



FOR LEASE

HILLCREST CENTER

1014 - 1026 Douglas Blvd | ROSEVILLE, CA



NICKOLAS SALDIVAR III

916.672.4112

nick.saldivar@ngcip.com

Lic #01766394



NORTHGATE

LEASING TEAM

PROPERTY OVERVIEW



PROPERTY TYPE	Multi-Tenant Retail	ADDRESS	1014 – 1026 Douglas Blvd Roseville, CA	
LEASE TERMS	Negotiable	SUITES AVAILABLE	SUITE 1018	± 8,786 sq ft
LEASE TYPE	NNN	ZONING	Community Commercial (CC) Special Area District- Douglas Harding Corridor Specific Plan (SA-DH)	
LEASE PRICE	Contact Broker			

PROPERTY HIGHLIGHTS

LOCATION

Close proximity to downtown Roseville and surrounded by dense residential neighborhoods

PROPERTY

Ample onsite parking for staff & patrons. Monument & façade signage options for new tenants. Fenced in rear lot.

CO-TENANTS

H&R Block, Rite Aid, Grocery Outlet, McDonalds, Burger King, Smart & Final, IHOP Starbucks, Big-O, Trader Joe's

SITES

High exposure multi-tenant retail opportunity located on highly trafficked Douglas Blvd with 30.7K ADT

DEMOGRAPHICS

ROSEVILLE, CA

Located in the heart of Placer County, Roseville offers an unparalleled opportunity for businesses seeking a dynamic market. Boasting a thriving economy, diverse population, and strategic location with easy access to major transportation routes, Roseville serves as a bustling hub for commerce and innovation. Its retail scene, anchored by prominent shopping centers like the Westfield Galleria, draws in a steady stream of shoppers seeking both popular brands and unique local offerings. With a strong sense of community, a wealth of recreational amenities, and a population boasting higher-than-average household incomes, Roseville presents an ideal landscape for business success and growth



POPULATION	1 MILE	3 MILES	5 MILES
2023 Estimate	15,755	118,127	312,912
2028 Projection	16,395	122,129	322,724
Projected Growth	4.06%	3.39%	4.24%
Daytime Population	12,146	65,740	115,391
Median Age	41	40	40

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
White	13,824	97,435	249,784
Black	386	3,310	10,668
Asian	447	8,940	29,118
Hispanic	4,514	23,150	52,977
Native American	275	1,459	3,566
Mixed Race	773	6,473	18,094

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Estimate	6,575	46,069	117,489
2028 Projection	6,859	47,704	121,314
Projected Growth	4.32%	3.55%	4.31%
2023 Median Home Value	\$370,271	\$431,960	\$438,841

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2023 Average HH Income	\$78,305	\$109,615	\$112,329
2023 Median HH Income	\$59,454	\$88,236	\$89,564



MARKET OVERVIEW





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Investments Partner

P: 916.672.4112

nick.saldivar@ngcip.com

Lic #01766394

DRE: #01910787