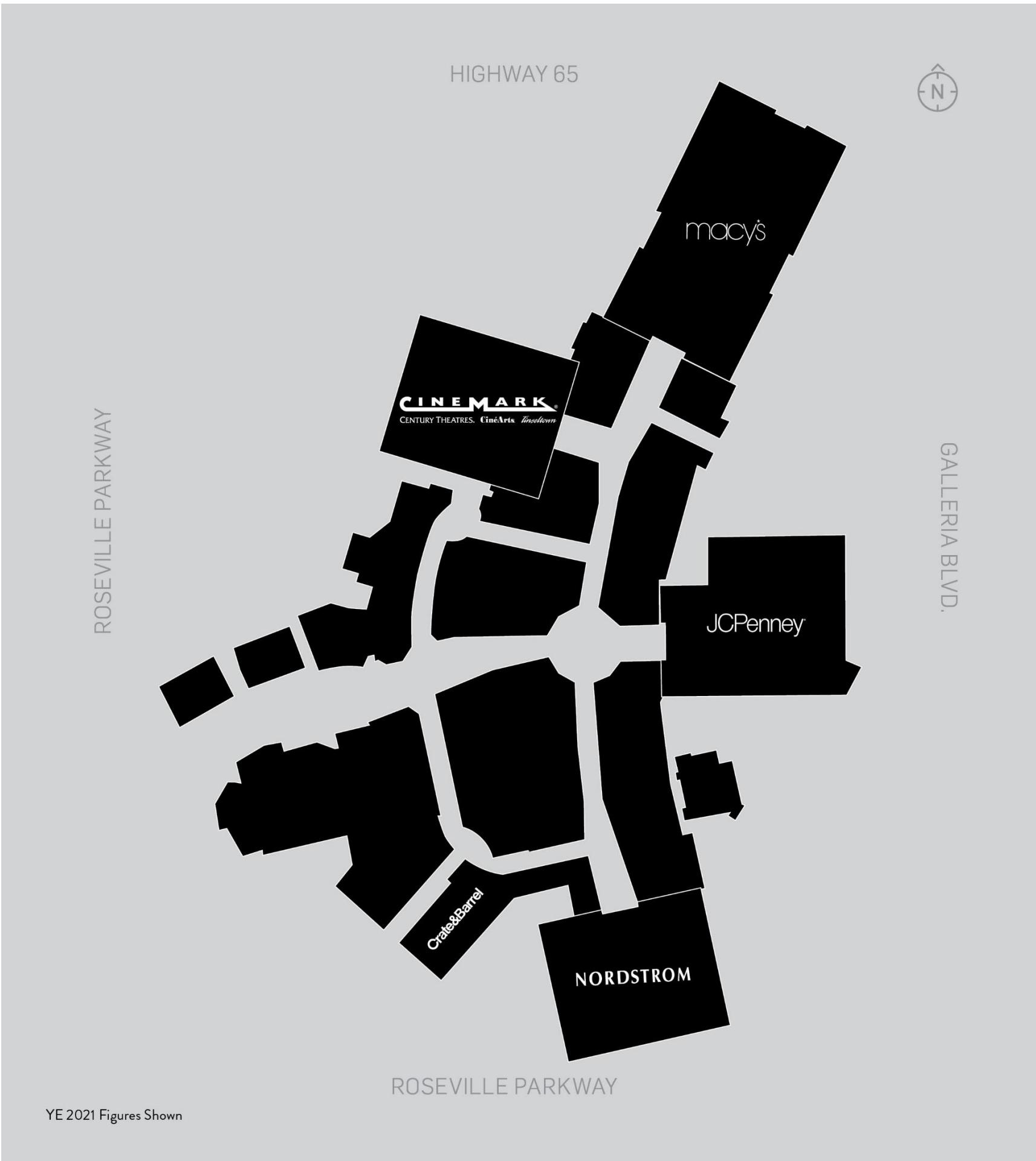


**Westfield**  
GALLERIA AT ROSEVILLE



# CENTER SNAPSHOT



**1.3M**

SQ. FT. RETAIL SPACE

**679,751**

SQ. FT. SPECIALTY GLA

**228**

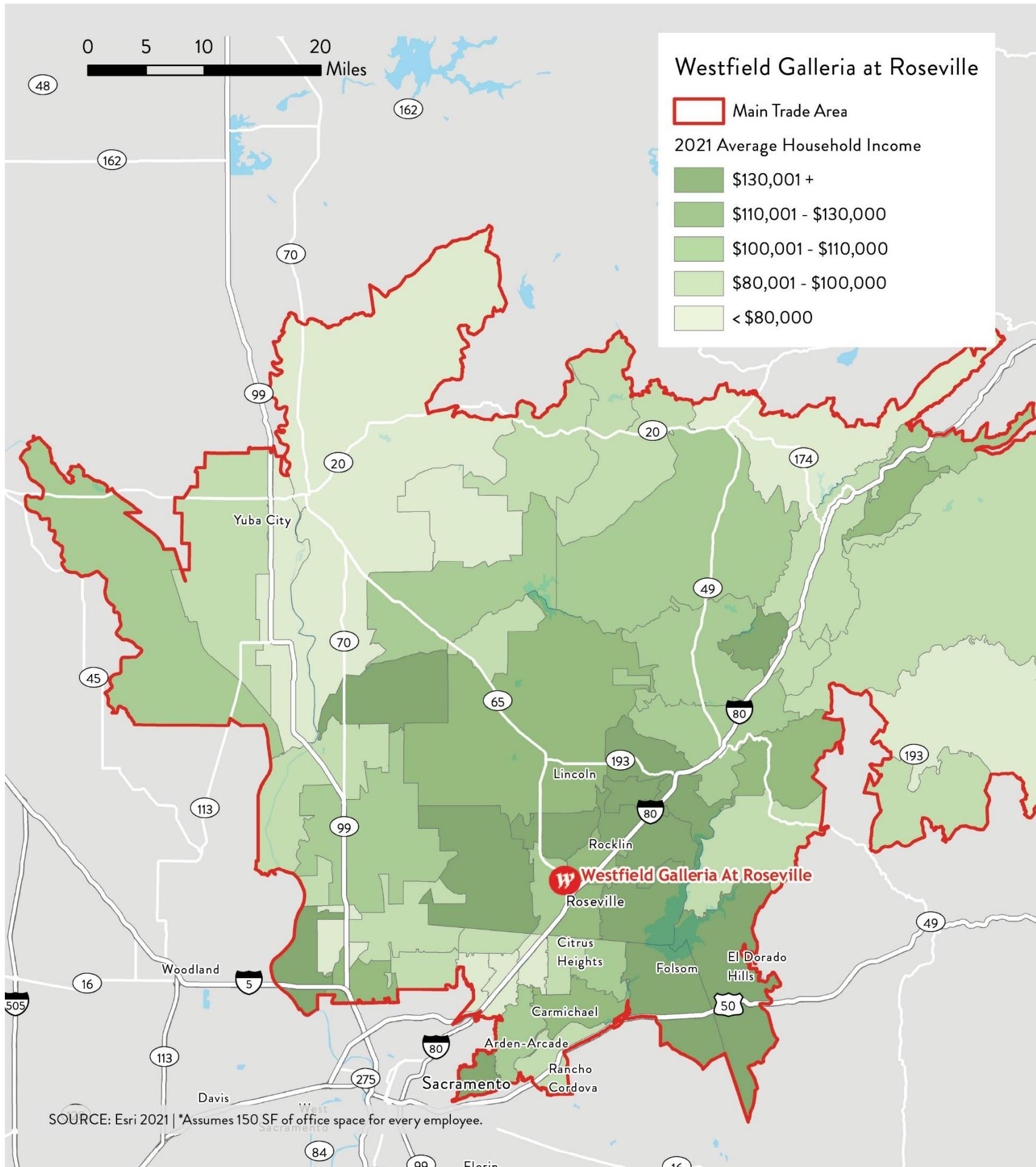
RETAILERS

**7**

RESTAURANTS

**235**

TOTAL



# THE MARKET OPPORTUNITY

**1,255,071**  
POPULATION

**462,672**  
HOUSEHOLDS

**\$109,539**  
AVERAGE HOUSEHOLD  
INCOME (2021)

**\$124,242**  
AVERAGE HOUSEHOLD  
INCOME (2026)

**13.4%**  
HOUSEHOLD INCOME  
GROWTH (2021-2026)

**40.3%**  
HOUSEHOLD INCOME  
>\$100K

**35.4%**  
COLLEGE GRADUATE  
(4 YEAR DEGREE+)

**39.6**  
MEDIAN AGE

**397,411**  
TOTAL DAYTIME  
EMPLOYMENT

**42,195**  
TOTAL BUSINESS  
ESTABLISHMENTS

# SURGE IN POPULATION AND INCOME

## \$6.6 BILLION

Total household income in the trade area is projected to increase by **\$6.6 Billion** over the next 5 years. The trade area income growth represents a **+18.2%** increase.

### TRADE AREA

**4.2%**

population growth from 2021-2026

**18.2%**

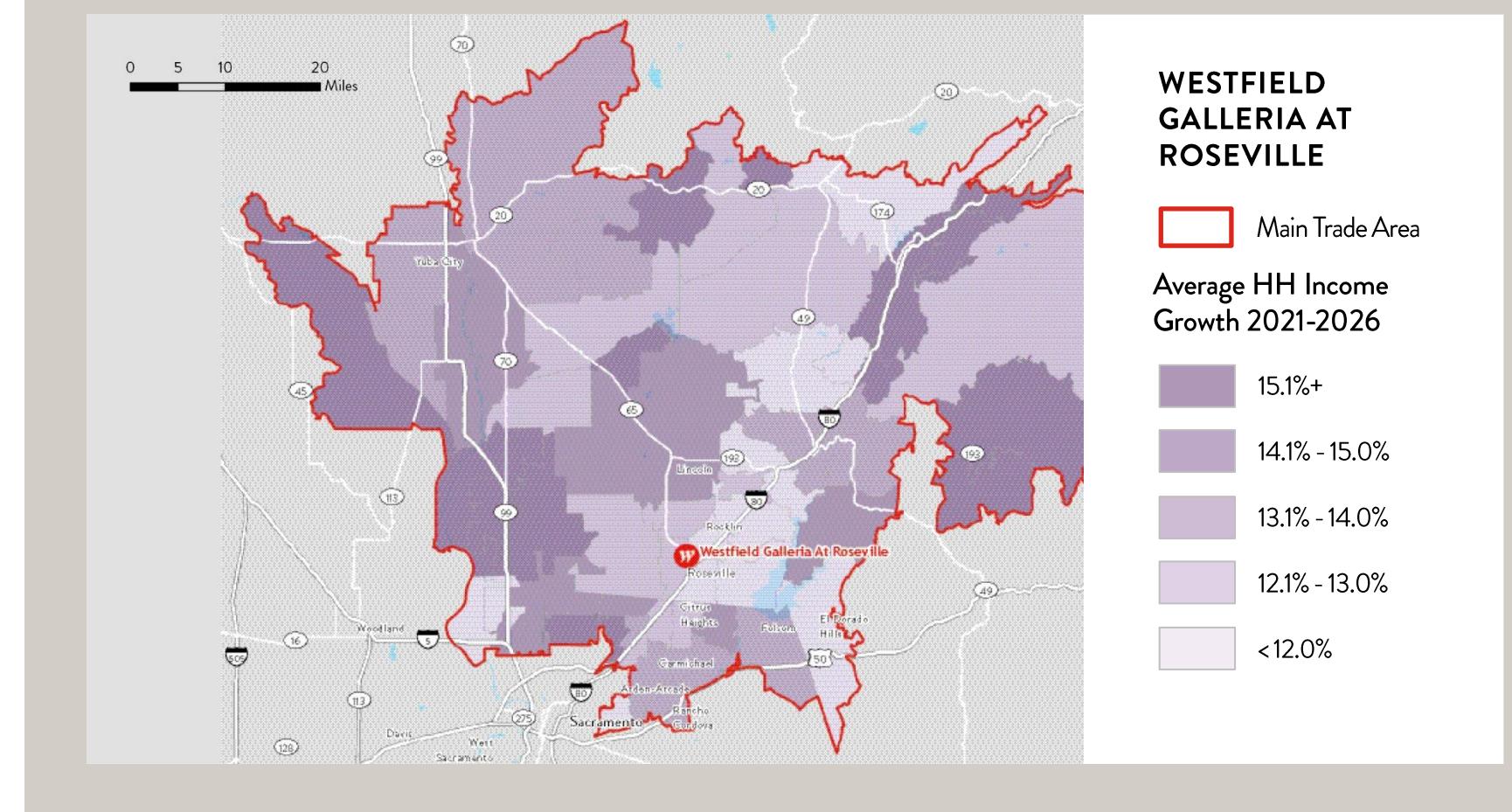
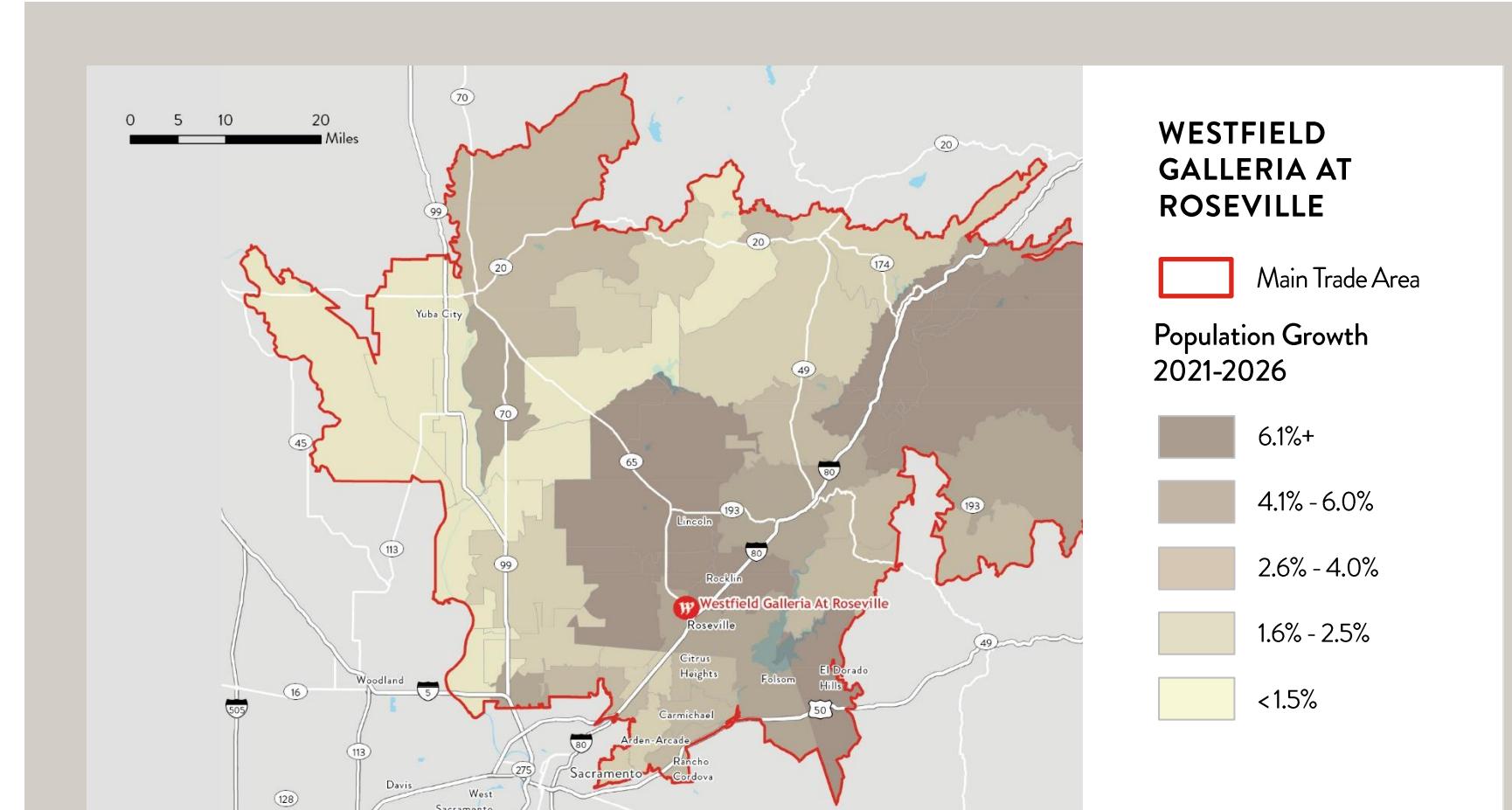
total area income growth from 2021-2026

MORE PEOPLE ARE MOVING TO SACRAMENTO FROM THE SAN FRANCISCO AREA THAN EVER BEFORE

→ Nearly **100K** people moved to the Sacramento Metro Area in 2017, with steady increases since 2014

MILLENNIALS ARE FLOCKING TO SACRAMENTO

→ Sacramento is the **third most popular destination** for those ages 20 to 34 in recent years



<sup>1</sup> Includes metro areas of San Francisco, San Jose, Vallejo, Stockton, Santa Rosa, Modesto, Merced, Santa Cruz, Napa

<sup>2</sup> Total Excludes International

SOURCE: U.S. Census Bureau, American Community Survey U.S. Census data by investment site SmartAsset.

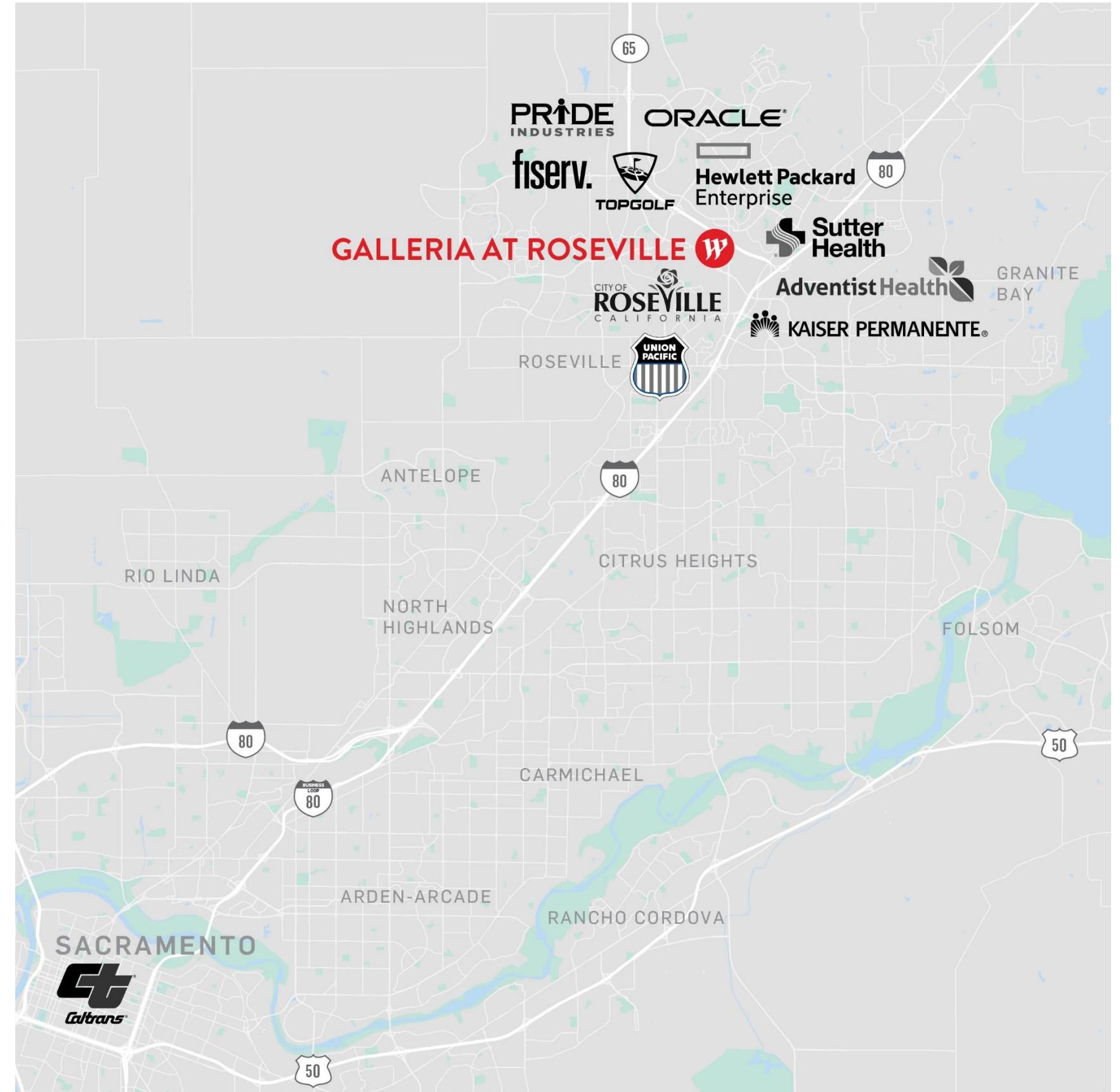
# CAPITAL OF CALIFORNIA WITH MANY LARGE EMPLOYERS

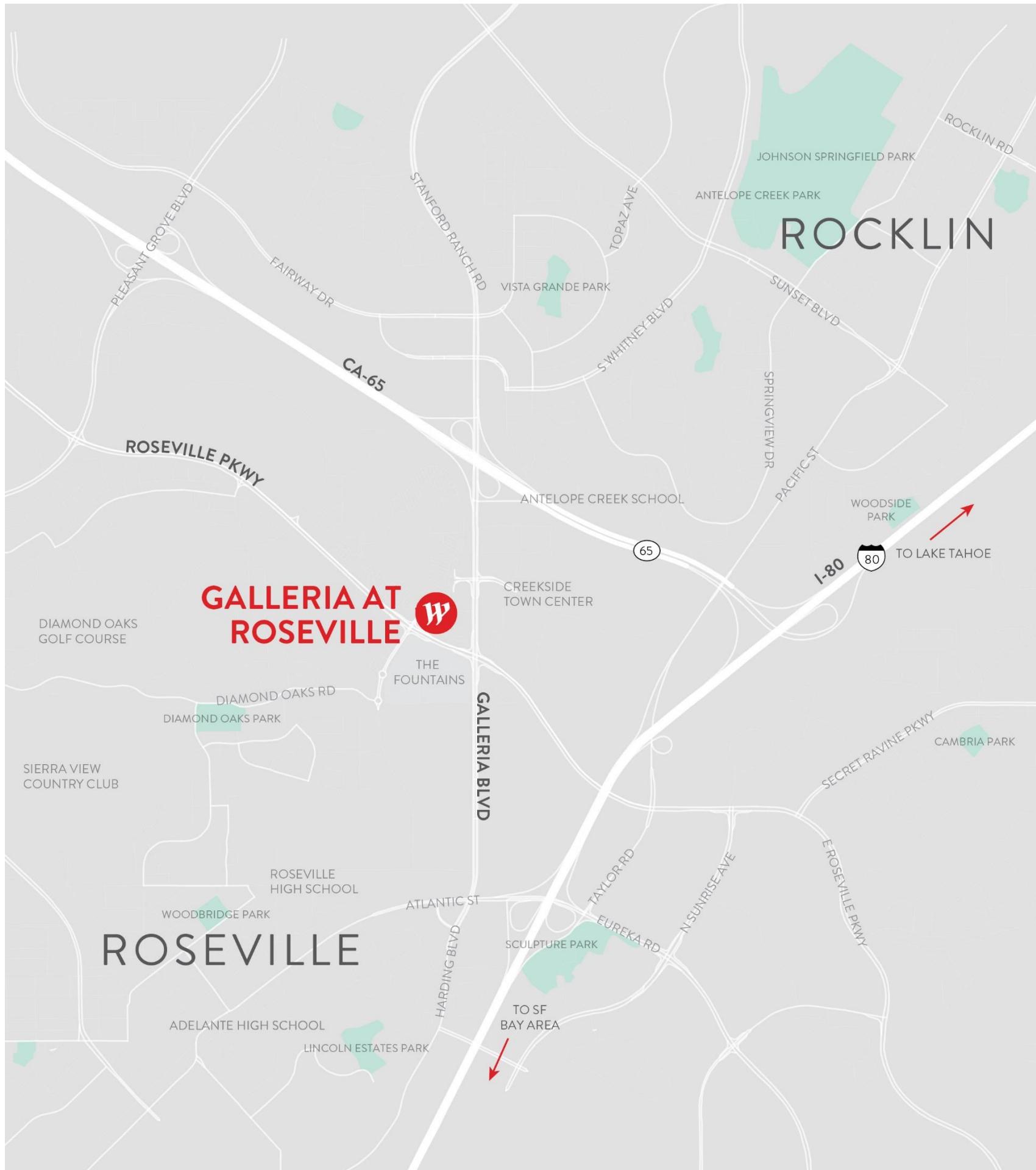
- The **#1 location** for inward migration during Covid, with 3.5 moves per 1,000 (SOURCE: CBRE 2021)
- Sutter Health has **55,000+ employees** and annual revenue of \$12.4B (SOURCE: OC Register, 12/08/21)
- Caltrans is based in Sacramento with 15,000 employees and annual revenue of **\$500 Million**
- Kaiser Permanente has over **7,000+ FTE** in Sacramento- Roseville is one of the **top 10 fastest growing cities** in the state

(SOURCE: [www.sacog.org/post/sacramento-region-grows-while-state-loses-population-overall](http://www.sacog.org/post/sacramento-region-grows-while-state-loses-population-overall))

- Migration from SF/Oakland/Berkeley to the Sacramento area was **up 38%** in the last year

(SOURCE: [www.sacog.org/post/sacramento-region-grows-while-state-loses-population-overall](http://www.sacog.org/post/sacramento-region-grows-while-state-loses-population-overall))





# HIGH-TRAFFIC LOCATION

WESTFIELD GALLERIA AT ROSEVILLE IS LOCATED IN THE BUSIEST TRAFFIC INTERSECTION IN PLACER COUNTY, REGISTERING 120,000 VEHICLE TRIPS DAILY

ROUTE	DAILY	ANNUAL TRAFFIC
I-80	162,886	59,453,390
CA-65	116,110	42,380,150
Galleria Blvd	62,399	22,775,635
Roseville Pkwy	60,198	21,972,270

- **I-80** connects the San Francisco Bay Area to Sacramento, Lake Tahoe, and East to the rest of the U.S.
- **CA-65** connects the growing East communities with Yuba City, Chico, and Redding in the Central Valley of Northern California.

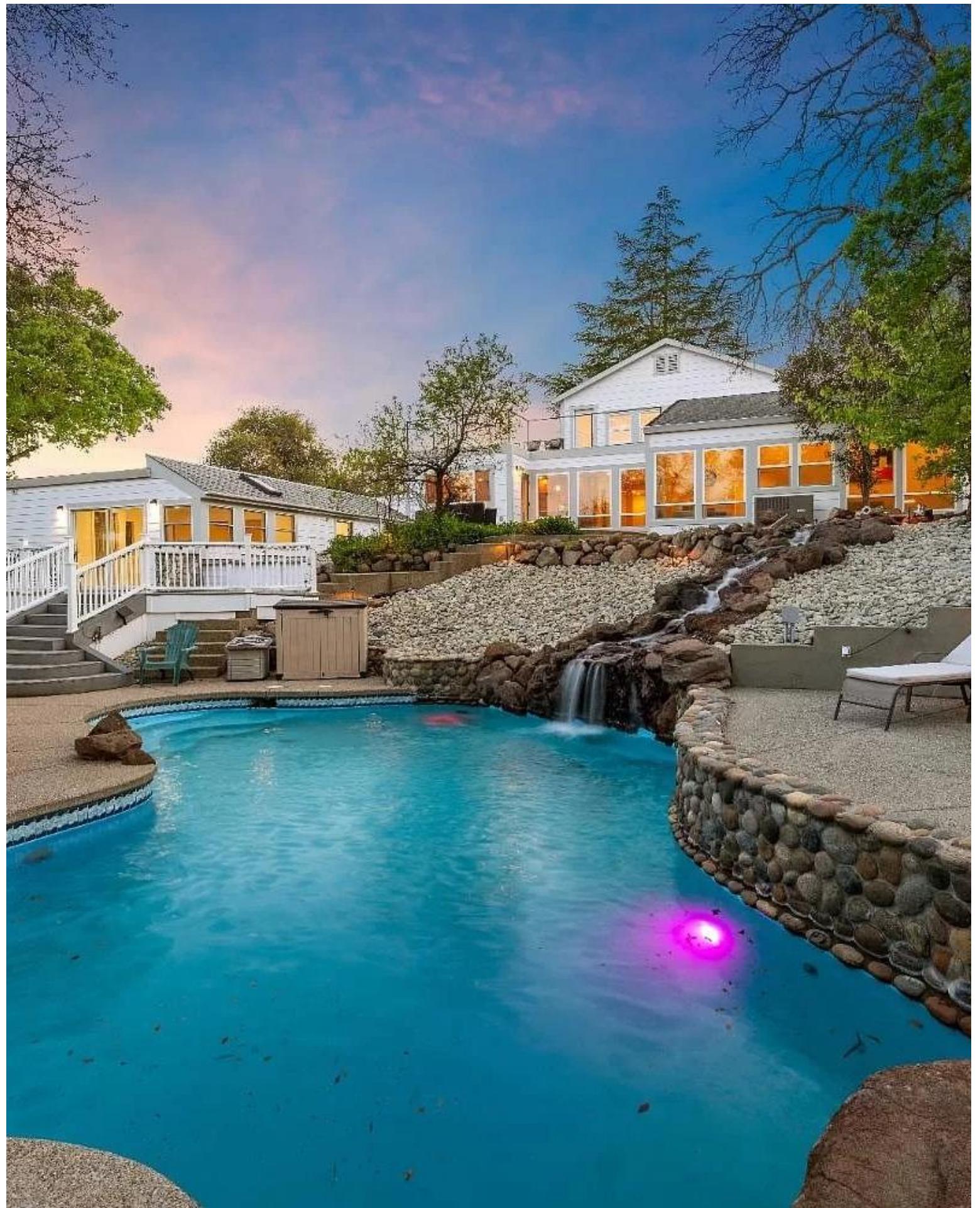
SOURCE: Placer Ai

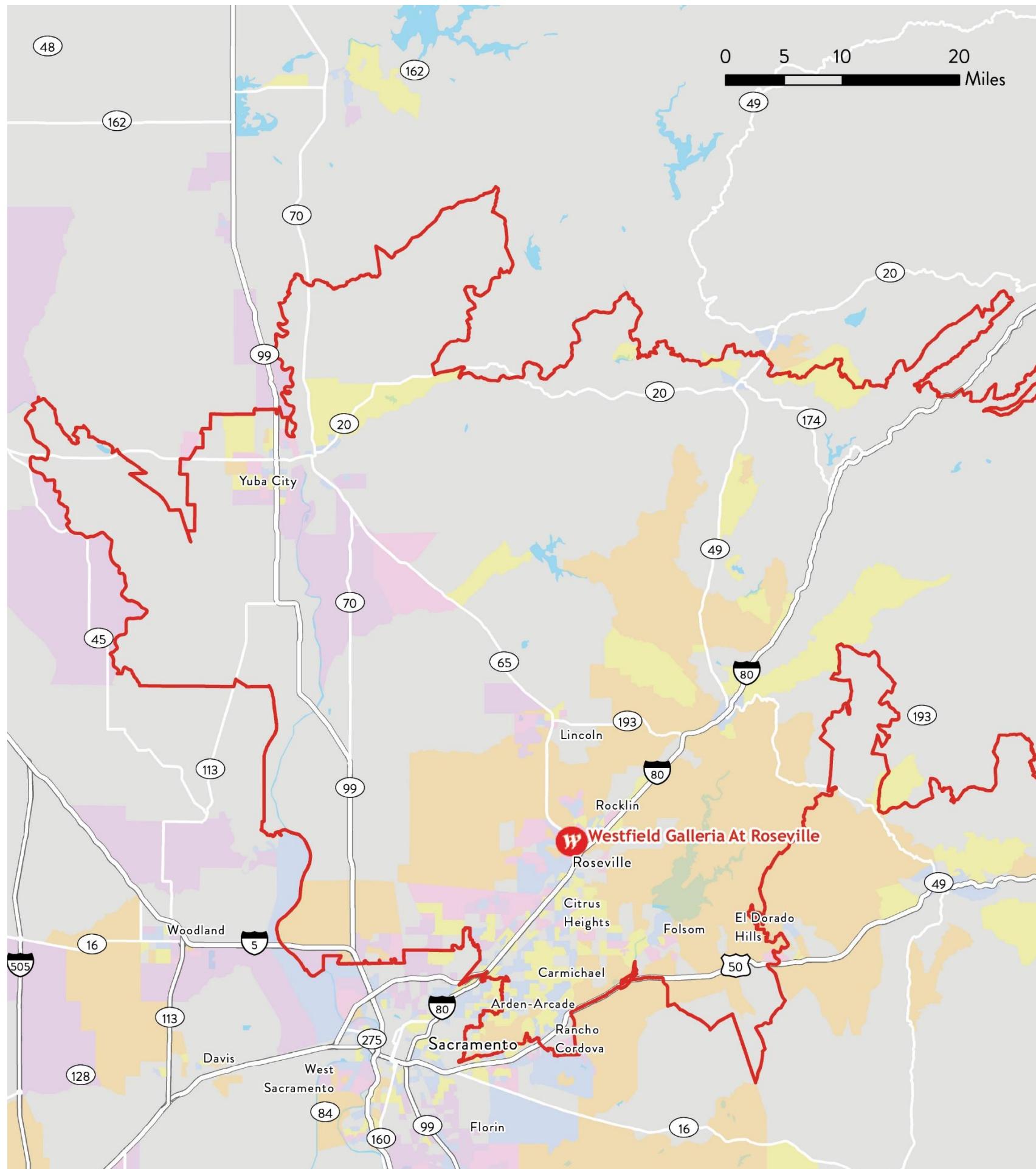
# WELCOME TO OUR NEIGHBORHOOD

SURROUNDED BY SOME OF THE BEST  
NEIGHBORHOODS IN THE COUNTRY

GALLERIA AT ROSEVILLE COMMUNITY ZIP CODE	AVERAGE HH INCOME	MEDIAN HOME VALUE	DISTANCE TO CENTER (MILES)
95746 GRANITE BAY	\$193,153	\$1,154,223	5.1
95762 EL DORADO HILLS	\$175,358	\$950,807	14.1
95837 NICOLAUS	\$168,531	\$917,198	18.4
95864 ARDEN-ARCADE	\$158,116	\$751,351	14.3
95630 FOLSOM	\$147,502	\$796,723	9.8
95765 ROCKLIN	\$146,746	\$738,962	2.7
95658 NEWCASTLE	\$145,120	\$976,123	9.7
95650 LOOMIS	\$142,353	\$899,913	6.4
95663 PENRYN	\$140,007	\$927,030	7.6
95747 ROSEVILLE	\$136,787	\$706,854	6.0

SOURCE: Esri 2021, Zillow (Mar 2022)





# CONSUMER SNAPSHOT

WESTFIELD GALLERIA AT ROSEVILLE AIRSAGE HOME  
LOCATION BY TAPESTRY LIFE MODE GROUP

<b>AFFLUENT ESTATES</b> Definition: Established wealth-educated, well-traveled married couples	26.8%
<b>FAMILY LANDSCAPES</b> Definition: Successful young families in their first homes	12.1%
<b>MIDDLE GROUND</b> Definition: Lifestyles of thirtysomethings/millenials in the middle	12.0%
<b>ETHNIC ENCLAVES</b> Definition: Established diversity—young, Hispanic homeowners w/ families	11.9%
<b>GEN XURBAN</b> Definition: Gen X in middle age; families with fewer kids and a mortgage	10.7%
<b>GALLERIA AT ROSEVILLE MAIN TRADE AREA</b>	

SOURCE: Esri 2021

# DEMOGRAPHIC COMPARISON

5 MILES	WESTFIELD GALLERIA AT ROSEVILLE	MALL AT GREEN HILLS	THE DOMAIN	COUNTRY CLUB PLAZA	SOUTHPARK MALL
2021 TOTAL POPULATION	245,518	190,920	319,648	268,748	255,761
2026 TOTAL POPULATION	261,804	206,162	341,880	279,596	277,163
POPULATION GROWTH (2021-2026)	6.6%	8.0%	7.0%	4.0%	8.4%
COLLEGE GRADUATES (%)	42.4%	62.0%	52.0%	42.9%	60.3%
2021 TOTAL HOUSEHOLDS	90,919	84,546	139,450	122,145	114,093
2021 TOTAL BUSINESSES	10,285	14,464	15,246	12,942	16,044
2021 TOTAL EMPLOYEES	111,015	339,837	187,670	267,629	214,137
2021 HH INCOME \$100,000+	44,155	33,257	52,211	30,138	44,324
2021 HH INCOME \$150,000+	24,338	20,198	27,263	14,508	27,026
2021 HH INCOME \$100,000+ (%)	48.6%	39.3%	37.4%	24.7%	38.9%
2021 HH INCOME \$150,000+ (%)	26.8%	23.9%	19.6%	11.9%	23.7%
2021 AVERAGE HH INCOME	\$123,716	\$119,949	\$102,052	\$80,739	\$119,841
2021 AVERAGE NET WORTH	\$1,426,854	\$1,155,916	\$727,840	\$655,493	\$1,158,634
2021 AVERAGE HOME VALUE	\$570,256	\$646,991	\$392,932	\$276,248	\$530,232
WHITE COLLAR OCC (%)	74.0%	77.3%	71.4%	68.0%	75.7%

RANK	1st	2nd	3rd

# WESTFIELD GALLERIA ROSEVILLE SHOPPER PROFILE

**\$124,456**

AVERAGE SHOPPER HHI

27% of shoppers have HHI > \$150K

---

**\$242**

AVERAGE EXPENDITURE

94% of shoppers purchased something

---

Average visit length

**81**

MINUTES

Average retailer visited

**4.8**

PER VISIT

---

SOURCE: Placer.ai, Scarborough (2021)



# CURRENT CENTER



# CURRENT CENTER



# BUILDING THE FUTURE



# EXPANDING OUR HORIZONS

**2000**

**Galleria at Roseville** opens for business on August 25, 2000 with 120 stores and the Promenade

**2004**

**Westfield** breaks ground on a **\$270 million** expansion

**2010**

Westfield Galleria at Roseville undergoes a **fire**, damaging the north wing of the property. Rebuilding of the north end begins within weeks of the event

**2023**

**Opening of Promenade Retail and Office** mixed use

**2002**

**Westfield** acquires Galleria at Roseville from Rodamco and renames the property Westfield Shoppingtown Galleria at Roseville

**2009**

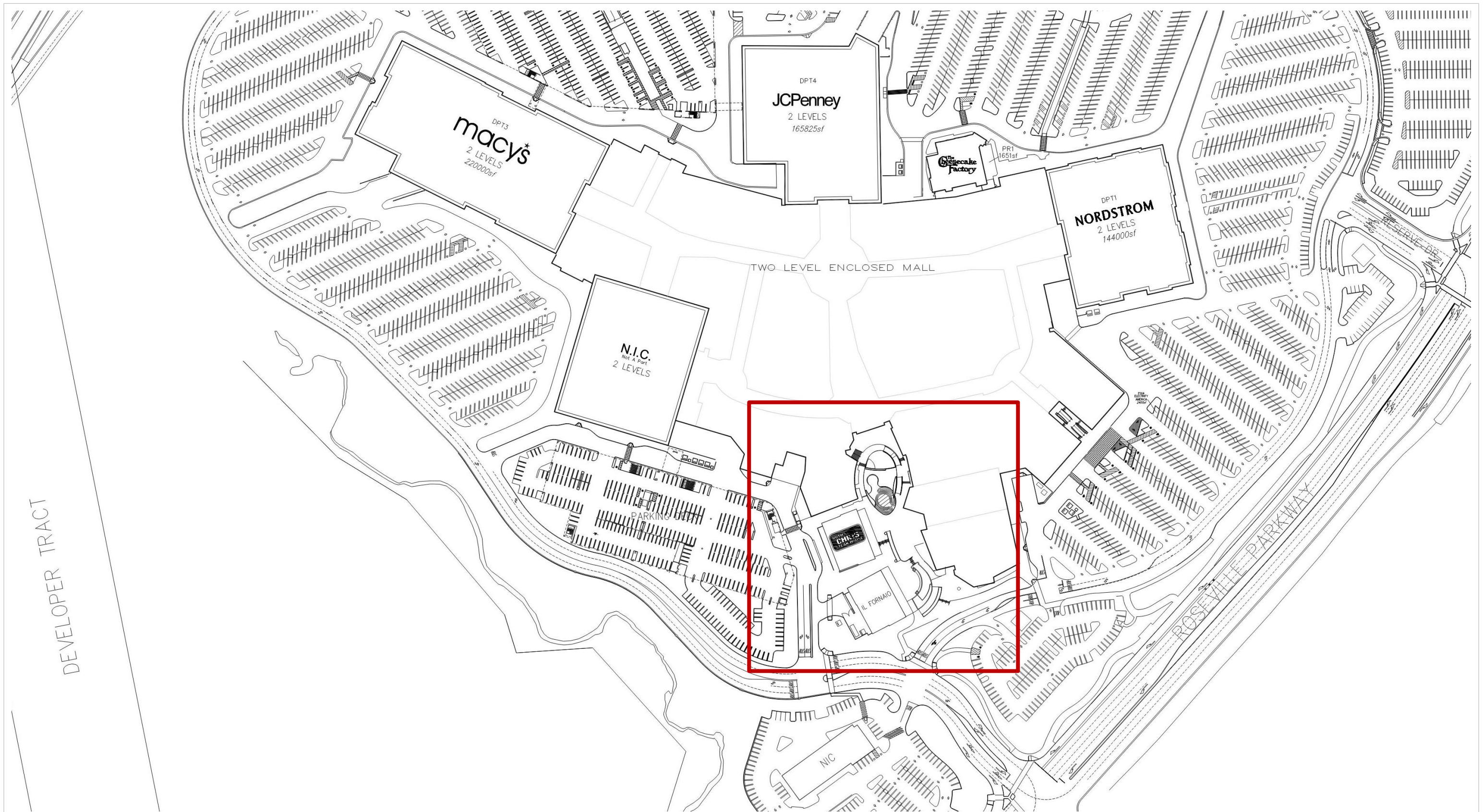
Construction is complete, adding **400,000 square feet** to the property, turning Westfield Galleria at Roseville into the **region's largest shopping center**

**2011**

The north end **reopens** to the public on October 6, 2011

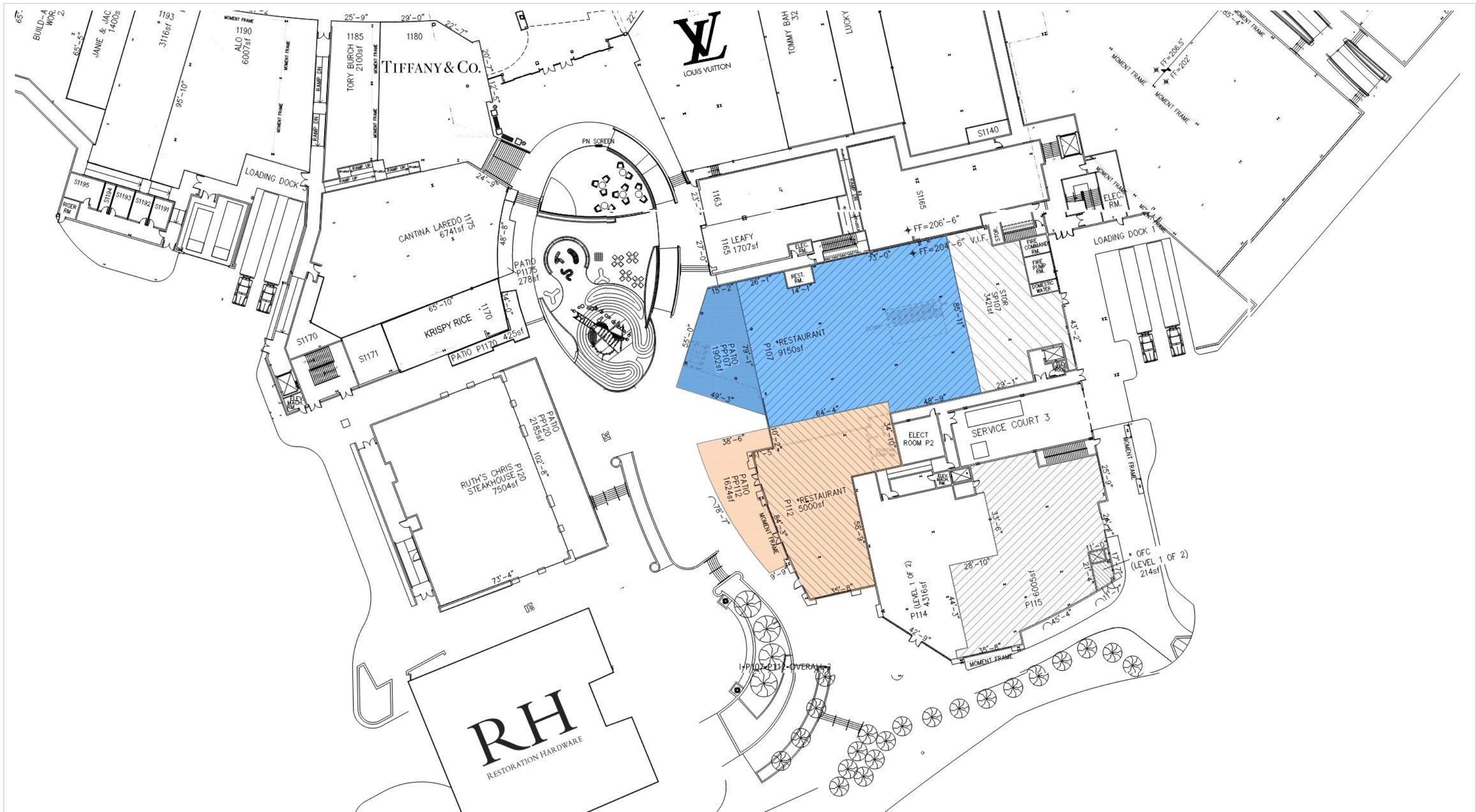
This Presentation Slide was produced prior to 100% completion of the re-development plan of the Shopping Center. The Layout, proposed tenant mix, proposed tenant location(s) and/or the gross leasable area is subject to change per Base Building and Merchandising Plan updates. This Presentation Slide shall not be deemed to be a warrant, representation, or agreement on the part of Landlord that the Shopping Center and/or Development will be, or will remain, as depicted hereon, or that the number of square feet, particular location and/or inclusion, of any particular tenant and/or trade name depicted herein will remain the same prior to execution of any lease and/or during the Term of any lease.

# SITE PLAN



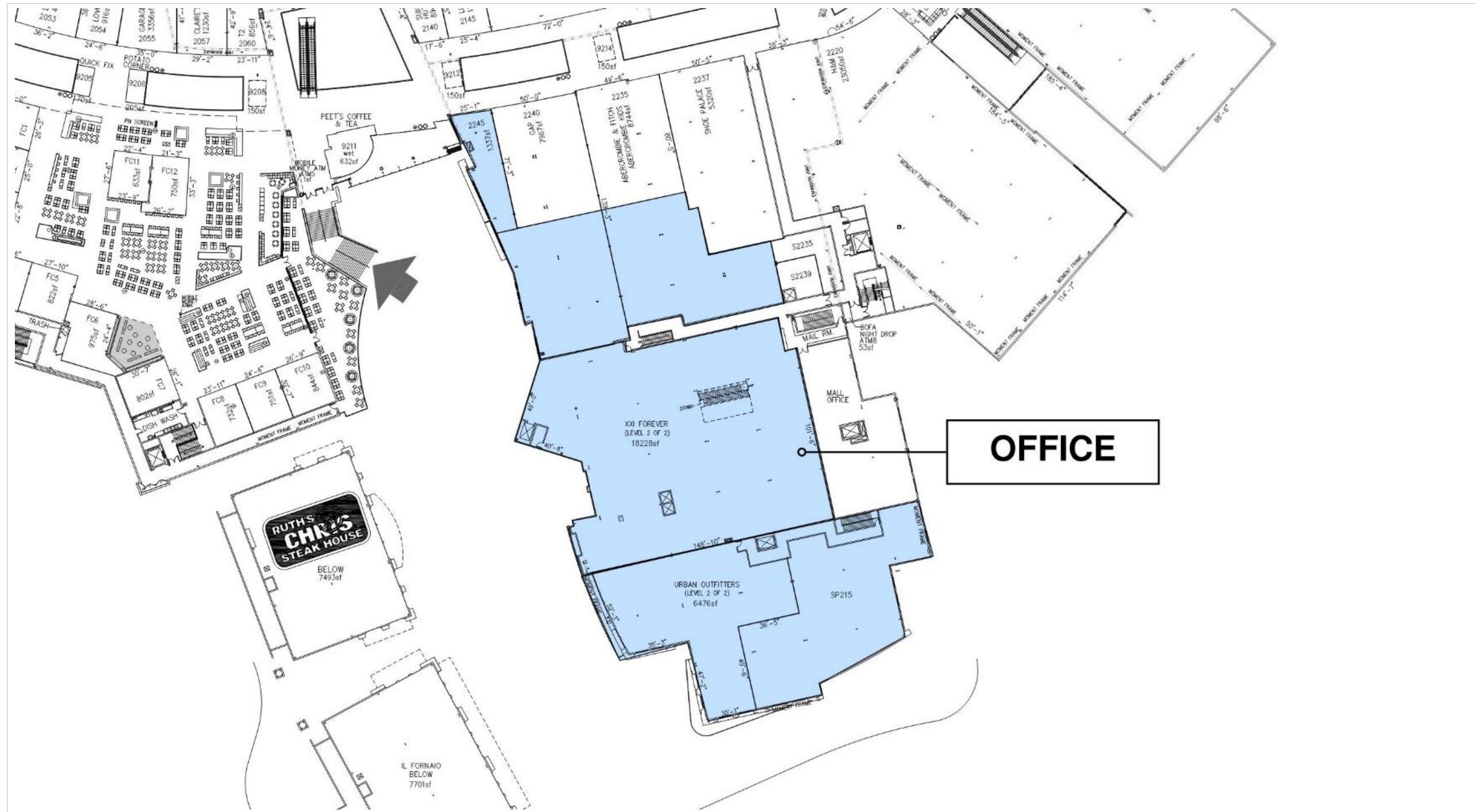
# SITE PLAN

## PROPOSED RE-MERCHANDISING – LEVEL 1



# SITE PLAN

## PROPOSED RE-MERCHANDISING – LEVEL 2



# MODERN TAHOE SENSIBILITY



WOODEN BENCHES AND LONG GRASSES



SHADE CANOPY & RAILING



NATURAL PLAY ELEMENTS

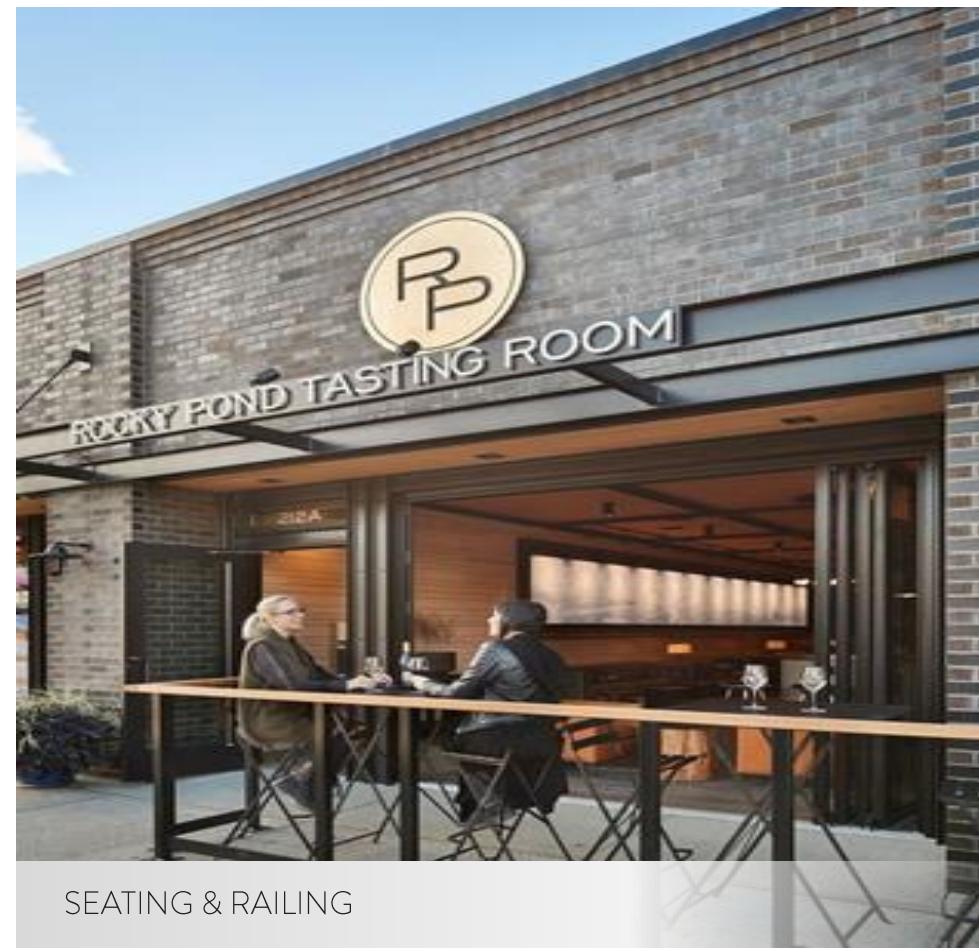


ELEMENTAL WATER ELEMENTS



AL FRESCO SEATING AREAS

# RESTAURANT FINISH STUDIES



# RENDERINGS







# CONTACT US



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**JENNIFER GARCIA** Manager, Specialty Leasing

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# LEASE PLAN



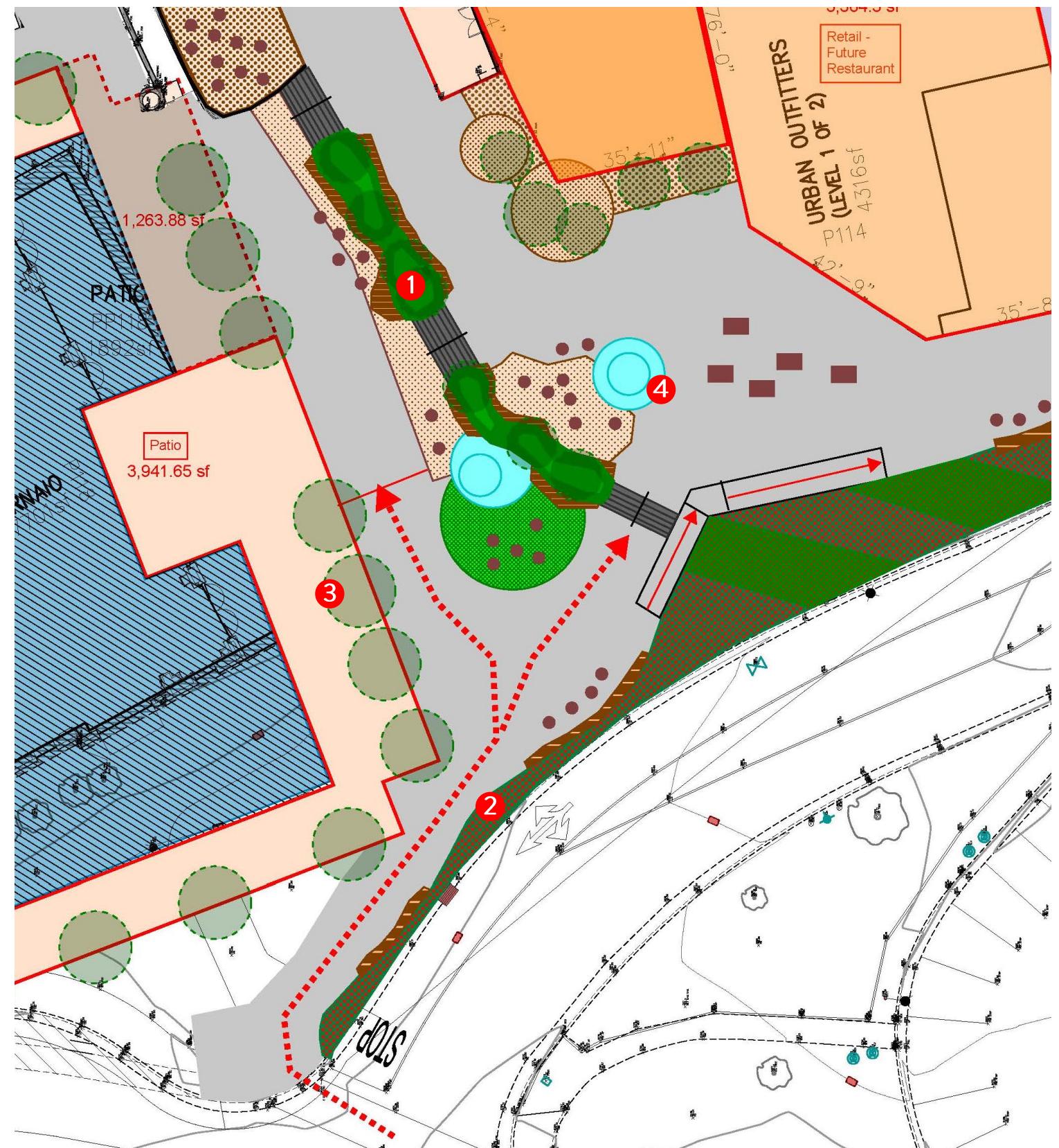
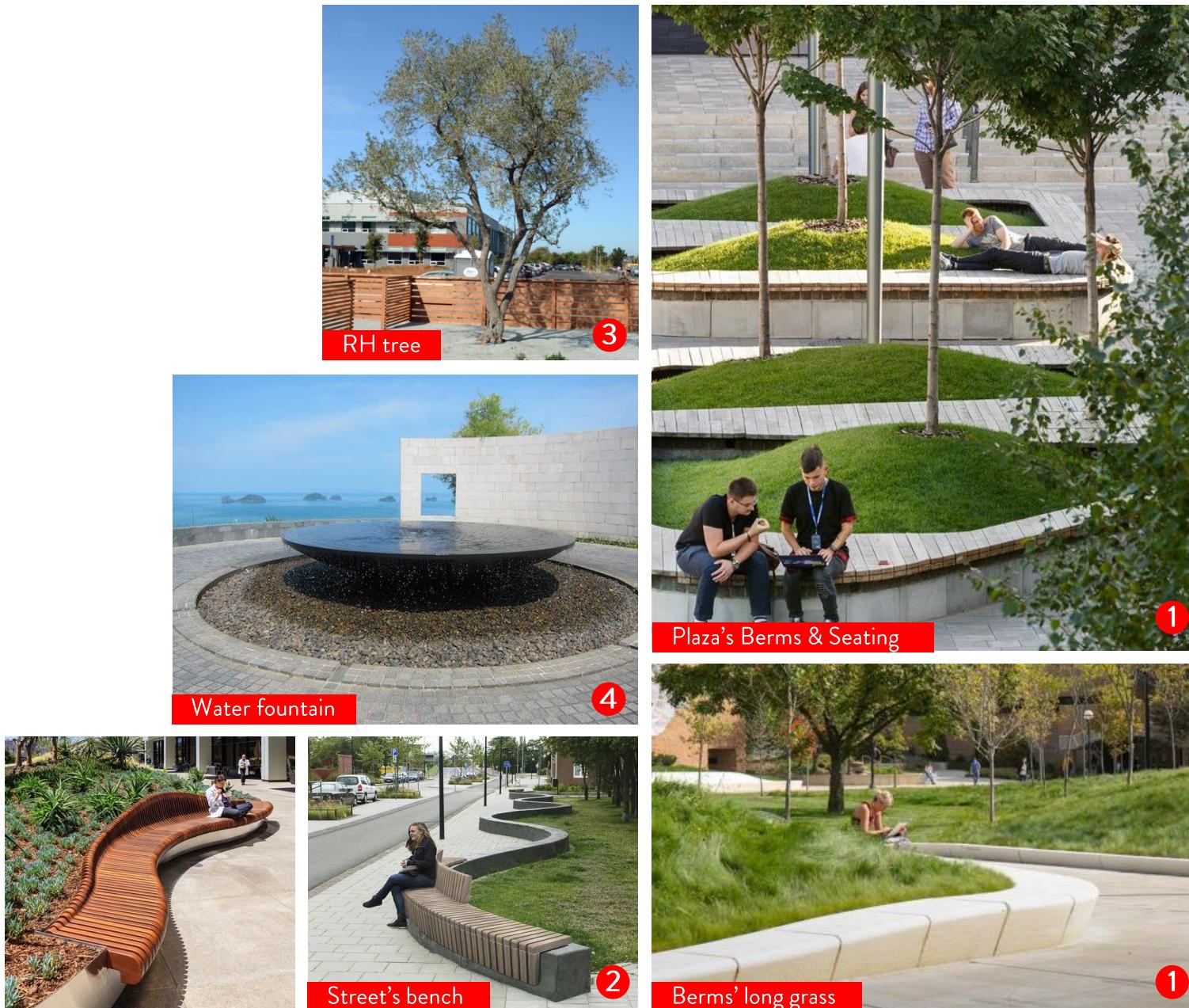
# APPENDIX



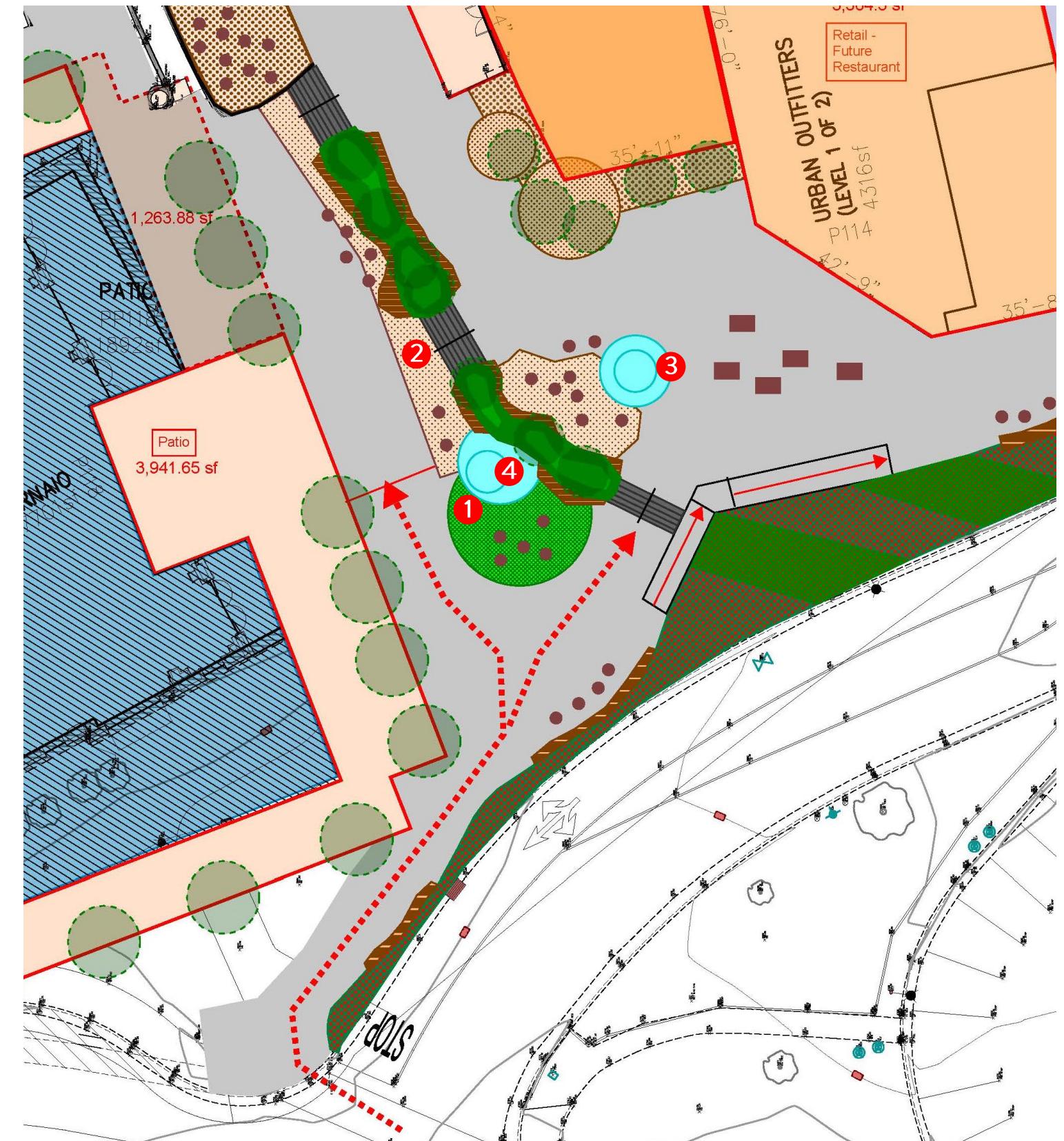
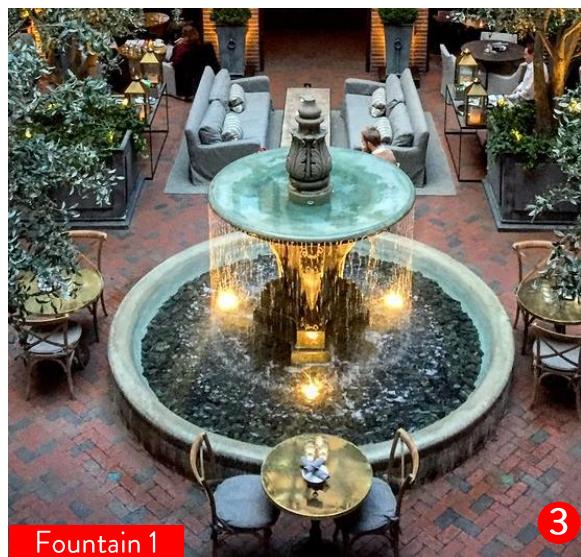
# PROMENADE ENTRY | OPEN VISIBILITY



# CONNECT PROMENADE'S 2 SIDES



# PROMENADE'S AMENITY



# LANDSCAPE STUDIES CART & SEATING



## Shade canopy & railing



## Firepit & seating

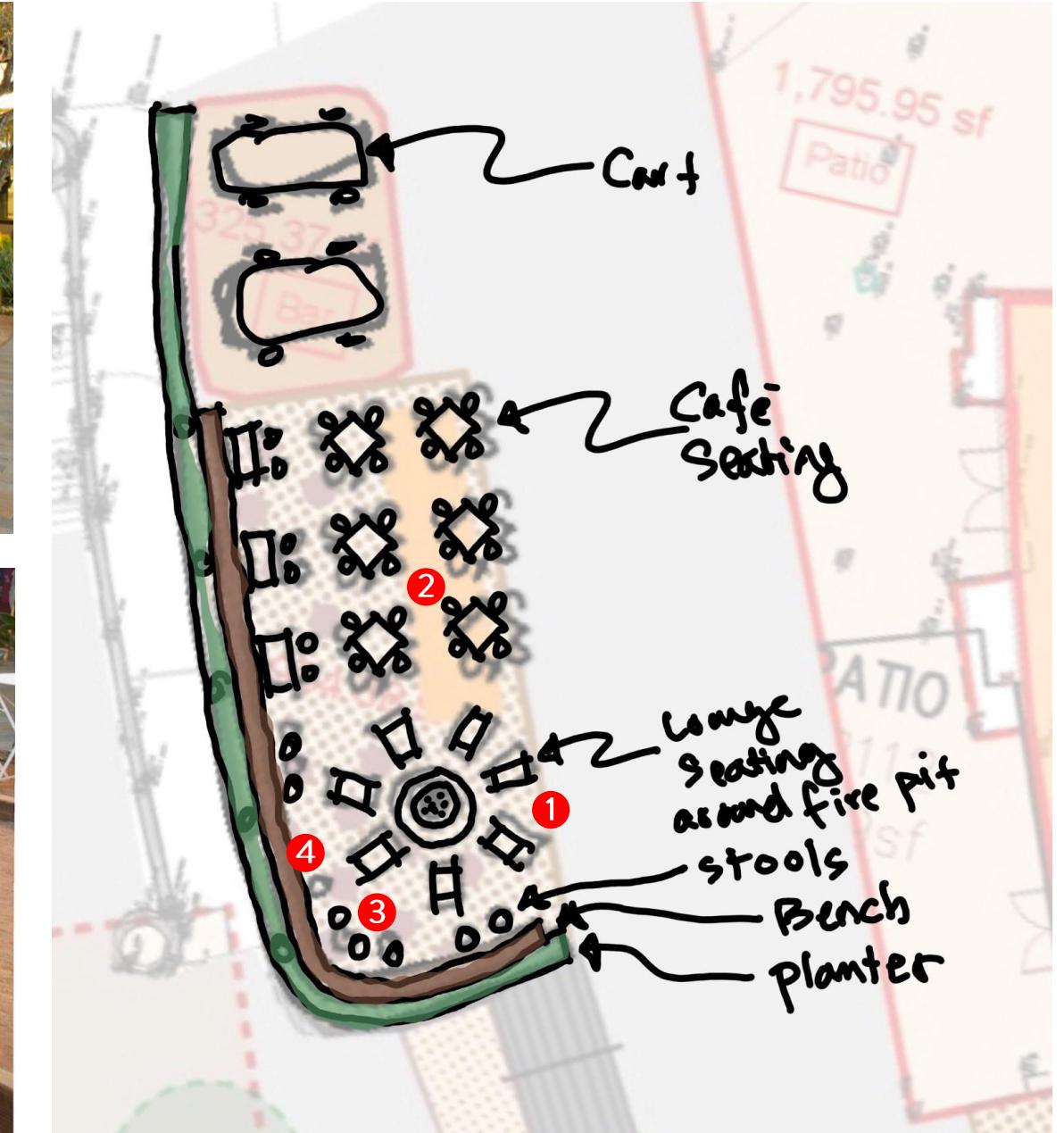
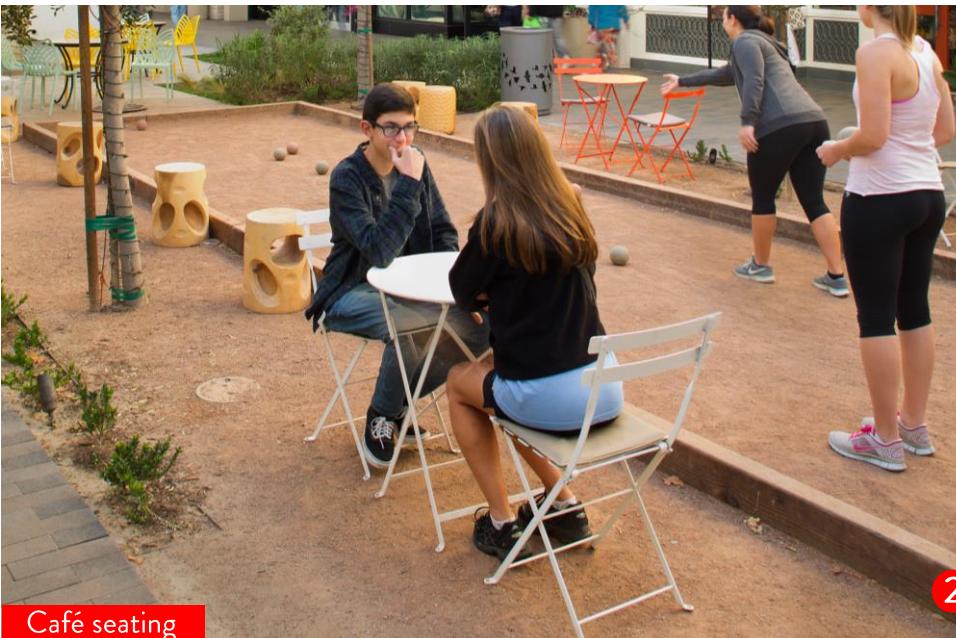


## Landscape planters at railing

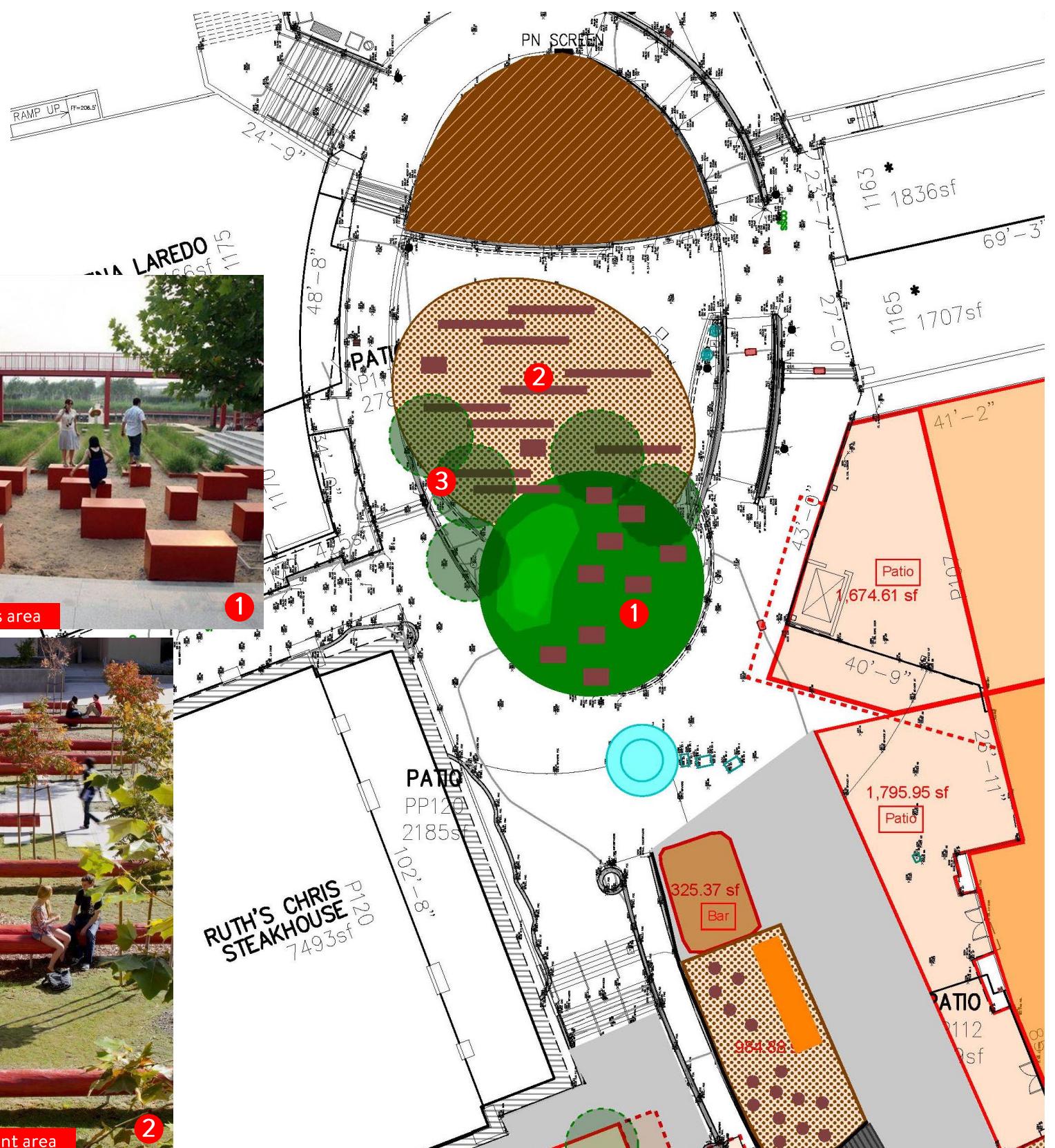
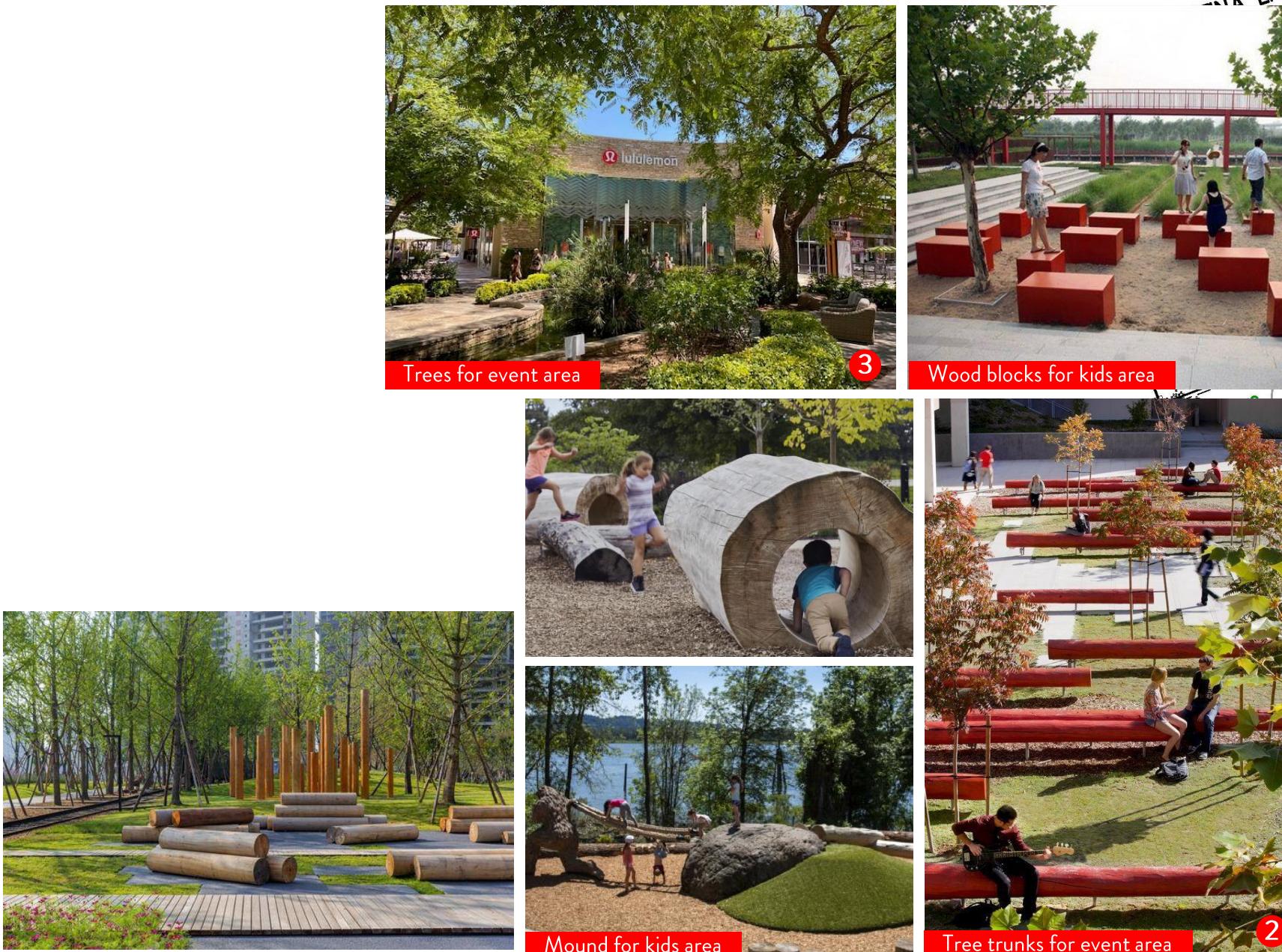


# LANDSCAPE STUDIES

## PATIO SEATING



# EVENT & KIDS



# LANDSCAPE STUDIES

## SEATING

