

RETAIL PROPERTY FOR LEASE

5002-5098 Foothills Blvd., Roseville, CA 95747



PROPERTY HIGHLIGHTS

- 4 Retail Spaces For Lease:
 - 5020-3: ±2,081 SF
 - 5020-5: ±1,200 SF
 - 5080-4: ±1,800 SF
- Lease Rate: \$1.50 - \$1.75/SF; NNN
- NNN Fees: ±\$0.61/SF
- Building & Monument signage available

LOCATION OVERVIEW

Foothill Junction is an established grocery anchored center located in a growing and affluent trade area in West Roseville. Site is anchored by Savemart Supermarkets and CVS Pharmacy.



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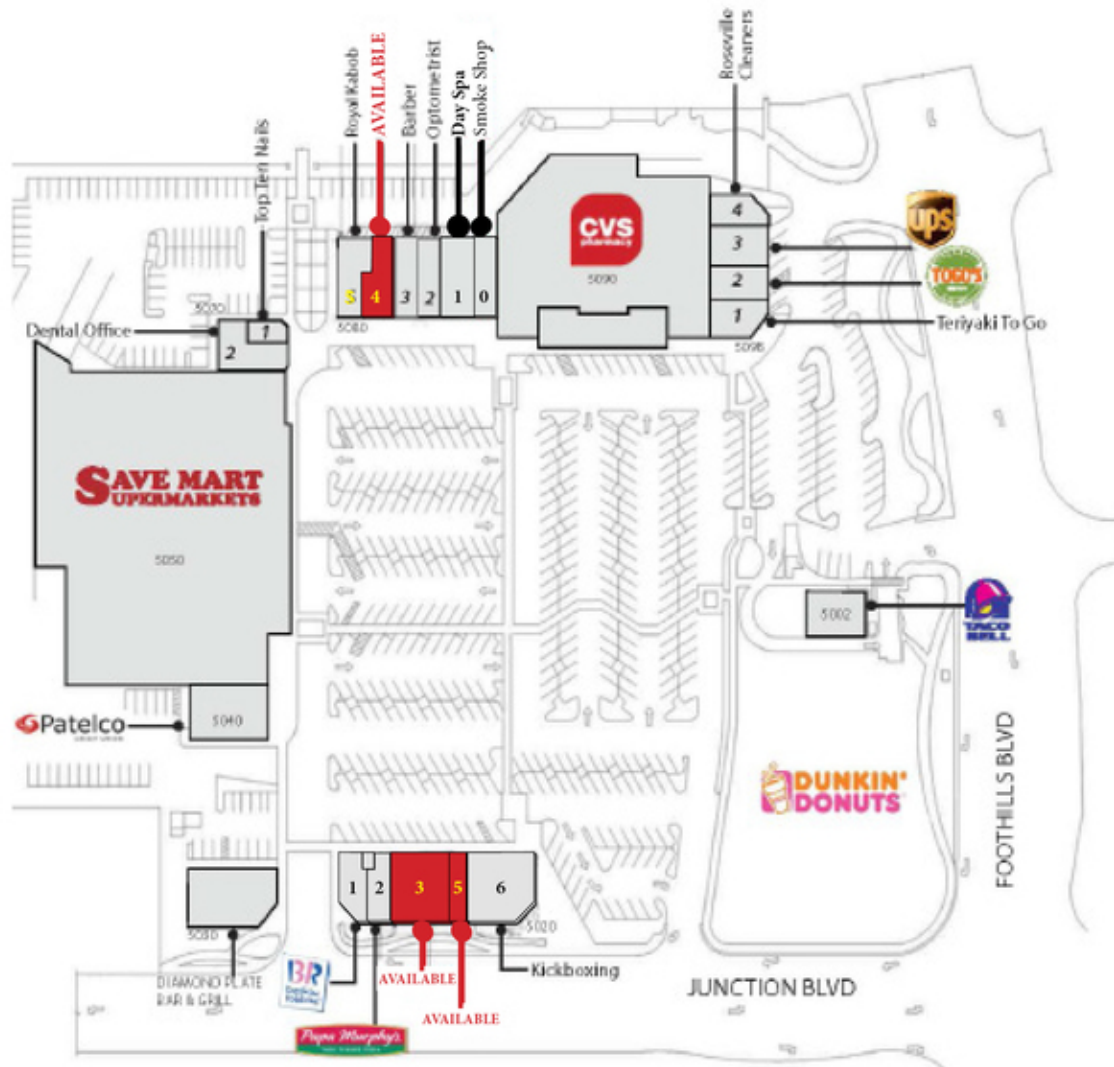
TRI Commercial Real Estate Services 532 Gibson Drive, Suite 200, Roseville, CA 95678



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SITE PLAN

5002-5098 Foothills Blvd.



SUITE - TENANT

SUITE - TENANT	SF (+)
5020 - 1 Baskin Robbins	1,126
5020 - 2 Papa Murphy's Pizza	1,024
5020 - 3 AVAILABLE	2,081
5020 - 5 AVAILABLE	1,200
5020 - 6 Kickboxing	2,379
5030 - Diamond Plate Bar & Grill	3,200
5040 - Patelco Credit Union	3,150
5070 - 1 Top Ten Nails	707
5070 - 2 Foothills Dentistry	1,693
5080 - 0 Smoke Shop	1,111
5080 - 1 Day Spa	989
5080 - 2 Foothills Optometry	1,500
5080 - 3 Barber	1,200
5080 - 4 AVAILABLE	1,800
5080 - 5 Kabob Restaurant	1,800
5098 - 1 Teriyaki To Go	1,200
5098 - 2 Togo's	1,470
5098 - 3 The UPS Store	1,543
5098 - 4 Roseville Cleaners	1,305
P - 1 SaveMart Supermarket	53,524
P - 2 CVS	25,405
P - 3 Taco Bell	1,942

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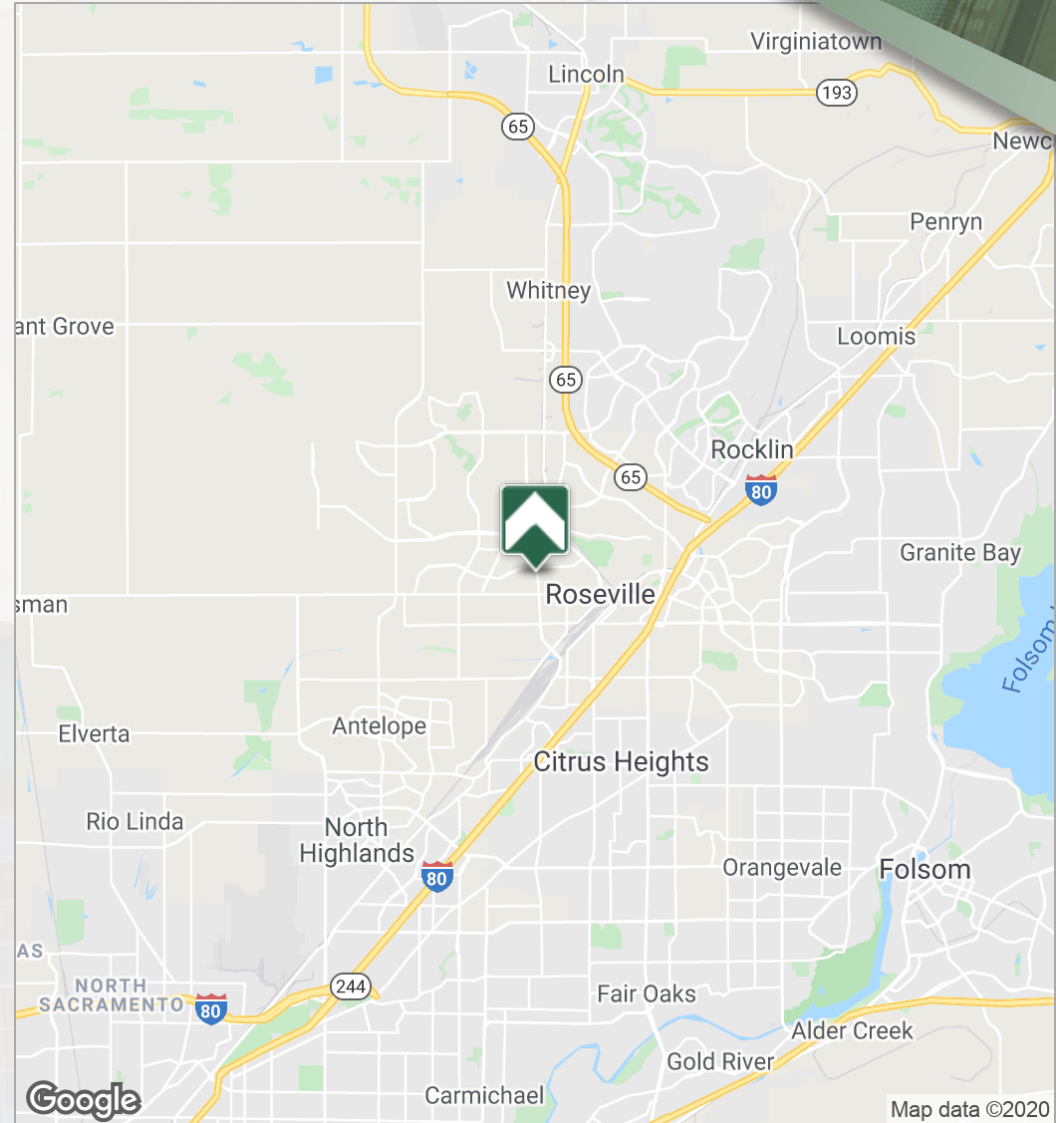
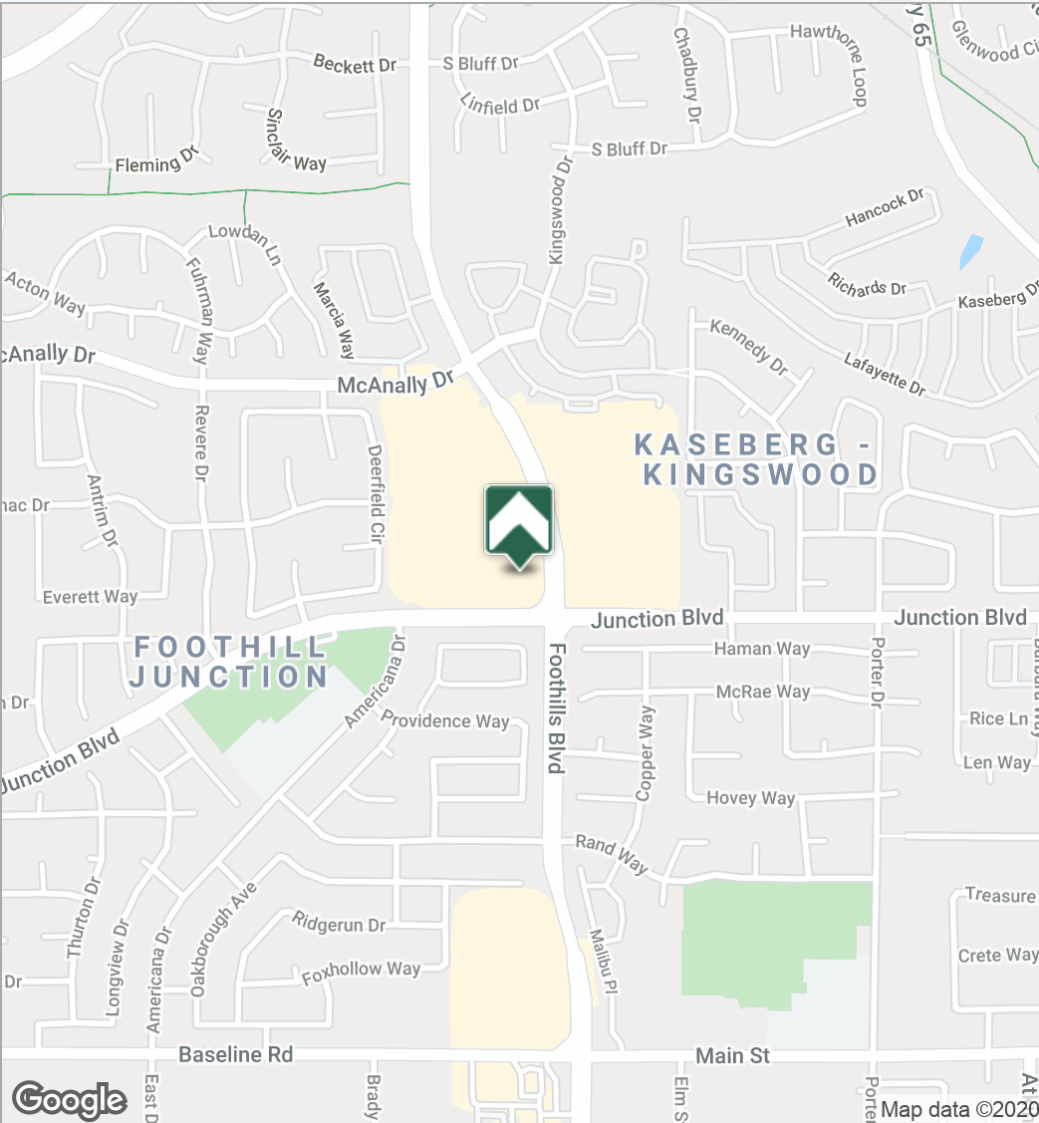
RETAIL AERIAL
5002-5098 Foothills Blvd.



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LOCATION MAPS

5002-5098 Foothills Blvd.



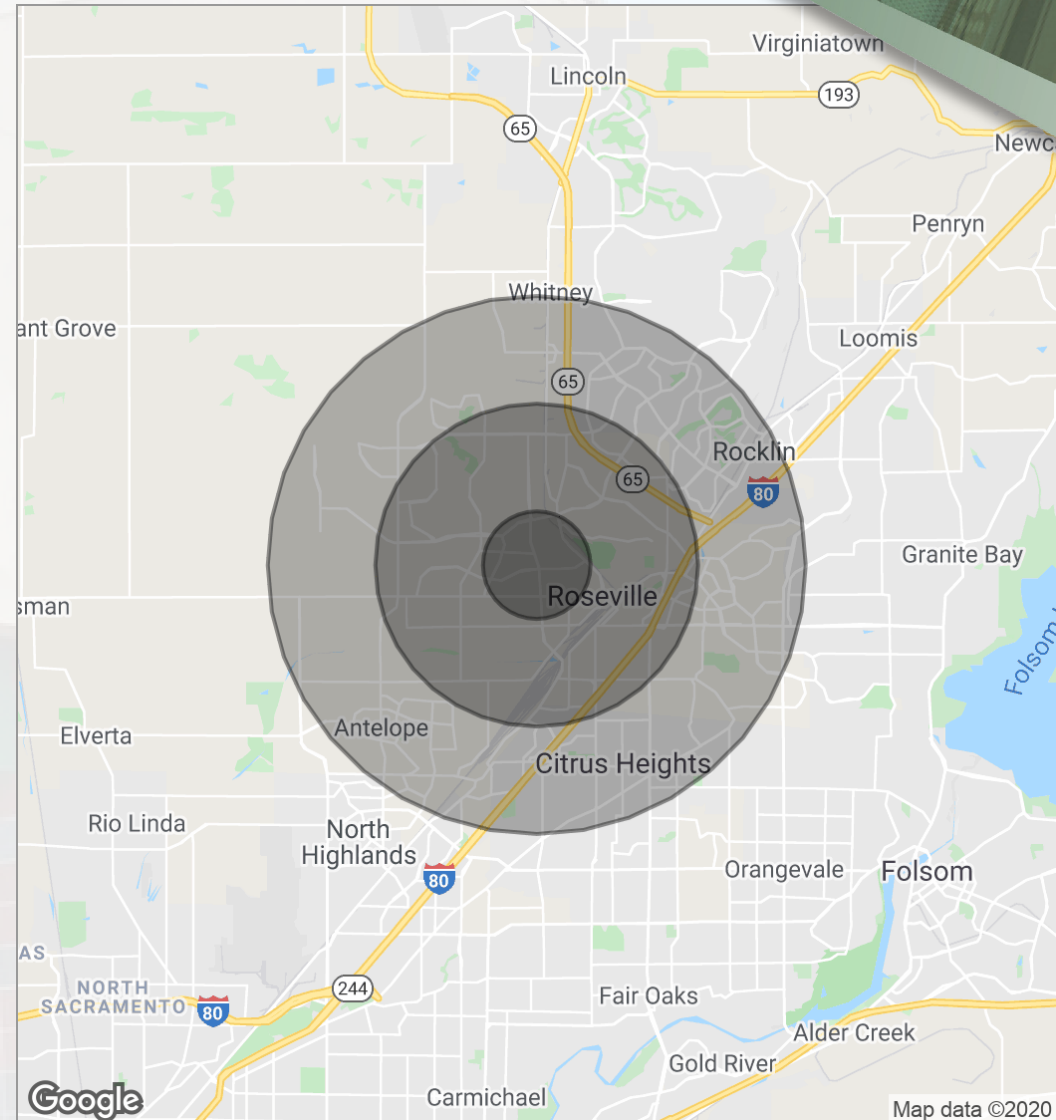
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DEMOGRAPHICS MAP

5002-5098 Foothills Blvd.

POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,155	96,102	251,907
Median age	33.2	35.0	35.6
Median age (Male)	29.8	33.3	33.9
Median age (Female)	37.1	37.1	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,772	36,055	94,087
# of persons per HH	2.5	2.7	2.7
Average HH income	\$74,729	\$81,708	\$80,760
Average house value	\$362,564	\$389,003	\$368,273
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	17.8%	16.1%	14.2%
RACE (%)	1 MILE	3 MILES	5 MILES
White	79.8%	80.9%	80.2%
Black	1.2%	1.9%	3.0%
Asian	7.3%	7.3%	7.4%
Hawaiian	0.5%	0.4%	0.6%
American Indian	1.0%	1.0%	0.7%
Other	6.2%	5.5%	4.5%

* Demographic data derived from 2010 US Census





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**SAVE MART
SUPERMARKETS**

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