



**SIGN CONFIDENTIALITY AGREEMENT  
FOR FULL OFFERING MEMORANDUM**

ROSEVILLE, CA

# Ridge at Creekside

TROPHY, GENERATIONAL REAL ESTATE  
WITH EXCEPTIONAL VISIBILITY & ACCESS



**CP PARTNERS**  
COMMERCIAL REAL ESTATE



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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.

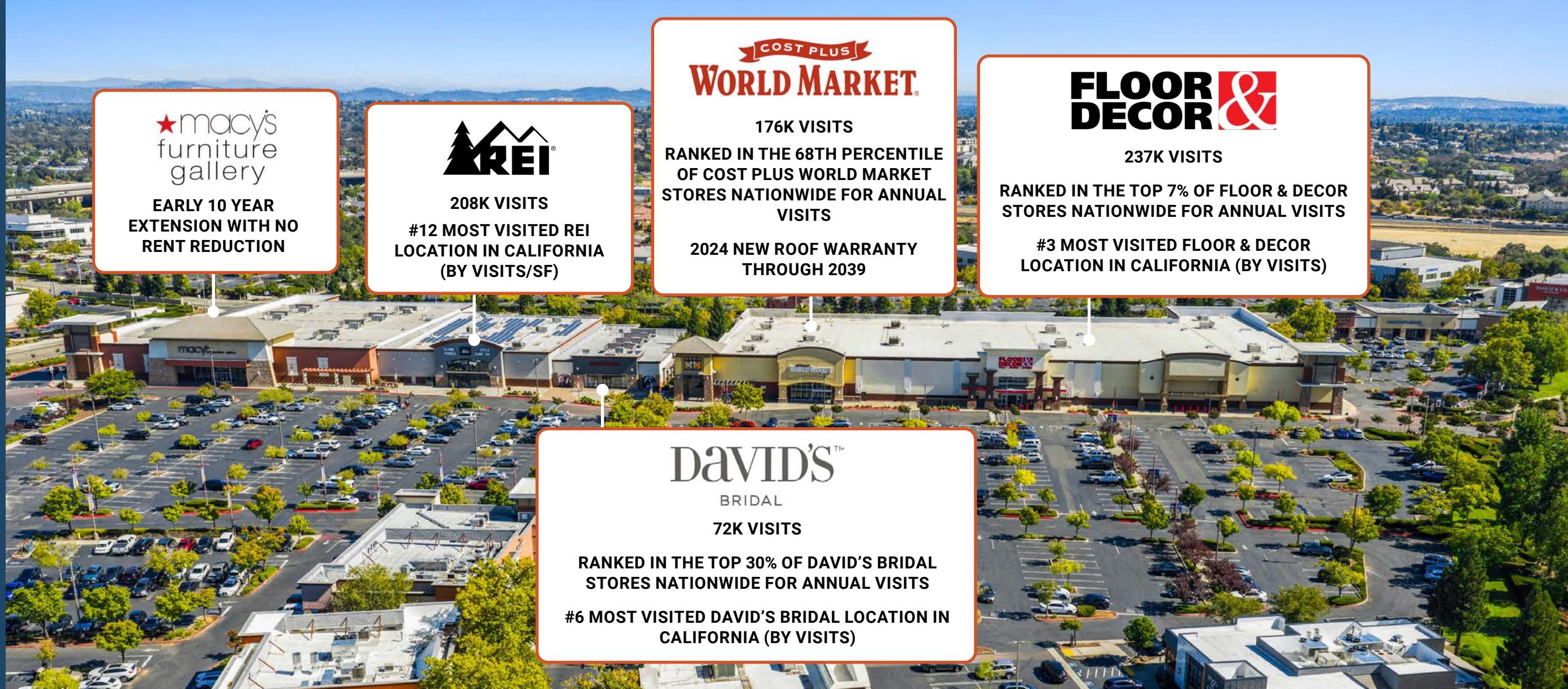
Anchored by Westfield Galleria at Roseville—a premier 1.3 million SF regional mall with more than 240 retailers—the area also includes the Roseville Auto Mall, one of the largest in the nation, representing 17+ dealerships and generating over \$2 billion in annual sales.

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.*



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**.

## LEGEND



Property  
Boundary

**186,544**

Rentable SF

**17.44**

Total AC

**952**

Parking Spaces

**5.1/1,000**

Parking Ratio



Egress



## Ridge at Creekside Photos





**T E S L A**  
**SUPERCHARGER**  
**20 Total** **200+**  
TESLA SUPERCHARGERS  
AT SUBJECT PROPERTY **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.**







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





# 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**

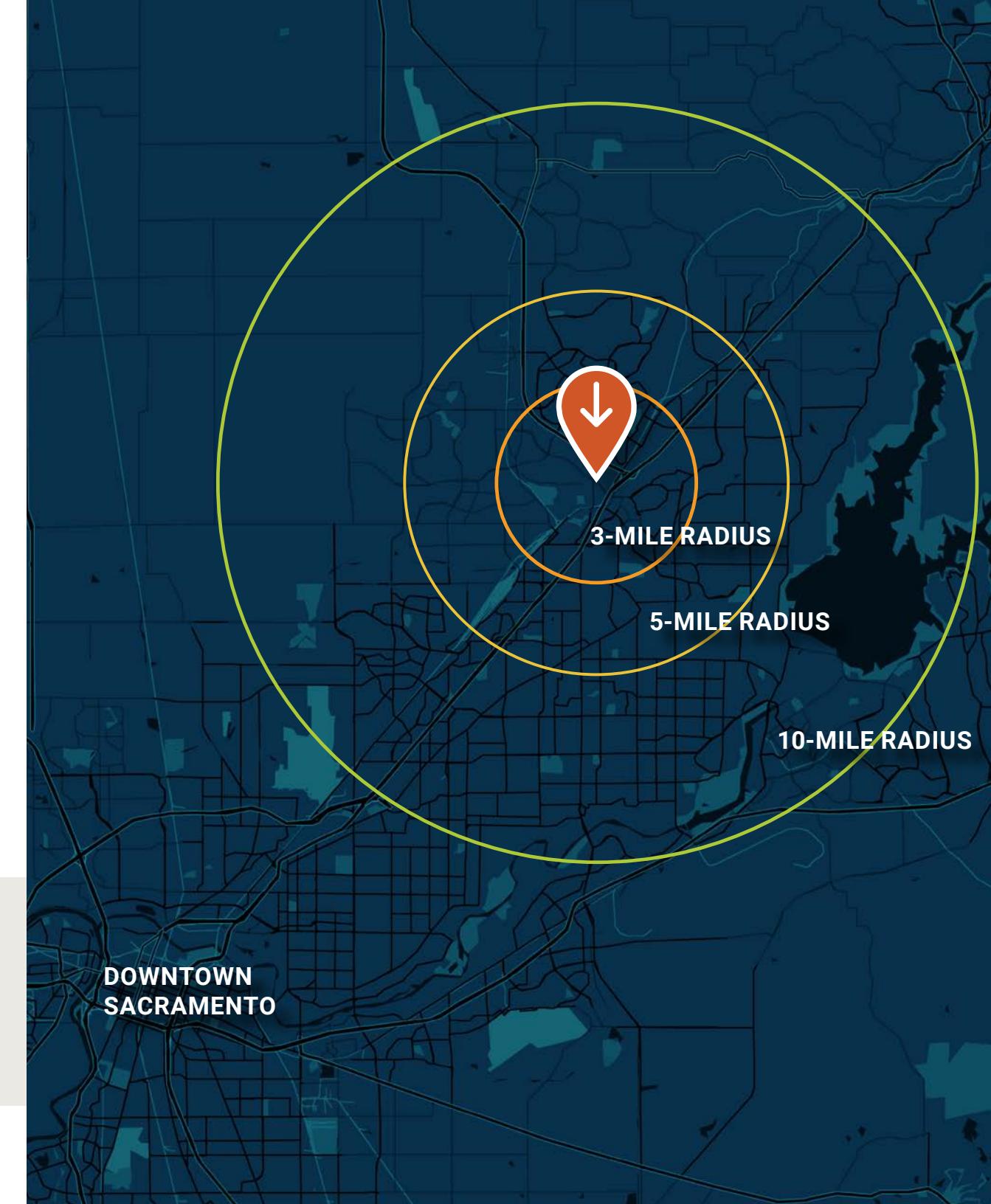
DAYTIME POPULATION  
IN A 3-MILE RADIUS

**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

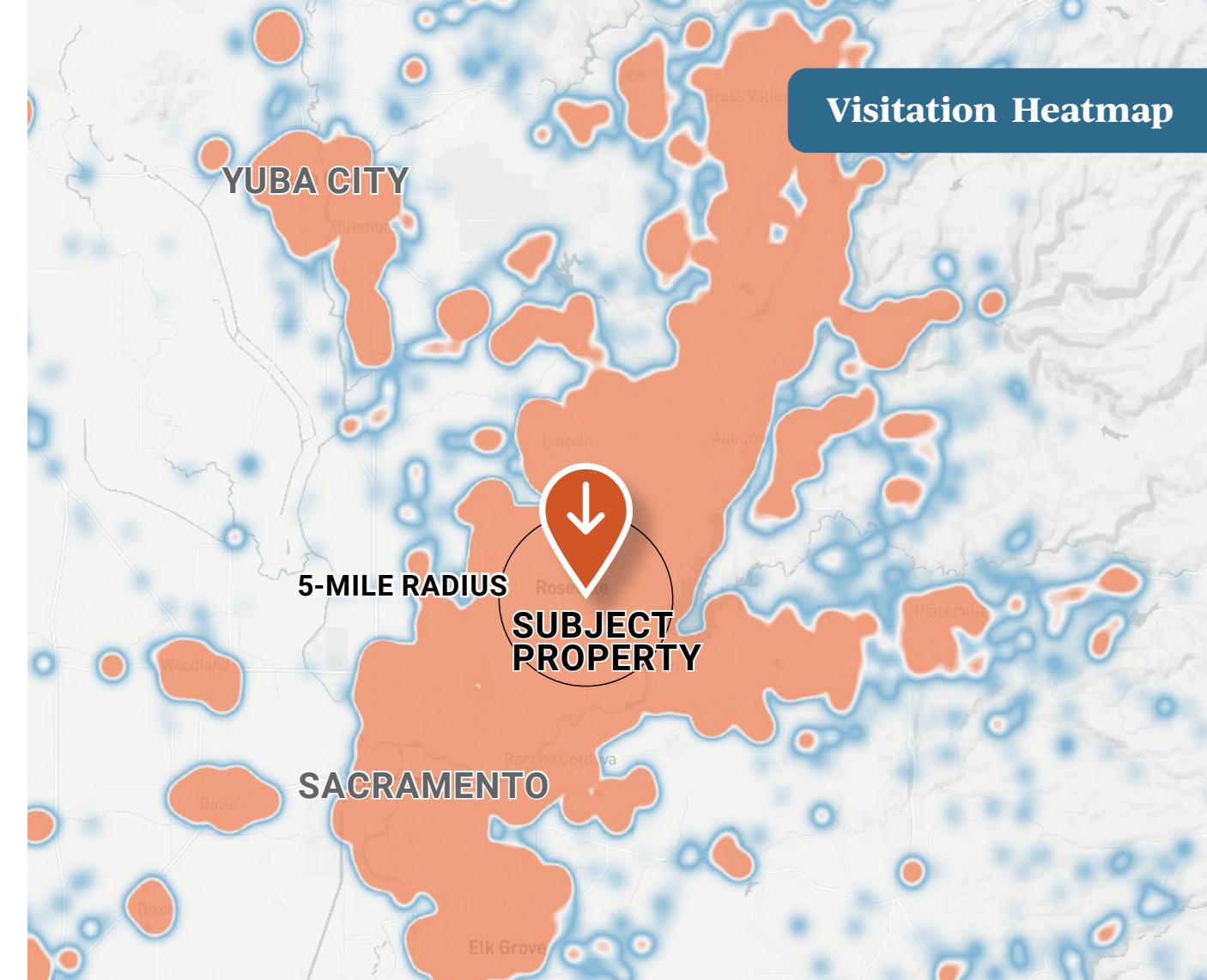
**2.5M Visits**

OVER PAST 12 MONTHS TO RIDGE AT CREEKSIDE

**44 Minutes**

AVERAGE DWELL TIME AT RIDGE AT CREEKSIDE

### Visitation Heatmap



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**

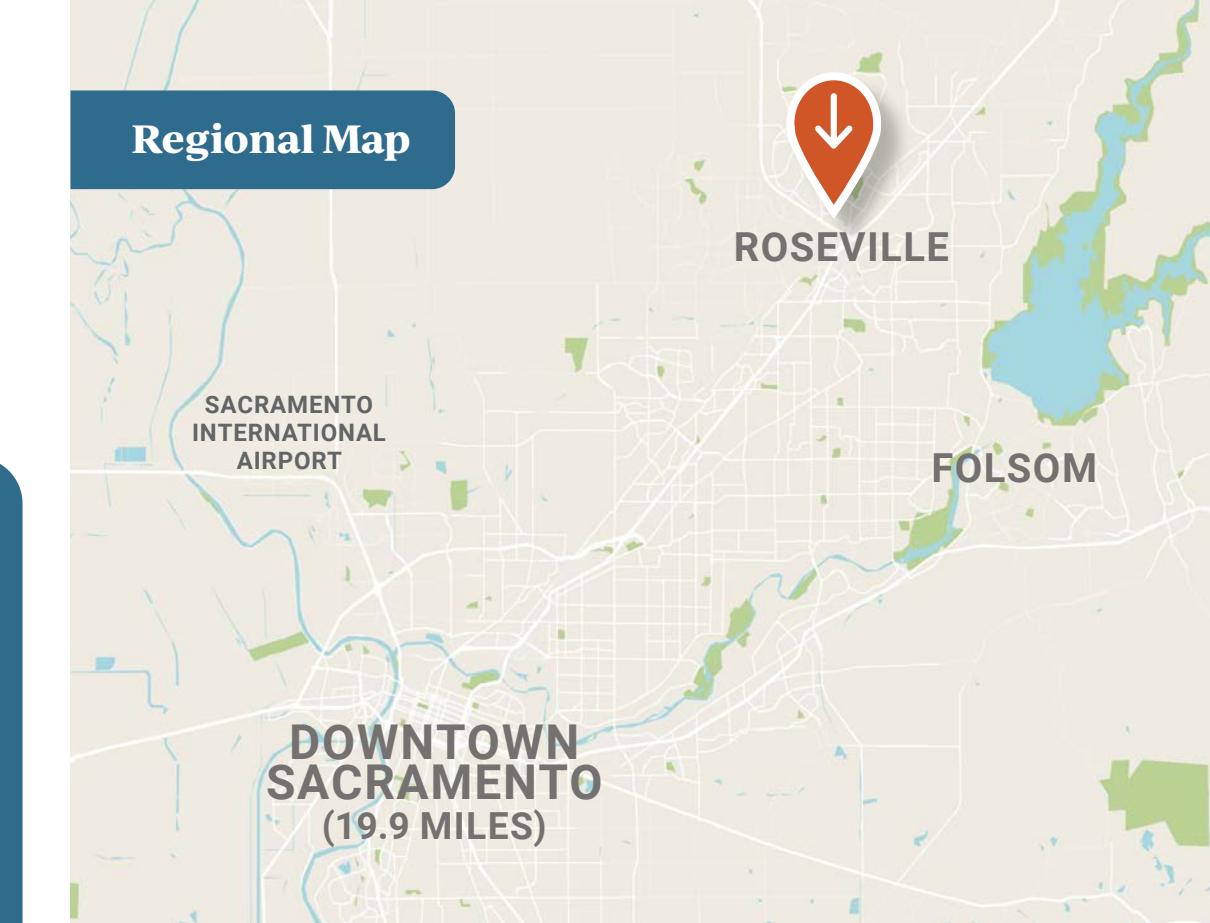
SACRAMENTO MSA ESTIMATED POPULATION (2024)

**\$189.6 B**

SACRAMENTO MSA GDP (2024)



## Regional Map





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