

# 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



## ROSEVILLE SQUARE: Site Photos



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ROSEVILLE SQUARE: Aerial Map



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## ROSEVILLE SQUARE: Aerial Map and Demographics



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