

OFFERING MEMORANDUM



BLUE OAKS BLVD

ROSEVILLE PKWY

PAINTED DESERT DR

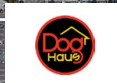
WOODCREEK BLVD

±1.8 AC GAS STATION SITE - SOLD

±1.0 AC - QUICK SERVICE/PAD SITE

±1.79 AC DAYCARE/ PRESCHOOL SITE - SOLD

±1.62 AC RETAIL



*PREMIER* COMMERCIAL LAND  
CAMPUS OAKS - ROSEVILLE, CA

# CAMPUS OAKS PROPERTY OVERVIEW

Campus Oaks is located near the southeast corner of Blue Oaks Blvd & Woodcreek Oaks Blvd in Roseville, CA. This is one of the fastest growing yet under-served areas in Placer County. There have been over 40,000 new homes built in West Roseville through 2024-2025.

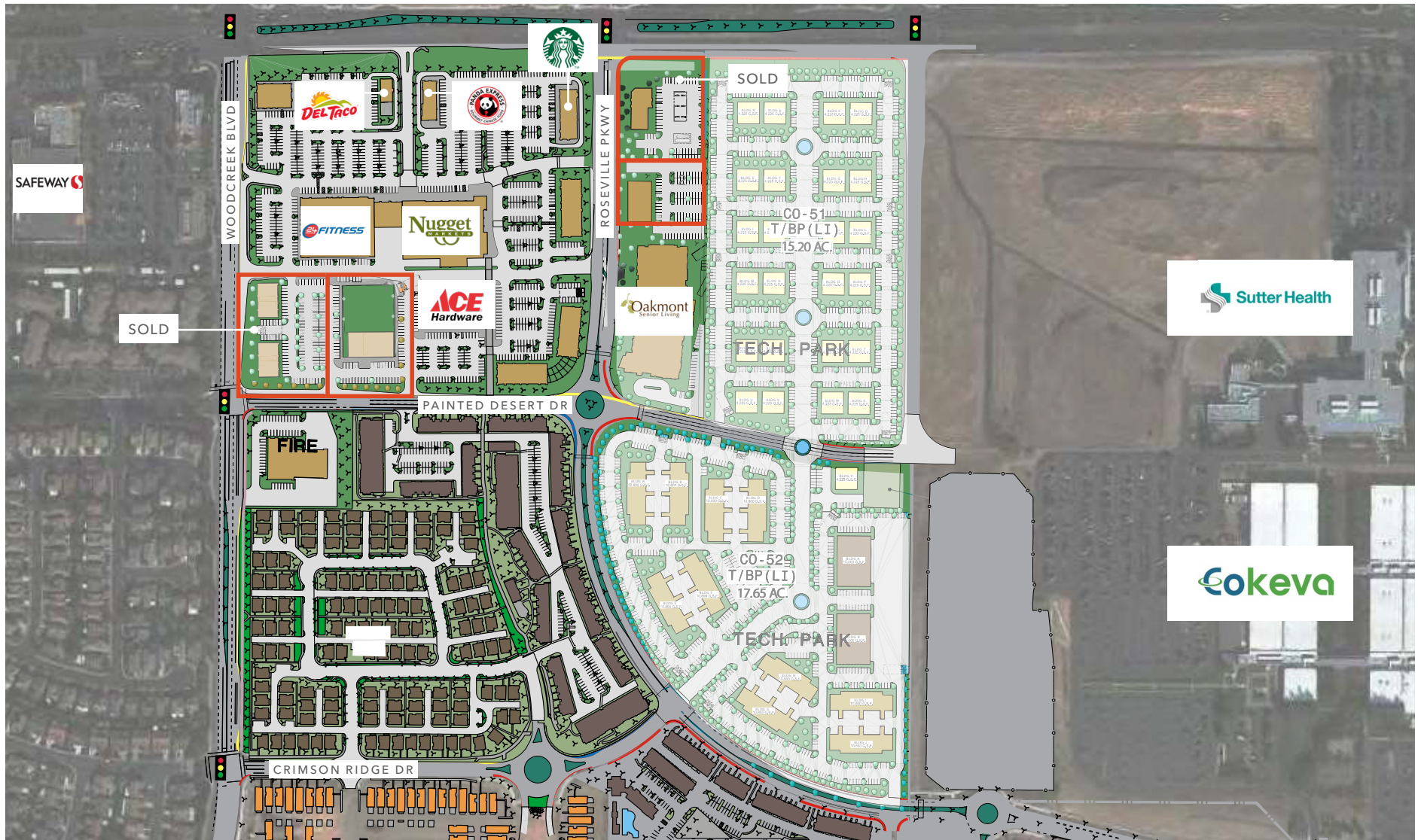
The available parcels for sale are adjacent to Campus Oaks Town Center, anchored by Nugget Market, 24 Hour Fitness and ACE Hardware. This commercial area has greatly benefited from the new Roseville Parkway extension that connects traffic from Blue Oaks Blvd down to the Galleria shopping mall and Interstate 80. The extension has resulted in a major increase of ADT at the intersection to nearly 90,000 cars per day.

This rare commercial land offering is highly visible and has become a major destination for goods and services in the growing West Roseville communities.

QUICK SERVICE PAD/SITE	±1.00 AC
RETAIL LAND	±1.62 AC
GAS STATION SITE	SOLD
DAYCARE PRESCHOOL SITE	SOLD
EASY ACCESS	Highway 65
SIGNALIZED INTERSECTIONS	2
HIGH TRAFFIC COUNTS	2,000 Vehicles per day
<b>INQUIRE FOR PRICING</b>	Contact Kevin Sheehan and Tyler Boyd

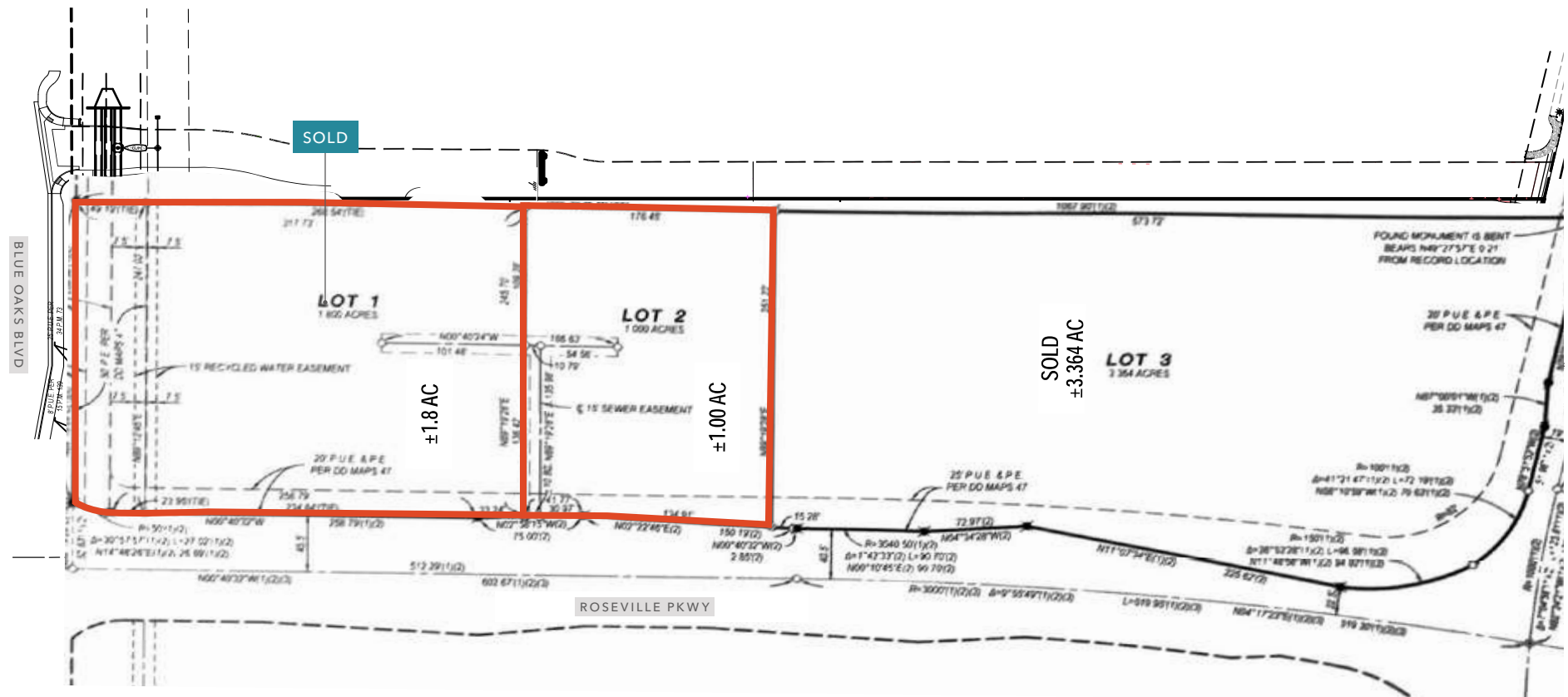


# SITE PLAN





# PARCEL MAP - BLUE OAKS & ROSEVILLE PARKWAY



# ROSEVILLE AERIAL

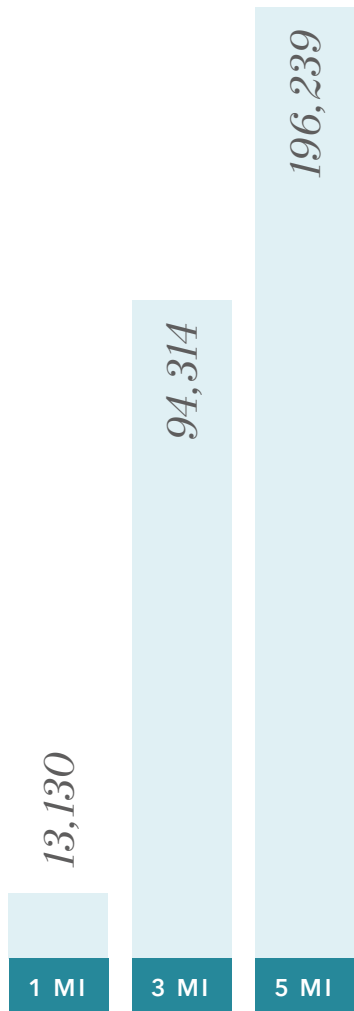


RETAIL LAND FOR SALE

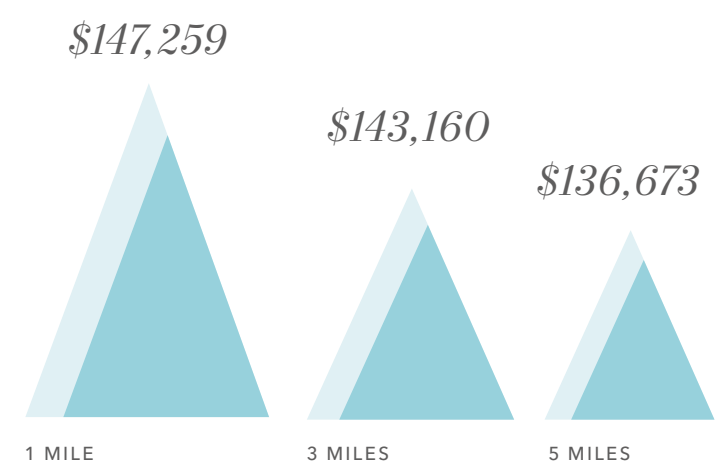


# DEMOGRAPHICS

## ESTIMATED POPULATION



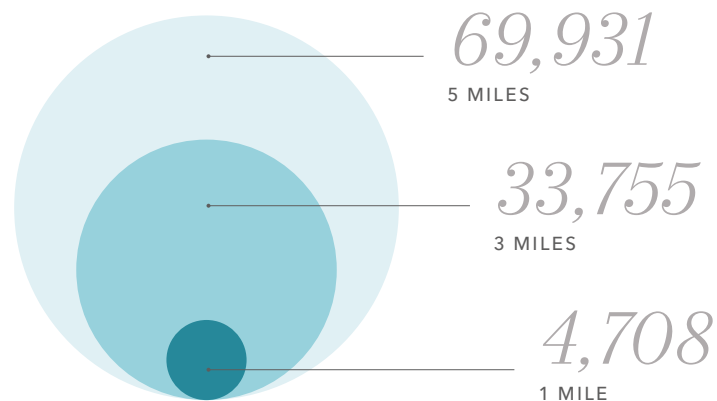
## AVERAGE HOUSEHOLD INCOME



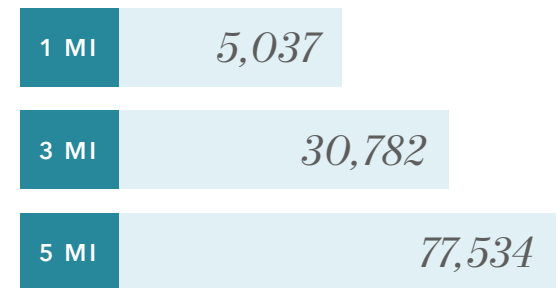
## MEDIAN AGE



## ESTIMATED HOUSEHOLDS



## ESTIMATED EMPLOYEES



Data Source: ©2024, Sites USA

# CAMPUS OAKS LAND

*Exclusively listed by*

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