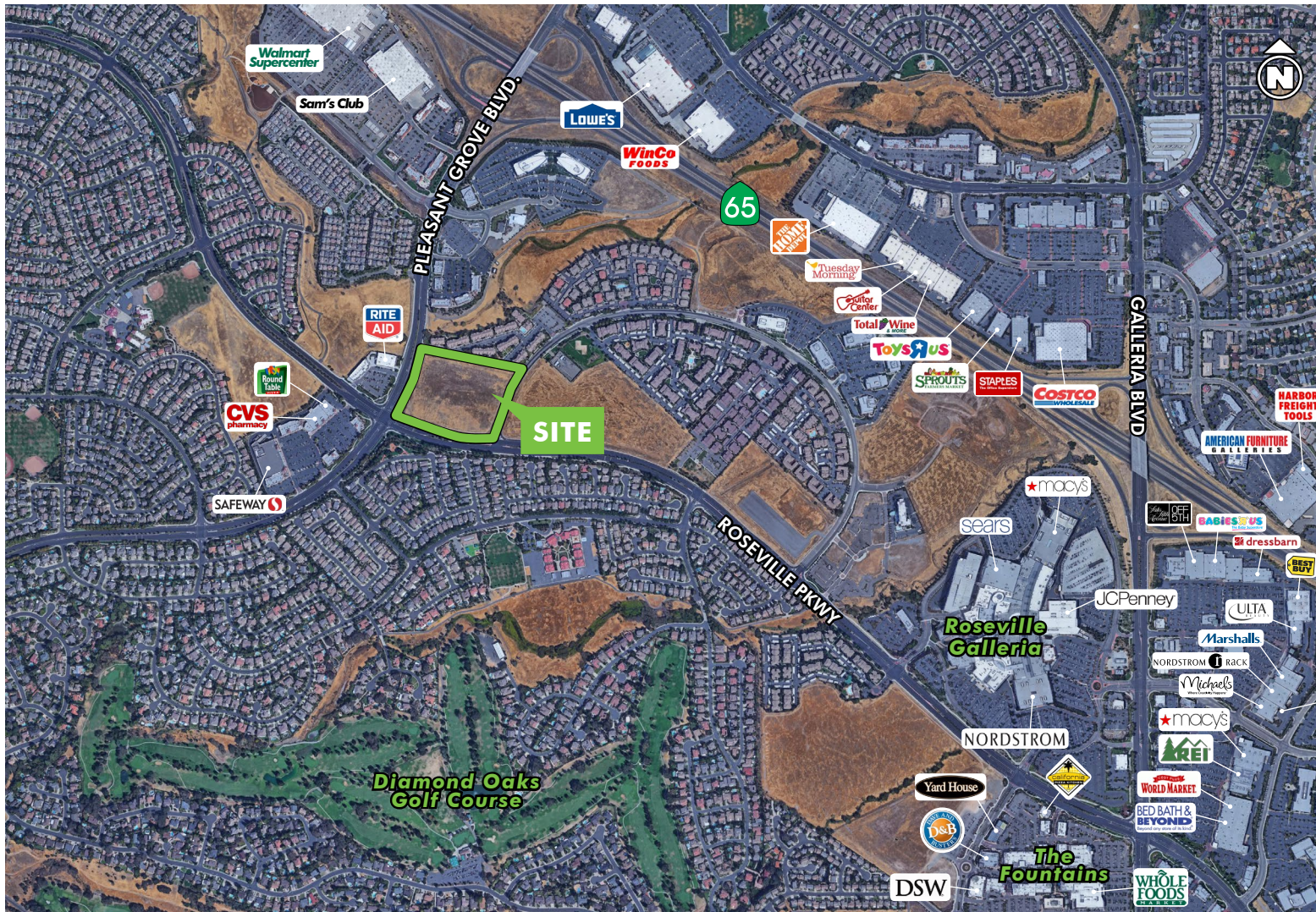


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