

# ROCKY RIDGE TOWN CENTER

SEC Douglas Blvd & Rocky Ridge Dr - Roseville, CA



**LOCATION**

SEC Douglas Blvd & Rocky Ridge Dr  
Roseville, CA

**TOTAL GLA**

±95,000 sq ft

**NOTABLE TENANTS**

BevMo!, AT&T, Wells Fargo, Romano's Macaroni Grill, Orange Theory, Starbucks, Subway, Jamba Juice, Learning Express, Petroglyph, Dos Coyotes, Paradyme Sound & Vision

**AVAILABILITY**

±1,661 - 4,650 sq ft **INLINE RETAIL SPACE**  
Up to ±27,650 sq ft **ANCHOR SPACE (sublease)**

**TRAFFIC COUNTS**

Douglas Blvd. E of Rocky Ridge Dr.	±21,778 ADT	<i>(City of Roseville 2015)</i>
Douglas Blvd. W of Rocky Ridge Dr.	±21,983 ADT	<i>(City of Roseville 2015)</i>
Rocky Ridge Drive N of Douglas Blvd.	±11,886 ADT	<i>(City of Roseville 2015)</i>
Rocky Ridge Drive S of Douglas Blvd.	±9,273 ADT	<i>(City of Roseville 2015)</i>

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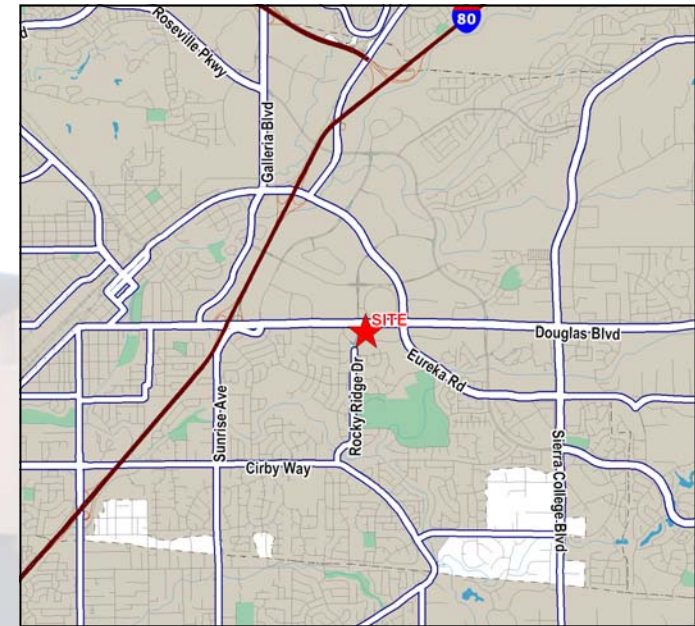
Located at the SEC of Douglas Boulevard and Rocky Ridge Drive, **Rocky Ridge Town Center** is situated in the heart of East Roseville's main retail corridor. Douglas Boulevard serves as the main traffic artery from Interstate 80 to Granite Bay and is traveled by approximately ±45,788 cars daily (Source: City of Roseville).

Built in 1995, this ±95,000 square foot shopping center serves the affluent communities in East Roseville and has been recognized for its balance of contemporary architectural design, aesthetically pleasing features and commercial considerations. **Rocky Ridge Town Center** continues to be one of the most upscale and iconic retail centers in the trade area.

Notable retailers and traffic generators situated along the Douglas Boulevard corridor within close proximity of the center include:



- This center most conveniently serves the affluent communities of East Roseville and Granite Bay and benefits from some of the strongest income and housing demographics in the entire Sacramento region.
- Douglas Boulevard boasts one of the largest suburban office sub-markets in the Sacramento Region with over six million square feet of office space which has resulted in tremendous daytime populations benefiting the retailers located on the Douglas Boulevard Corridor.

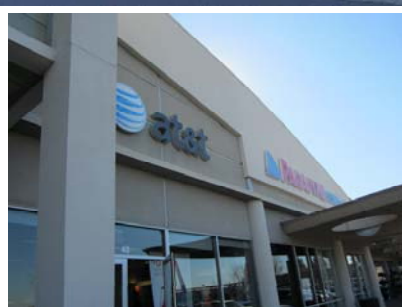
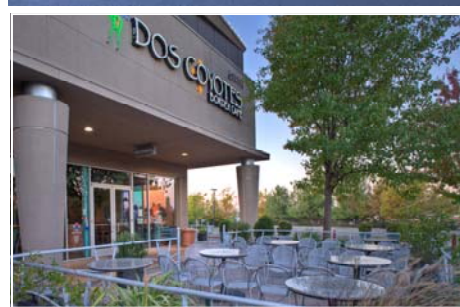


<u>Demographics:</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2014 Total Population:	8,312	98,465	257,559
2014 Total Households:	3,383	36,636	93,561
2014 Average Household Income:	\$84,399	\$88,099	\$87,928

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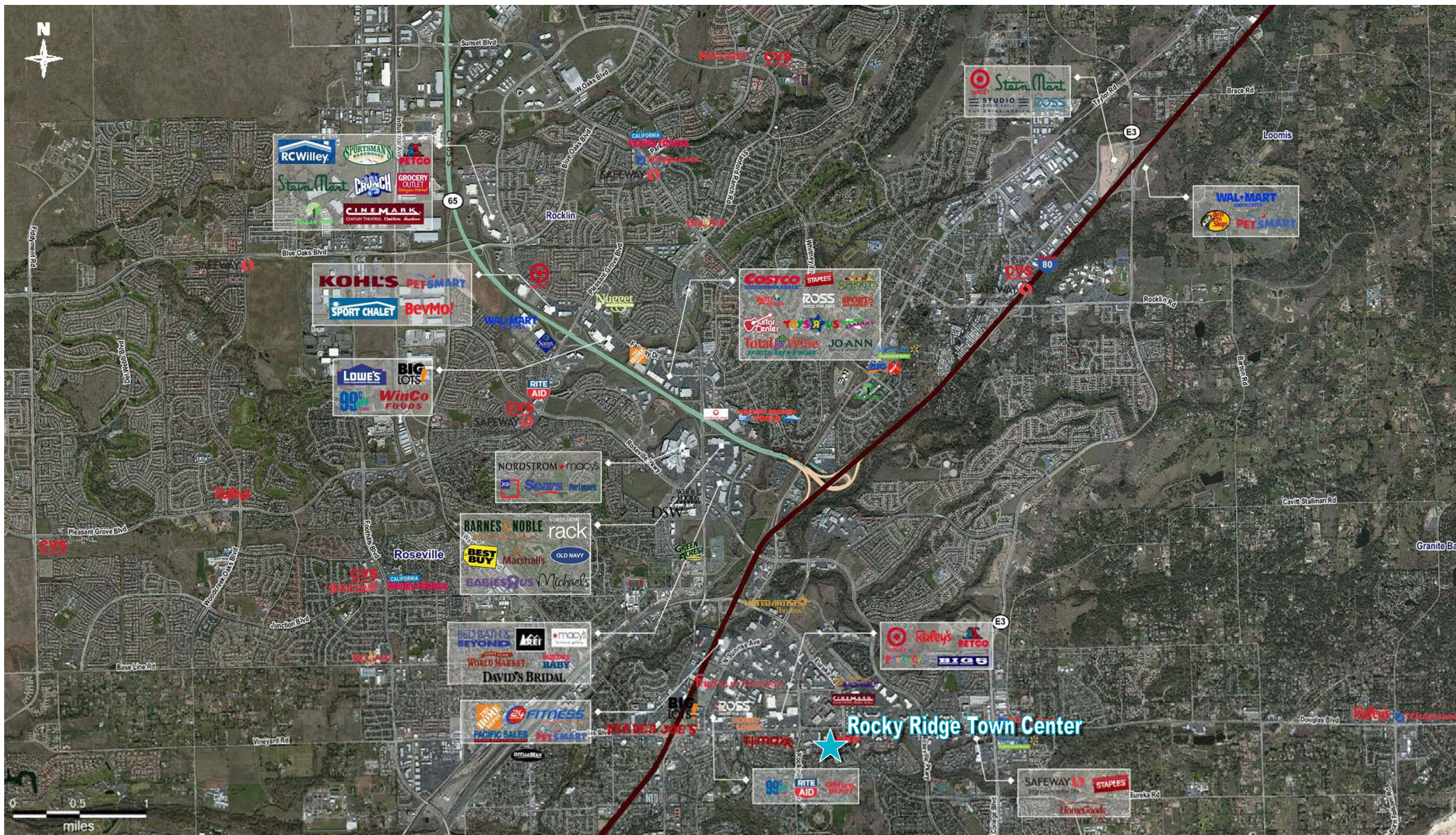
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