

BLUE OAKS BLVD. - ±59,486 ADT

WOODCREEK OAKS BLVD. - ±20,060 ADT



SHOPS 2 - VIEW FROM PARKING LOT



SHOPS 3 - VIEW FROM PARKING LOT

AVAILABLE FOR LEASE
 ±9,000 SF (divisible)
CAMPUS OAKS

NWC ROSEVILLE PKWY. & PAINTED DESERT DR.
 ROSEVILLE, CA

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COVID-19 Site Specific Plan for Tours

ABOUT

NWC ROSEVILLE PKWY. & PAINTED DESERT DR. ROSEVILLE, CA

PROPERTY PROFILE

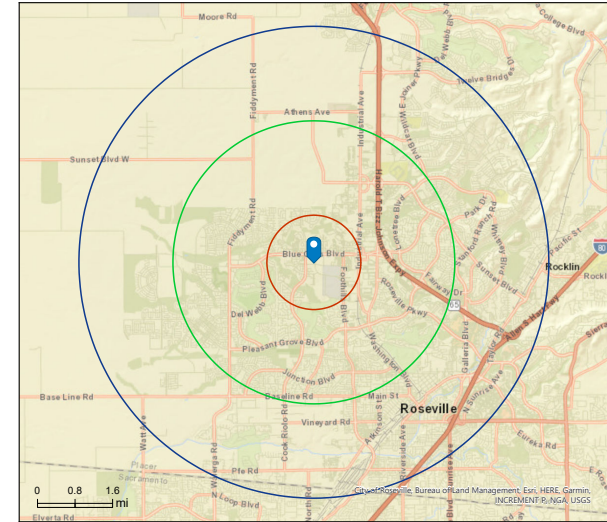
- Location:** NWC Roseville Pkwy. & Painted Desert Dr.
Roseville, CA 95747
- Spaces Available:** Shops 2 & 3
Up to ±9,000 SF
- Trade Area Neighbors:** Nugget Markets, Ben's Barketplace,
MOD Pizza, Starbucks, Sourdough
& Co., NuYo Frozen Yogurt, Panda
Express, Del Taco, etc.

PROPERTY HIGHLIGHTS

An outparcel of Campus Oaks Town Center, new retail development anchored by Nugget Markets, this 38 acre center will service the surrounding neighborhood communities, as well as the numerous future housing developments. The Fiddyment Farms Specific Plan alone is expected to have ±5,195 new homes and they will be within minutes from the project site.

Campus Oaks Town Center also sits right on the future Roseville Parkway extension that would connect travelers from Blue Oaks Blvd through to the other end of Roseville Parkway. Many are expected to travel this route to and from their workplace once completed, to alleviate the traffic of traveling on CA-65. The extension is expected to increase the average daily traffic count of this intersection from 39,100 ADT to 89,500 ADT once the project is completed.

With both the continued housing growth of Roseville and the addition of the Roseville Parkway extension, Campus Oaks will be a highly visible, local and regional accessible, and beneficial retail center providing many services for the neighboring communities.



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DEMOGRAPHICS

NWC ROSEVILLE PKWY. & PAINTED DESERT DR.
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TOTAL POPULATION

1 MILE

9,877

3 MILE

92,866

5 MILE

190,973



DAYTIME POPULATION

1 MILE

12,676

3 MILE

91,648

5 MILE

189,971



MEDIAN AGE

1 MILE

35.4
YEARS OLD

3 MILE

36.8
YEARS OLD

5 MILE

37.0
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$128,197

3 MILE

\$104,596

5 MILE

\$101,581



TRAFFIC COUNTS



BLUE OAKS BLVD. ---> 59,486 ADT



WOODCREEKS OAKS BLVD. ---> 20,060 ADT

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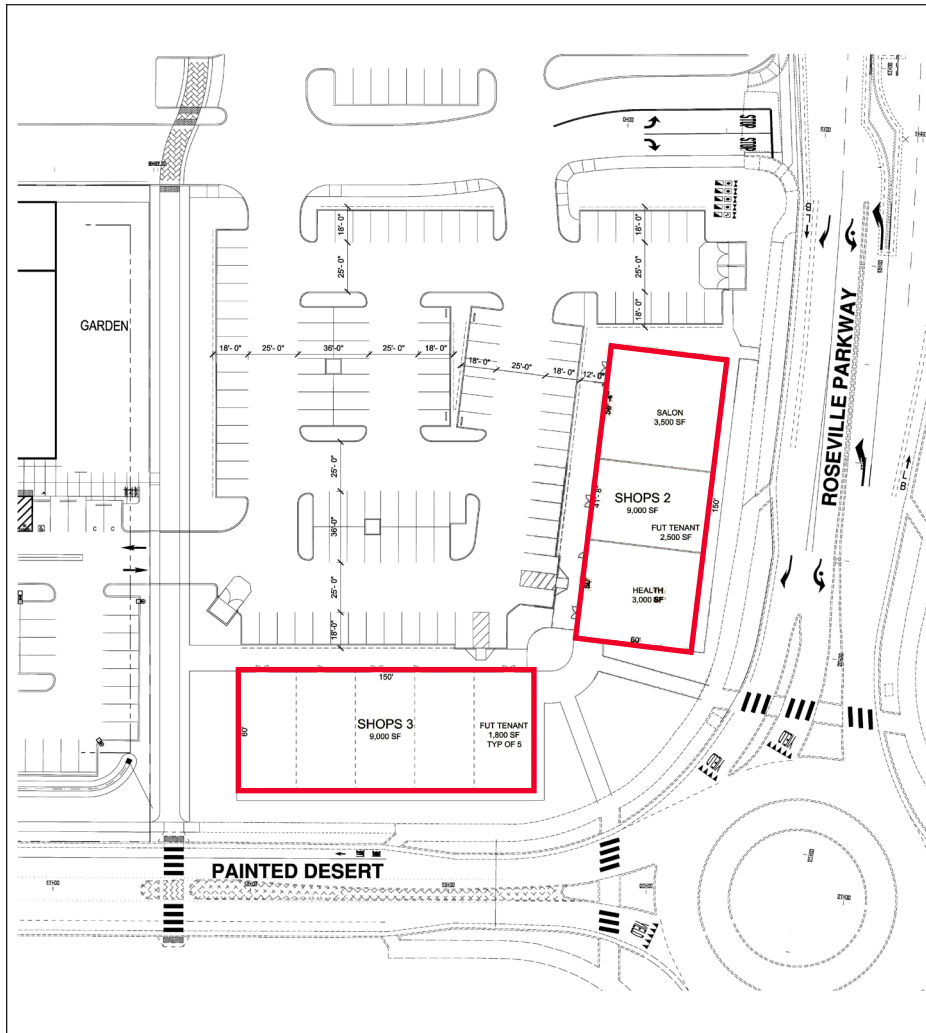
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SITE PLAN

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SHOPS 3 - VIEW FROM PARKING LOT

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AERIAL

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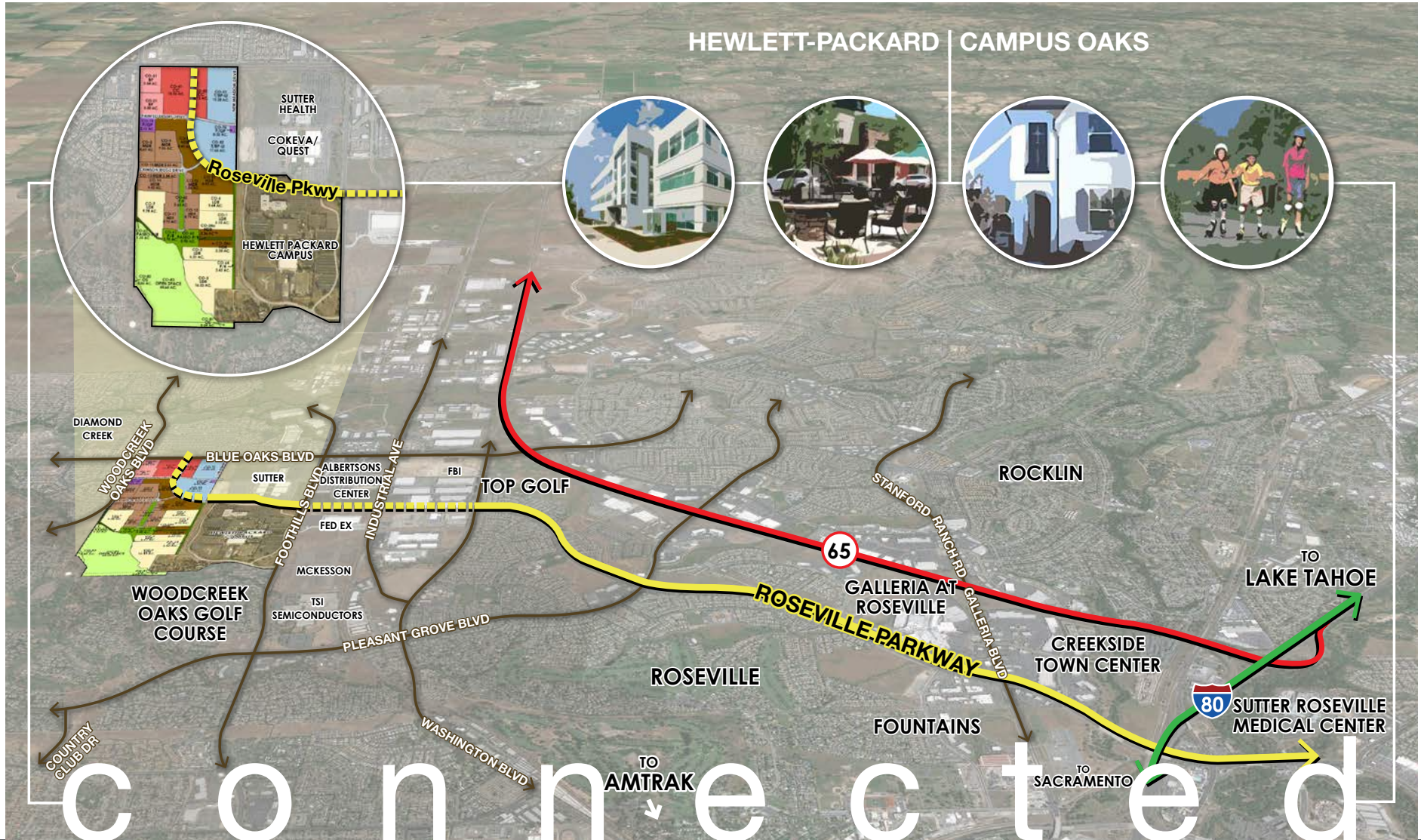
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ROSEVILLE PKWY. EXTENSION

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