

RETAIL SPACES FOR LEASE

ROSEVILLE SQUARE

NWC of Harding and Douglas, Roseville CA

- 1,087 SF | 1,300 SF | 2,100 SF | 3,274 SF | 6,720 SF | 20,714 SF
- New Signalized Pad Building: Available 1,300 SF & 2,100 SF (2025 Delivery)
- The Only Center in Sacramento/Roseville MSA with **THREE** Grocery Anchors!
- Tremendous Access: 9 Driveways and 4 Traffic Signals in & out of the center and one block from I-80
- Newly Remodeled with New Façades, Parking Lot and Landscaping
- Home of #1 Trader Joe's Location in Sacramento MSA
- Very Low NNN @ \$0.55 / SF
- Tons of Parking



THREE GROCER ANCHORS

Smart & Final



**GROCERY
OUTLET**
bargain market



Jon Gianulias
JG@CORECRE.COM
916.799.2616
CA DRE #01227233

CORE
COMMERCIAL

ROSEVILLE SQUARE: Site Plan and Tenant Roster



446	Rite Aid Available	± 20,714
424	Grocery Outlet	
410	D1 Sports	
408	Wild Birds	
404	Hair & Salon Suites	
392	Blue Zone Sports	
390	Vintage Bliss	
386	Vintage Bliss	
384	Once Upon A Child	
380	Available	± 6,720*
1091	Western Wear	
1093	Hair & Salon Suites	
1095	Site For Sore Eyes	
1097	Dog Wash	
1099	Nail Spa	
1101	Sally Beauty Supply	
1105	Stoik Gym	
1107	Freestyle Clothing Exchange	
1117	Trader Joe's	
ATM	Chase Bank (ATM)	
1129	BioLife Plasma Services	
1137	Korean BBQ	
1155	Planet Fitness	
1159	Smart & Final Extra	
1167	AutoZone	
435	Banfield Pet Hospital	
431	Bank of America	
429	Cricket Wireless	
427	Chubby's Diner	
419	Dentist	
417	Available	± 1,087
415	Available	± 3,274
413	Coffee	
411	Barber Salon	
445A	85°C Bakery Cafe	
445B	Available	± 2,100
445C	Available	± 1,300

ROSEVILLE SQUARE: Site Photos



Jon Gianulias
JG@CORECRE.COM
916.799.2616
CA DRE #01227233

CORE
COMMERCIAL

ROSEVILLE SQUARE: Aerial Map



ROSEVILLE SQUARE: Aerial Map and Demographics

Radius	1 Mile	3 Miles	5 Miles
Estimated 2020 Population	13,523	111,539	291,279
Households	5,814	44,262	110,800
Average Household Income	\$71,469	\$101,046	\$107,461
Daytime Population (Employees)	11,630	66,982	115,857
Total Businesses	1,769	8,154	13,321
White Collar Workers	3,708	37,486	96,297

