

THE GREATER SACRAMENTO PREMIER LIFESTYLE CENTER

NWC Galleria Boulevard & Roseville Parkway, Roseville, CA



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What?

- » Phase I: ±330,000^{SF}
- » Available: ±2,900–9,900^{SF}
- » Proposed Phase II: Apartments, Hotel and Retail

Where?

- » NWC Galleria Blvd & Roseville Pkwy, Roseville, CA
- » Across the Street from Westfield's Roseville Galleria with the Region's only Nordstrom
- » ±1.98 million SF of Retail GLA at this intersection
- » Population of 248,576 within a 5 mi radius
- » Daytime Population of 37,242 within a 2 mi radius
- » Average HHI of \$143,489 within a 3 mi radius
- » Median Home Price: \$685,000.00

Why?

THE FOUNTAINS IS THE GO TO PLACE TO BE IN SOUTH PLACER COUNTY.

There are many events hosted at The Fountains year round. Coupled with Whole Foods and a main street filled with national and regional restaurants and boutiques, The Fountains has naturally become the place for families of Placer County and beyond to shop, eat, and play together.



WEEKLY FARMERS MARKET

Eat fresh and buy local at weekly Farmer's Market hosted in front of Whole Foods weekly & year-round.



SUMMER CONCERT SERIES & HOLIDAY FESTIVITIES

Held June–September, the Summer Concert series brings in several hundred to a thousand people per event. During the Holidays, The Fountains hosts events and activities such as the train ride around the center which draws shoppers and diners.

TENANT DIRECTORY



GROCERY



RESTAURANTS



FASHION



BEAUTY & WELLNESS



HOME & FURNITURE



PETS



SPECIALTY & SERVICES



**OVERHEAD
AERIAL**

Proposed Phase II

ROSEVILLE PKWY - 55,030 ADT

ROSEVILLE GALLERIA

fountains

GALLERIA BLVD - 48,210 ADT

TARGET



Walmart

KOHL'S



Nugget

LOWE'S

WinCo FOODS



±350,000 Sq. Ft. Highland Reserve Office Park



112,612 ADT



COSTCO WHOLESALE

FLOOR DECOR



HARBOR FREIGHT

TRADE AREA AERIAL

Lazy DOG

GALLERIA BLVD - 48,210 ADT



ROSEVILLE PKWY - 55,030 ADT

Proposed Phase II



DEMOGRAPHICS (2024 EST.)

POPULATION

| | |
|--------------|---------|
| 1 mile | 7,788 |
| 3 mile | 110,041 |
| 5 mile | 248,576 |
| 10 min drive | 111,794 |

HOUSEHOLDS

| | |
|--------------|--------|
| 1 mile | 3,406 |
| 3 mile | 43,364 |
| 5 mile | 93,942 |
| 10 min drive | 44,003 |

DAYTIME EMPLOYEES

| | |
|--------------|---------|
| 1 mile | 10,391 |
| 3 mile | 62,326 |
| 5 mile | 100,324 |
| 10 min drive | 71,912 |

% OF WHITE COLLAR EMPLOYEES

| | |
|--------------|-------|
| 1 mile | 73.8% |
| 3 mile | 71.1% |
| 5 mile | 70.6% |
| 10 min drive | 71.5% |

% OF BACHELOR DEGREE ONLY

| | |
|--------------|-------|
| 1 mile | 29.2% |
| 3 mile | 28.1% |
| 5 mile | 27.3% |
| 10 min drive | 28.2% |

MEDIAN HOUSEHOLD INCOME

| | |
|--------------|-----------|
| 1 mile | \$104,952 |
| 3 mile | \$109,492 |
| 5 mile | \$120,523 |
| 10 min drive | \$111,960 |

TRAFFIC

| | |
|----------------|-------------|
| Roseville Pkwy | 55,030 ADT |
| Galleria Blvd | 48,210 ADT |
| Total | 103,240 ADT |

ROSEVILLE/ROCKLIN MAJOR EMPLOYERS

| | |
|---------------------------------|-------|
| Kaiser Permanente | 5,794 |
| Sutter Roseville Medical Center | 2,202 |
| Sierra Joint Community College | 1,200 |
| Hewlett Packard | 1,154 |
| PRIDE Industries | 1,062 |
| Adventist Health | 920 |
| Union Pacific Railroad Co. | 569 |
| Oracle | 500 |

