

available for lease

SIGNATURE
HOMES

THE PLAZA AT BLUE OAKS

NEC BLUE OAKS BOULEVARD & FIDDYMENT ROAD, ROSEVILLE, CA



A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

NO PARKING FIRE LANE

JKG
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REAL ESTATE



SEE YOURSELF HERE.

Plaza at Blue Oaks is a new retail development anchored by Raley's O-N-E Market in Roseville and is located at the northeast corner of Blue Oaks Boulevard and Fiddymont Road in Roseville, California.

This $\pm 81,639$ square foot neighborhood center serves the Sun City Roseville Del Webb Community as well as the new development of Fiddymont Ranch along with numerous other residential developments slated for the area. According to the City of Roseville, the Fiddymont Ranch Specific Plan alone is projected to have $\pm 5,900$ new homes that will immediately surround The Plaza at Blue Oaks. The center will strongly benefit from its location in one of the fastest growth area's in Placer County.

With less than 100,000 square feet of commercial retail space within a two-mile radius of the center, The Plaza at Blue Oaks is welcomed in an under-serviced area creating a new retail hub for the existing neighborhood developments as well as the future developments.

SQUARE FEET

$\pm 81,639$

ANCHOR TENANTS

RALEY'S O-N-E MARKET

GET TO KNOW YOUR NEIGHBORS.

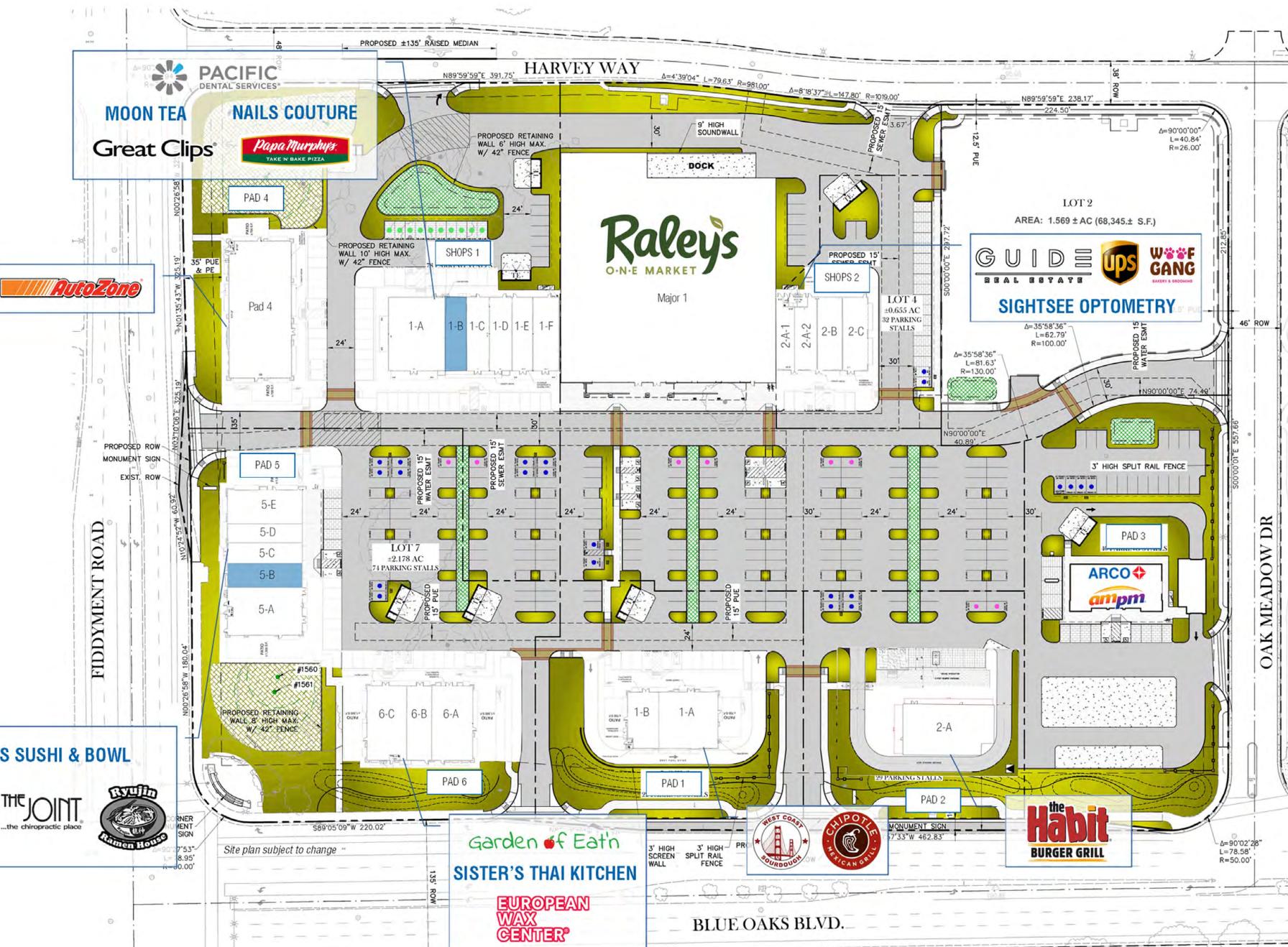


TRADE AREA & DEMOGRAPHICS



	3-Mile	5-Mile	7-Mile
 2024 Total Population	70,029	156,058	331,985
 2024 Daytime Population	60,693	145,860	320,372
 2024 Total Employees	16,961	51,552	119,296
 2024 Total Households	25,042	55,075	118,566
 2024 Average Household Income	\$182,000	\$167,684	\$149,930
	Blue Oaks Blvd (East of Fiddymont Rd)	Blue Oaks Blvd (West of Fiddymont Rd)	Fiddymont Road (North of Blue Oaks Blvd)
 Traffic Counts	±10,471	±1,899	±9,523
			±13,189

SITE PLAN & LEASING



Gary B. Gallelli, Broker
CA DRE #00811881

GALLELLI RETAIL TEAM

KEVIN SOARES
Executive Vice President
CA DRE #01291491
ksoares@gallellire.com

JEFF HAGAN
Senior Vice President
CA DRE #01494218
jhagan@gallellire.com

MATT GOLDSTEIN
Vice President
CA DRE #01886233
mgoldstein@gallellire.com

CONTACT US

GALLELLI REAL ESTATE
3005 Douglas Boulevard, Suite 200
Roseville, CA 95661
(916) 772-1700 | gallellire.com



SUITE	TENANT	SQUARE FEET
Major 1	Raley's O-N-E Market	35,000
Shops 1	1990 Blue Oaks Blvd.	
1-A	Pacific Dental	3,500
1-B	AVAILABLE	962
1-C	Moon Tea	1,300
1-D	Papa Murphy's	1,300
1-E	Great Clips	1,187
1-F	Nails Couture	1,458
Shops 2	1960 Blue Oaks Blvd.	
2-A-1	Woof Gang Bakery + Grooming	1,350
2-A-2	Sightsee Optometry	1,150
2-B	Guide Real Estate	1,300
2-C	The UPS Store	1,400
Pad 1	1980 Blue Oaks Blvd.	
1-A	Chipotle	2,600
1-B	West Coast Sourdough	1,353
Pad 2	1940 Blue Oaks Blvd.	
Pad 2	Habit Burger	2,800
Pad 3	1930 Blue Oaks Blvd.	
Pad 3	BP/Arco AM/PM	3,500
Pad 4	2020 Blue Oaks Blvd.	
Pad 4	AutoZone	7,360
Pad 5	2010 Blue Oaks Blvd.	
5-A	Ryujin Ramen House	2,500
5-B	AVAILABLE	1,430
5-C	The Joint Chiropractic	1,200
5-D	Oaks Sushi & Bowl	1,200
5-E	The Great Greek	1,744
Pad 6	2000 Blue Oaks Blvd.	
6-A	Garden of Eatin'	2,345
6-B	European Wax Center	1,550
6-C	Sister's Thai Kitchen	2,150

ROSEVILLE RETAIL TRADE AREA



JOIN OUR COMMUNITY.

MEET THE GALLELLI RETAIL TEAM

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GallelliRE.com



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