

Pleasant Grove Blvd @ Roseville Pkwy

Pads Available

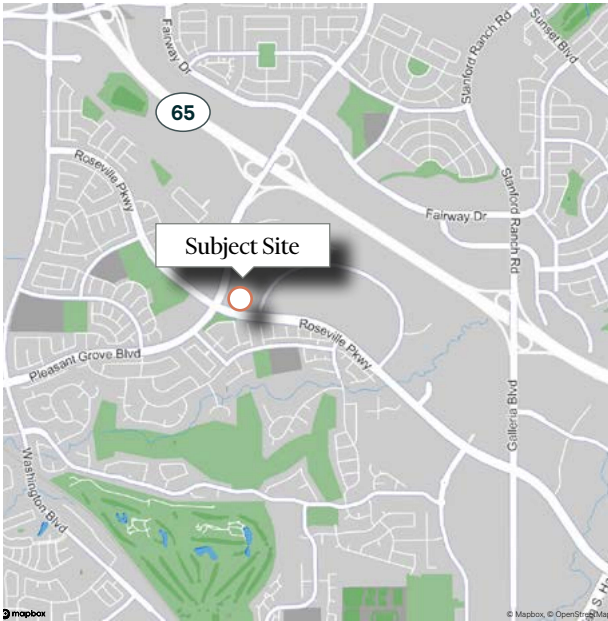
NEC Pleasant Grove Blvd & Roseville Pkwy
Roseville, CA 95661
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Property Highlights

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
	Population	12,348	112,660	257,789
	Daytime Population	13,571	131,742	265,672
	Businesses	558	5,999	10,409
	Households	4,735	42,949	95,087
	Avg HH Income	\$170,293	\$143,686	\$153,952

*Source: FastReport

**Source: Placer.ai

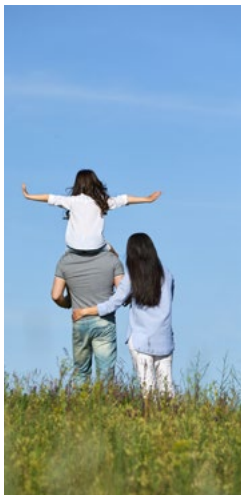
For Ground Lease or Build to Suit

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

*Source: ESRI

Roseville Commercial Pads

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