

RETAIL SPACES FOR LEASE

ROSEVILLE SQUARE

NWC of Harding and Douglas, Roseville CA

- 1,000 SF | 1,500 SF | 2,200 SF | 3,274 SF | 4,155 SF | 6,015 SF | 20,714 SF
- New Signalized Pad Building: Available up to 4,700 SF; Can Be Split
- The Only Center in Sacramento/Roseville MSA with **THREE** Grocery Anchors!
- Tremendous Access: 9 Driveways and 4 Traffic Signals in & out of the center and one block from I-80
- Newly Remodeled with New Façades, Parking Lot and Landscaping
- Home of #1 Trader Joe's Location in Sacramento MSA
- Very Low NNN @ \$0.55 / SF
- Tons of Parking



THREE GROCER ANCHORS

Smart & Final



**GROCERY
OUTLET**
bargain market



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ROSEVILLE SQUARE: Site Plan and Tenant Roster



446	Rite Aid Available	± 20,714
424	Grocery Outlet	
410	Available	± 4,155
408	Wild Birds	
404	Hair & Salon Suites	
392	Blue Zone Sports	
390	Vintage Bliss	
386	Vintage Bliss	
384	Once Upon A Child	
380	Ninja Academy	
1091	Western Wear	
1093	Hair Salon	
1095	Site For Sore Eyes	
1097	Dog Wash	
1099	Nail Spa	
1101	Sally Beauty Supply	
1105	Stoik Gym	
1107	Freestyle Clothing Exchange	
1117	Trader Joe's	
ATM	Chase Bank (ATM)	
1129	BioLife Plasma Services	
1137	Korean BBQ	
1155	Planet Fitness	
1159	Smart & Final Extra	
1167	AutoZone	
435	Banfield Pet Hospital	
431	Available	± 6,015
429	Cricket Wireless	
427	Chubby's Diner	
419	Dentist	
417	Cellular	
415	Available	± 3,274
413	Nick's Coffee	
411	Barber	
445A	85°C Bakery Cafe	
445B	Available	± 2,200
445C	Available	± 1,500
445D	Available	± 1,000

ROSEVILLE SQUARE: Site Photos



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ROSEVILLE SQUARE: Aerial Map



ROSEVILLE SQUARE: Aerial Map and Demographics



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