

# Pleasant Grove Blvd @ Roseville Pkwy

Pads Available

NEC Pleasant Grove Blvd & Roseville Pkwy

Roseville, CA 95661

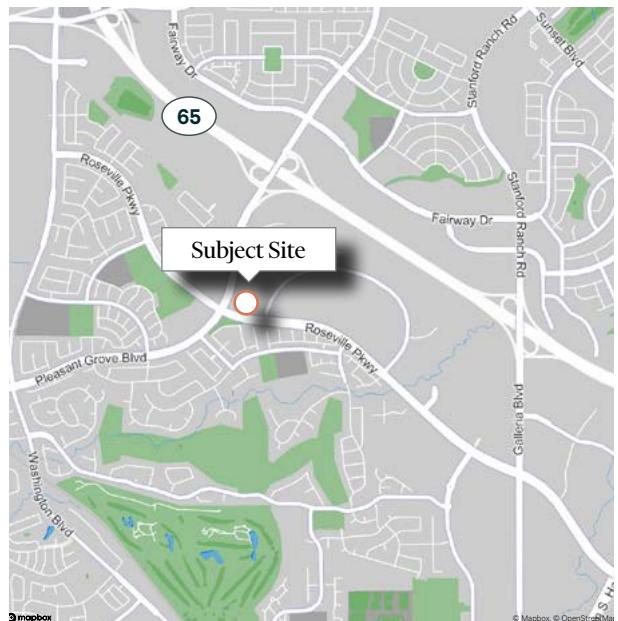
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# Property Highlights

## Pads Available for Ground Lease or Build to Suit

- Situated at the signalized intersection on the northeast corner of Pleasant Grove Blvd (64,845 ADT) and Roseville Parkway (59,713 ADT)\*\* One of the most highly traversed intersections in the Sacramento market
- Pleasant Grove Blvd is a major thoroughfare connecting the growing residential developments in the West Roseville area to the Highway 65 retail corridor.
- Major retail centers nearby include Highland Crossing (Safeway anchored center adjacent to property), the Roseville Galleria mall, the Fountains at Roseville, Creekside Town Center, and the Ridge at Creekside
- Pads in front of new Advanced Healthcare commencing construction in 2025



## 2024 Estimated Demographics\*

Radius	1-Mile	3-Miles	5-Miles
<b>Population</b>	12,348	112,660	257,789
<b>Daytime Population</b>	13,571	131,742	265,672
<b>Businesses</b>	558	5,999	10,409
<b>Households</b>	4,735	42,949	95,087
<b>Avg HH Income</b>	\$170,293	\$143,686	\$153,952

# For Ground Lease or Build to Suit

## Conceptual Site Plan

Not to scale. All dimensions are approximate. Subject to change. Buildings are for illustrative purposes only.



## Shopper Profiles\* - 3 Miles



### Boomburbs (22.5%)

- Median age: 34
- Affluent, young families
- Well educated
- Style matters from personal appearance to their homes
- Physical fitness is a priority
- One of the top markets for the latest in technology



### Bright Young Professionals (15.3%)

- Median Age: 33.0
- Young, educated, working professionals
- Concern about the environment impacts purchases
- Cell phones are essential
- Leisure includes visiting bars, playing sports, attending concerts
- Eat out often at fast food & family restaurants

## Roseville Commercial Pads

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For Ground Lease or  
Build to Suit



## Contact Us

### Chris Campbell

Executive Vice President  
+1 916 446 8760  
chris.campbell@cbre.com  
Lic. 01204114

### Jason Read

Senior Vice President  
+1 916 446 8273  
jason.read@cbre.com  
Lic. 01341972

### Scott Carruth

Senior Vice President  
+1 916 446 8717  
scott.carruth@cbre.com  
Lic. 01372285

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