

THE GREATER SACRAMENTO PREMIER LIFESTYLE CENTER

NWC Galleria Boulevard & Roseville Parkway, Roseville, CA



ARIEL FOX
CA DRE #01496200
916.473.8805
afox@rightsite.com

What?

- » Phase I: ±330,000^{SF}
- » Available: ±1,300–9,900^{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



LOWE'S

Nugget

WinCo FOODS

PartyCity
ROSS
DRESS FOR LESS
DICK'S
SPORTING GOODS

sam's club

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



THE HOME DEPOT

Center
Total Wine
& More
JOANN

STAPLES
SPROUTS

COSTCO
WHOLESALE

FLOOR DECOR

SAFeway
CVS
pharmacy

RITE
AID

VillaSport
ATHLETIC CLUB AND SPA

Westfield
GALLERIA AT ROSEVILLE
jcpenny
macy's
NORDSTROM

SCANDINAVIAN DESIGNS
FURNITURE

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

OLD NAVY
BARNES & NOBLE
BOOKSELLERS

BEST BUY
ULTA
Marshalls
Michaels
NORDSTROM
I RACK

HYATT
PLACE

Lazy DOG
EST. DRINK

TRADE AREA AERIAL

DIAMOND OAKS
GOLF COURSE

Sierra
View
COUNTRY CLUB

Proposed Phase II



fOUNTAINS

buy buy
BABY
macy's
KREI
WORLD MARKET
BED BATH &
BEYOND

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

