



RIDGE AT CREEKSIDE

FLOOR
DECOR

REI

macy's
furniture
gallery

COST PLUS
WORLD MARKET

DAVID'S
BRIDAL

**SIGN CONFIDENTIALITY AGREEMENT
FOR FULL OFFERING MEMORANDUM**

ROSEVILLE, CA

Ridge at Creekside

TROPHY, GENERATIONAL REAL ESTATE
WITH EXCEPTIONAL VISIBILITY & ACCESS



CP PARTNERS
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Ridge at Creekside

1130 Galleria Blvd, Roseville, CA 95678 [↗](#)

\$53,100,000

PRICE

6.80%

CAP RATE

NOI	\$3,607,565
PRICE PER SF	\$284.65
OCCUPANCY	100%
NUMBER OF TENANTS	5
YEAR BUILT	2002
BUILDING SIZE	186,544 SF



Generational real estate in premier Roseville retail node

Anchored by Floor & Decor under a new 10-year lease and Macy's Furniture with a recent long-term renewal, Ridge at Creekside provides secure, diversified income. David's Bridal offers near-term mark-to-market potential, with rents below market and no renewal options remaining.

Dominant Retail Destination in Roseville's Premier Trade Area

- Trophy retail center positioned directly across from **Westfield Galleria at Roseville**, the #1 retail submarket in the Sacramento MSA
- Anchored by **Floor & Decor** under a **new 10-year lease** and **Macy's Home Store** with a recently executed **early 10-year extension**, providing stable, long-term income
- **David's Bridal** presents near-term mark-to-market potential, paying **below-market rent** with **no renewal options remaining**
- Surrounded by top national retailers and Class A shopping destinations including the Galleria, Fountains at Roseville, and Creekside Town Center
- **Institutional-quality improvements** with exceptional visibility and access along both **Galleria Boulevard** and **Roseville Parkway** (combined traffic counts exceeding 155,000 VPD)

Outstanding Demographics & Accessibility

- Within a 5-mile radius: **250,000+ residents**, **average household income of \$144,000**, and **2.4 million annual visits** (per Placer.ai)
- Central location at the crossroads of **Interstate 80 and Highway 65**, offering unmatched connectivity to the broader Sacramento region
- Situated in **Placer County**, one of California's fastest-growing and most affluent markets
- A **passive, institutional-grade investment** opportunity within one of Northern California's most dynamic retail corridors





The Galleria Corridor

Recognized as the leading retail submarket in the Sacramento region, the Galleria Corridor attracts shoppers from a 45-mile trade area and features over 5 million square feet of combined retail and office space.

Anchored by Westfield Galleria at Roseville—a premier 1.3 million SF regional mall with more than 240 retailers—the area also includes the Roseville Auto Mall, one of the largest in the nation, representing 17+ dealerships and generating over \$2 billion in annual sales.

Westfield Galleria at Roseville, located directly across the street, stands as the region’s top-performing mall, with sales exceeding \$990 per square foot (excluding Apple Store sales).

Ongoing retail and mixed-use investment continue to strengthen the corridor’s position as the dominant commercial hub north of Sacramento.

**Data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.*

All visits are measured across the previous 12 months. Rankings are across listed categories at a National level by visits or visits/SF.



EARLY 10 YEAR
EXTENSION WITH NO
RENT REDUCTION



208K VISITS
#12 MOST VISITED REI
LOCATION IN CALIFORNIA
(BY VISITS/SF)



176K VISITS
RANKED IN THE 68TH PERCENTILE
OF COST PLUS WORLD MARKET
STORES NATIONWIDE FOR ANNUAL
VISITS
2024 NEW ROOF WARRANTY
THROUGH 2039



237K VISITS
RANKED IN THE TOP 7% OF FLOOR & DECOR
STORES NATIONWIDE FOR ANNUAL VISITS
#3 MOST VISITED FLOOR & DECOR
LOCATION IN CALIFORNIA (BY VISITS)



BRIDAL

72K VISITS

RANKED IN THE TOP 30% OF DAVID'S BRIDAL
STORES NATIONWIDE FOR ANNUAL VISITS

#6 MOST VISITED DAVID'S BRIDAL LOCATION IN
CALIFORNIA (BY VISITS)

The Ridge at Creekside is **superbly positioned on Galleria Boulevard** within Roseville's dominant retail node, directly across from Westfield Galleria at Roseville and flanked by Fountains at Roseville and Creekside Town Center. As the **Sacramento region's largest and luxury-brand anchor mall**, the Galleria drives high-quality shopper traffic, which is further supported by the adjacent open-air lifestyle centers. This synergy places Ridge at Creekside at the **epicenter of Roseville's most vibrant retail ecosystem**.

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LEGEND



Property
Boundary

186,544

Rentable SF

17.44

Total AC

952

Parking Spaces

5.1/1,000

Parking Ratio



Egress







TESLA

SUPERCHARGER

20 Total

TESLA SUPERCHARGERS
AT SUBJECT PROPERTY

200+

MILES OF RANGE
IN ~15 MINS

Tesla Superchargers are a **global network** of DC fast chargers designed to quickly add range to electric vehicles. They can **add up to 200 miles of range in as little as 15 minutes.**

The network is **expanding to include non-Tesla EVs** which users can charge by simply plugging in, with the cost billed automatically through the Tesla app.

The **subject property contains 20 Tesla Supercharger stations** adjacent to Floor & Decor.



Subject property
benefits from
excellent visibility

The subject property is supported by surrounding pads with national tenants such as **Buffalo Wild Wings, Chipotle, AT&T, Ike's Love & Sandwiches, Fogo de Chao, and more.**





FOUNTAINS AT ROSEVILLE

WHOLE FOODS Sur La Table SOMA
SEPHORA J.CREW
west elm pet food express DSW

WESTFIELD GALLERIA AT ROSEVILLE

NORDSTROM macy's
JCPenney ROUND1
UNIQLO Apple Store
LEGO H&M lululemon
URBAN OUTFITTERS
Crate&Barrel

PUSHKIN'S

First Tech

66,432 VPD

BMO bundt CAKES

DAVE & BUSTERS

Yard House

xfinity

RESTAURANT DEPOT

SAFeway IMPACT FITNESS

FOGO DE CHÃO

JARED The Galleria Of Jewelry

AT&T CHIPOTLE

Olive Garden

WELLS FARGO

BUFFALO WILD WINGS

DESIGN STUDIO HANDEL'S mochi dough

TOPGOLF

HYATT PLACE

SUBJECT PROPERTY

FLOOR DECOR & COST PLUS
WORLD MARKET
REI COOP macy's
DAVID'S BRIDAL



Located in
a thriving
Sacramento
submarket

~113K

VEHICLES PER DAY AT
THE INTERSECTION OF
GALLERIA BOULEVARD AND
ROSEVILLE PARKWAY

19.9 miles

TO DOWNTOWN
SACRAMENTO



FAIRWAY COMMONS & STANFORD CROSSING

COSTCO WHOLESALE **DICK'S SPORTING GOODS**

THE HOME DEPOT **GOLF GALAXY** **Total Wine**

45,367 VPD

90,555 VPD

56,459 VPD

SCANDINAVIAN DESIGNS FURNITURE **HARBOR FREIGHT**

CREEKSIDE TOWN CENTER

BEST BUY **NORDSTROM rack** **BARNES & NOBLE**

Marshalls **five BELOW**

Michaels **OLD NAVY**

Burlington **ULTA BEAUTY**

121,965 VPD

WESTFIELD GALLERIA AT ROSEVILLE

NORDSTROM **★ macy's** **H&M**

JCPenney **ROUND1** **3G** **UNI QLO**

LEGO **URBAN OUTFITTERS** **Apple Store**

Crate&Barrel **lululemon**

RIDGE AT CREEKSIDE

KREI **FLOOR DECOR &**

★ macy's furniture gallery **COST PLUS WORLD MARKET**

DAVID'S BRIDAL

64,025 VPD

FOUNTAINS AT ROSEVILLE

WHOLE FOODS **Sur La Table** **DAVE & BUSTERS**

SEPHORA


west elm **Yard House** **DSW**


47,377 VPD


181,066 VPD


Sutter Roseville Medical Center
Sutter Health




 GOVERNMENT OFFICE

 ELEMENTARY/
MIDDLE SCHOOL

 HIGH SCHOOL

 GOLF COURSE

 SPORTS COMPLEX



Roseville draws shoppers from across Northern California

A Regional Retail Powerhouse

- As a shopping destination, Roseville draws consumers from all over the Sacramento MSA and Northern California
- With its **cost of business consistently among the lowest in the state**, and convenient access via interstate 80 and numerous highway 65, Roseville has wide appeal for retailers
- Roseville’s **retail sales rank 13th in the state**, besting much larger cities in California
- The regionally known Four Corners area **generates about \$700 million in retail sales annually** with the expansive Westfield Galleria and Fountains at Roseville leading the way

75,354

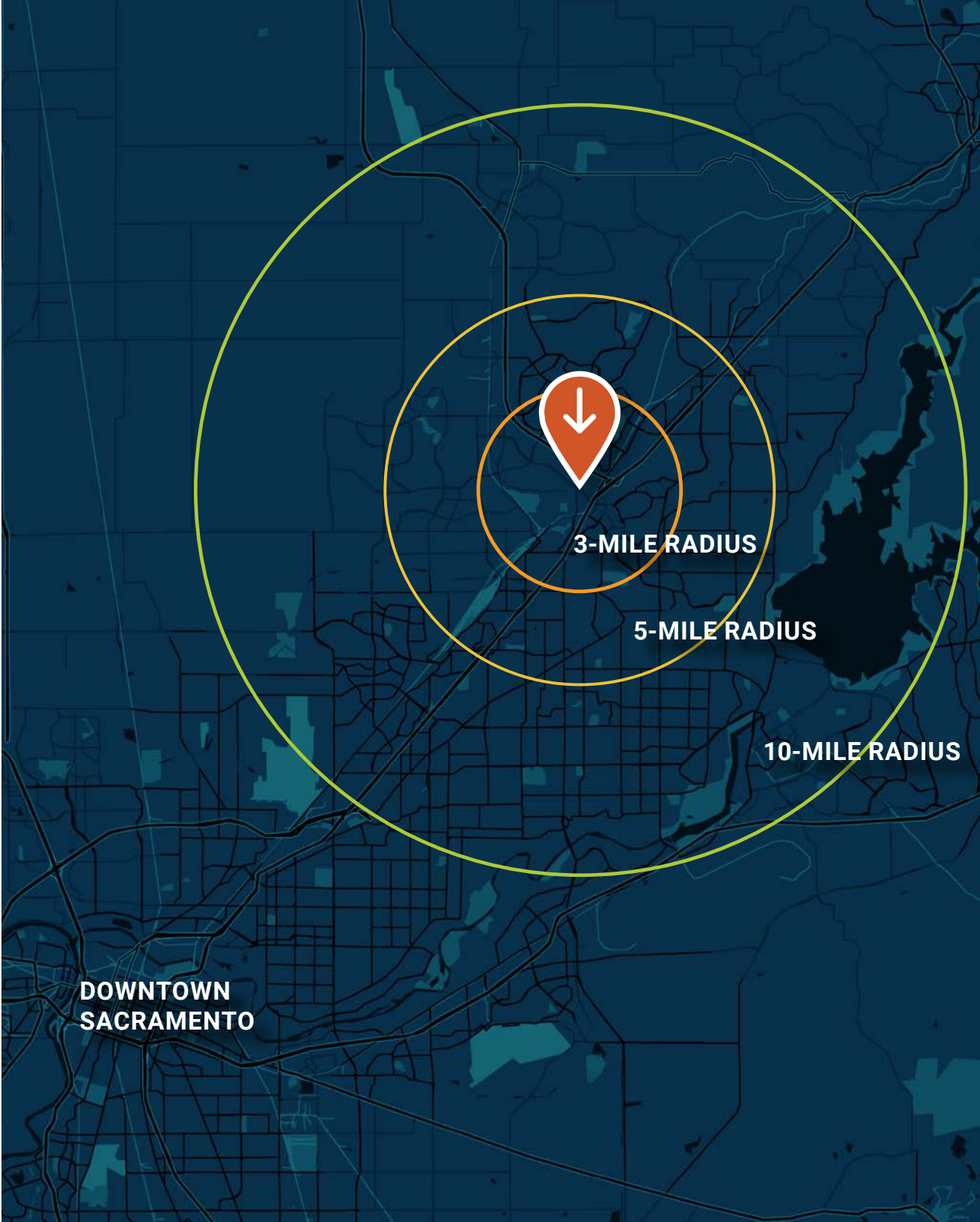
DAYTIME POPULATION
IN A 3-MILE RADIUS

110,600

DAYTIME POPULATION
IN A 5-MILE RADIUS

226,572

DAYTIME POPULATION
IN A 10-MILE RADIUS



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	7,929	103,843	254,878

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$110,861	\$129,286	\$144,258
Median	\$89,223	\$106,607	\$113,202

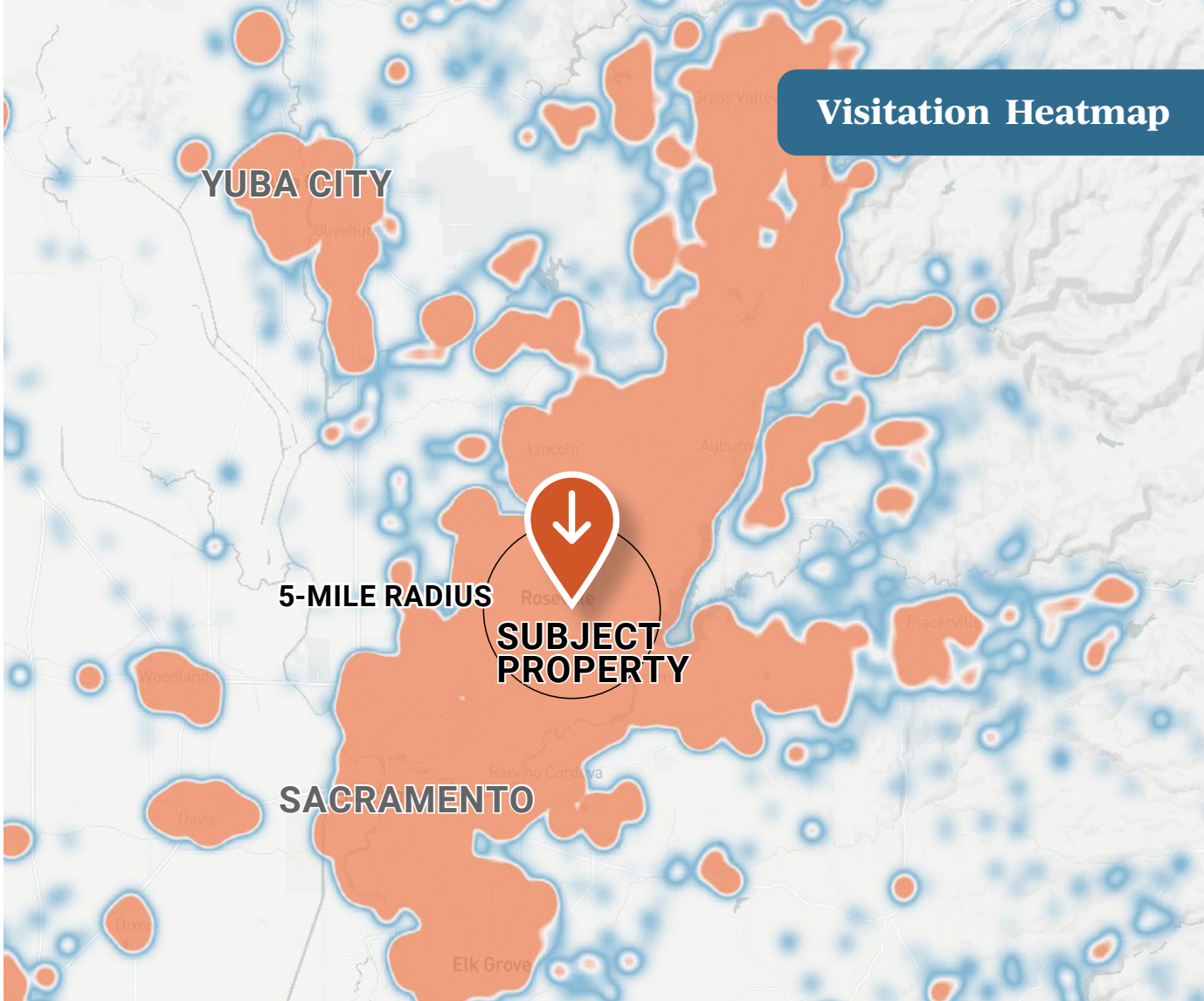
Visits to the Ridge at Creekside shopping center are up 6.8% Year-over Year, with 2.5 Million visits over the past 12 months

2.5M Visits

OVER PAST 12 MONTHS TO
RIDGE AT CREEKSIDE

44 Minutes

AVERAGE DWELL TIME
AT RIDGE AT CREEKSIDE



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Roseville, CA

NORTHERN SACRAMENTO’S RETAIL POWERHOUSE



About Roseville

- Located in Placer County, approximately 16 miles northeast of Sacramento, Roseville provides quick access to urban amenities while serving as a gateway to Lake Tahoe and the Sierra Nevada
- Positioned along Interstate 80 and State Route 65, offering seamless connections to Sacramento, the Bay Area, and nearby Northern California communities
- The city features a robust public transit network, including the Amtrak Capital Corridor commuter rail, connecting the city to Sacramento and the wider region

The Galleria Corridor

- Recognized as the number one retail submarket in the Sacramento region, drawing shoppers from a 45-mile trade area
- The Galleria Corridor encompasses over 5M SF of retail and office space
- Anchored by Westfield Galleria at Roseville, a 1.3M SF regional mall with 240+ retailers
- The Roseville Auto Mall, one of the largest in the U.S., represents 17+ dealerships and generates over \$2 billion in annual sales
- Ongoing retail and mixed-use investment reinforce the market’s status as premier commercial hub north of Sacramento

About Sacramento

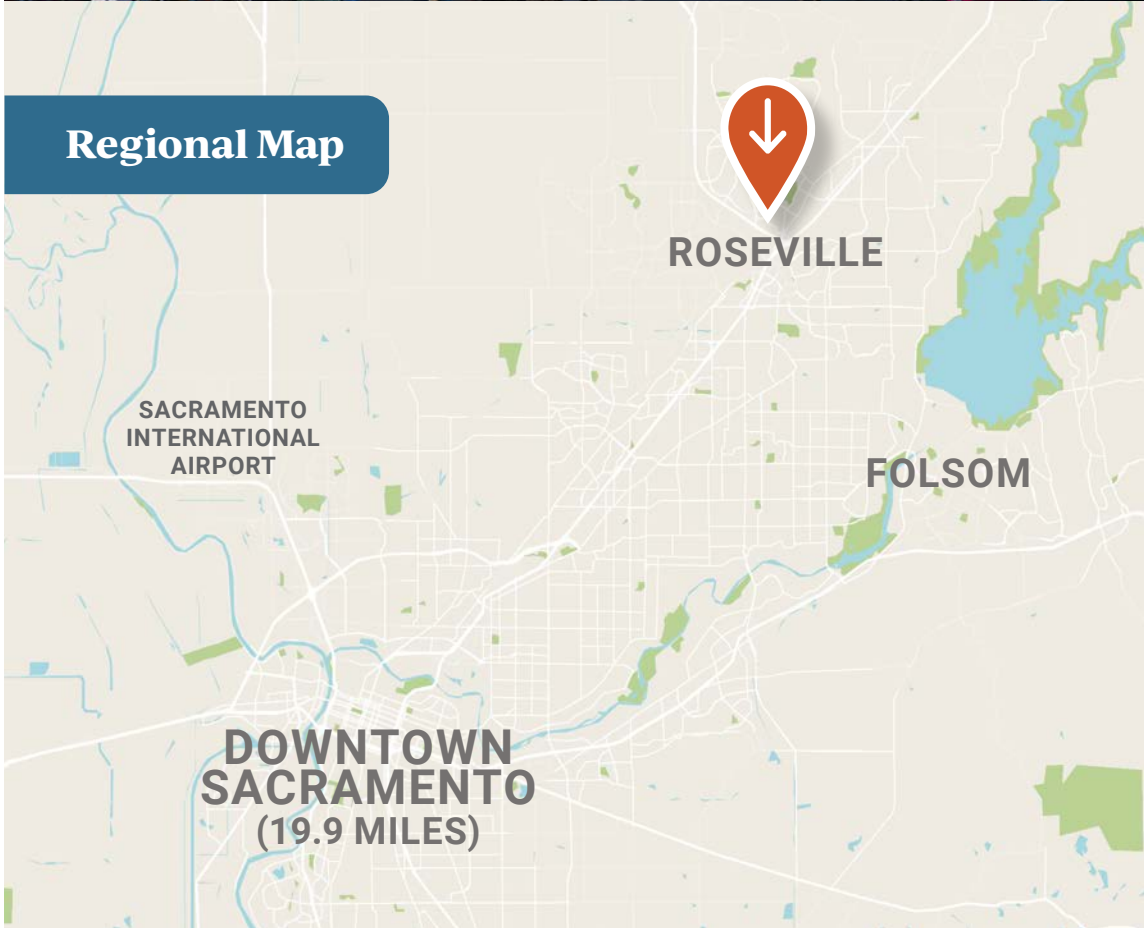
- The fastest-growing major city in California, sixth largest city in the state, and the 35th largest city in the U.S.
- The urban Sacramento area has a population of 1.44M while the Sacramento Valley, which includes ten counties, has a population of ~2.66M residents
- One of the most historic cities in California, boasting an impressive array of museums, landmarks, parks, amenities, and more
- Government and transportation are key sectors of the Sacramento economy
- The cultural and economic hub of the Northern Central Valley – California’s most productive agricultural region

2.46 Million

SACRAMENTO MSA ESTIMATED POPULATION (2024)

\$189.6 B

SACRAMENTO MSA GDP (2024)





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