

# 2ND-GENERATION GROCERY STORE | NNN LEASE



## CALL FOR PRICING

**1915 Douglas Blvd  
Roseville, CA**

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# PROPERTY OVERVIEW

Rare opportunity to lease a 66,890SF 2nd-generation grocery store located on Douglas Blvd, one of Roseville's premier retail corridors. The property has operated as a successful grocery anchor for decades and offers existing grocery infrastructure, significantly reducing time and cost to open.

The property will be vacant at the end of February 2026 and is offered on a triple-net (NNN) lease basis.

## KEY HIGHLIGHTS

66,890 SF 2nd-generation grocery building

NNN lease structure

Vacant end of February 2026

±5.4-acre site with ample surface parking

Proven grocery location with long-term operating history

Prominent Douglas Blvd frontage and signage

Strong surrounding residential density

High-barrier Roseville submarket with limited grocery availability

### EXISTING GROCERY IMPROVEMENTS

Large open sales floor with efficient layout

Built-in deli, bakery, and service counters

Refrigerated cases and prep areas (existing)

Customer service / checkout areas in place

Back-of-house storage, loading, and compactor area

Clear ceiling heights with strong lighting grid

(Tenant to verify condition and functionality of existing equipment)





# LOCATION & TRADE AREA

Located in Roseville, one of Northern California's strongest retail markets, the property benefits from strong household incomes, consistent traffic counts, and proximity to major medical, retail, and residential drivers along Douglas Blvd.

## AVAILABILITY

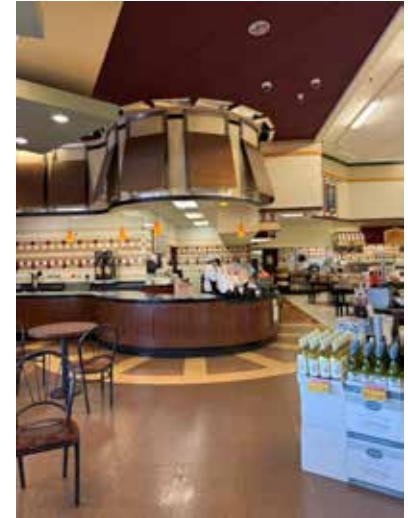
Space: 66,890 SF

Lease Type: Triple Net (NNN)

Availability: End of February 2026

Use: Grocery

Call for Price




## CONFIDENTIALITY NOTICE

This brochure contains confidential information intended solely for qualified prospective tenants and their representatives. Information is subject to change without notice. No representations or warranties are made as to accuracy or completeness. Tenant to conduct its own due diligence.

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