

THE GREATER SACRAMENTO PREMIER LIFESTYLE CENTER

NWC Galleria Boulevard & Roseville Parkway, Roseville, CA



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What?

- » Phase I: ±330,000^{SF}
- » Available: ±660–9,900^{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 37,082 within a 2 mi radius
- » Average HHI of \$129,990 within a 3 mi radius
- » Median Home Price: \$639,000.00

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



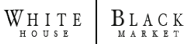
GROCERY



RESTAURANTS



FASHION



BEAUTY & WELLNESS



HOME & FURNITURE



PETS



SPECIALTY & SERVICES



OVERHEAD
AERIAL

Proposed Phase II

ROSEVILLE GALLERIA

fountains

ROSEVILLE PKWY - 55,030 ADT

GALLERIA BLVD - 48,210 ADT

TRADE AREA AERIAL



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

CALIFORNIA 65

112,612 ADT

ROSEVILLE PKWY - 55,030 ADT

GALLERIA BLVD - 48,210 ADT

Proposed Phase II

fountains

DEMOGRAPHICS

(2025 EST.)

POPULATION

1 mile	7,864
3 mile	106,787
5 mile	247,916
10 min drive	116,348

HOUSEHOLDS

1 mile	3,416
3 mile	42,178
5 mile	93,359
10 min drive	45,728

DAYTIME EMPLOYEES

1 mile	9,682
3 mile	62,837
5 mile	101,681
10 min drive	78,017

% OF WHITE COLLAR EMPLOYEES

1 mile	73.6%
3 mile	70.6%
5 mile	70.1%
10 min drive	70.9%

% OF BACHELOR DEGREE ONLY

1 mile	29.6%
3 mile	28.0%
5 mile	27.4%
10 min drive	28.1%

MEDIAN HOUSEHOLD INCOME

1 mile	\$110,611
3 mile	\$111,654
5 mile	\$120,928
10 min drive	\$114,656

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

