

# HIGHLAND CROSSING

A NEIGHBORHOOD CENTER



## LOCATION

Northwest corner of Pleasant Grove Boulevard and Roseville Parkway  
Roseville, CA

## ANCHOR TENANTS

Safeway and CVS Pharmacy

## SIZE

±127,896 square feet (GLA)

## AVAILABILITY

±1,800 SQ FT RESTAURANT END CAP  
±2,250 SQ FT INLINE RETAIL

## TRAFFIC COUNTS

Pleasant Grove Blvd (west of Roseville Parkway) ±42,237 ADT (City of Roseville - 2010)

For Leasing Information, Please Contact:

Jason K. Gallelli  
jgallelli@voitco.com  
License ID: 01143594

Dustin A. Droen  
ddroen@voitco.com  
License ID: 01437348

Jeff T. Hagan  
jhagan@voitco.com  
License ID: 01494218

Kurt D. Conley  
kconley@voitco.com  
License ID: 01851169



NOTE: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Voit Real Estate Services.

**Voit**  
REAL ESTATE SERVICES



## HIGHLAND CROSSING - MARKET OVERVIEW

**Highland Crossing** is ideally located near the epicenter of one of Northern California's strongest suburban retail markets of Roseville, California. The ±127,896 square foot regional center is part of nearly ±3,000,000 square feet of retail located within a three-mile radius that includes retail centers such as Westfield's Roseville Galleria, Creekside Town Center, The Fountains and The Ridge at Creekside.

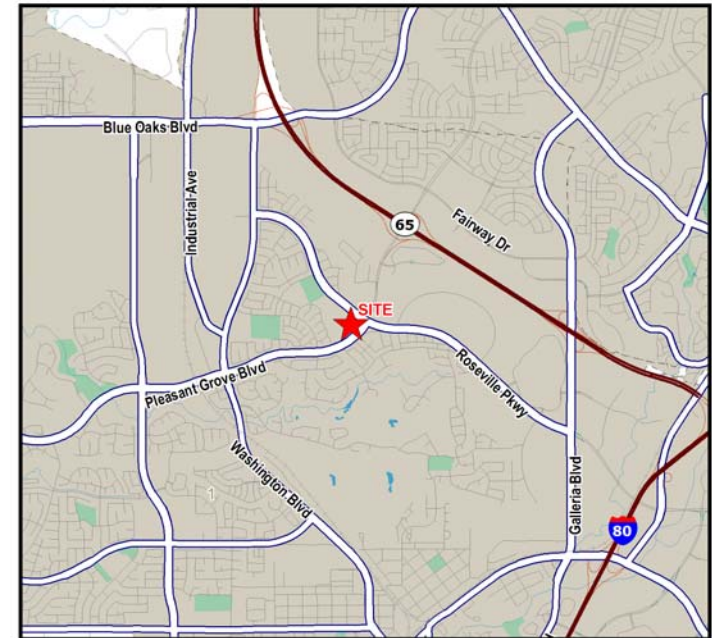
The intersection at Pleasant Grove Boulevard and Roseville Parkway is less than one mile west of Highway 65 and benefits greatly from strong traffic counts of ±42,237 ADT on Pleasant Grove Boulevard west of Roseville Parkway. The area currently has a daytime population of ±53,991 within a three-mile radius.

Galleria Boulevard is one of the main traffic arteries that connects Roseville and Rocklin and is easily accessible from Highway 65. Highway 65 is the main freeway connector between Sacramento and Yuba City/Marysville. The center is also near the Interstate 80 interchange, making **Highland Crossing** accessible to the entire Placer County region and beyond.



Over the last decade, Roseville has become one of Northern California's premier trade areas and has attracted such notable retailers and restaurants such as:

- Whole Foods Market
- Nordstrom
- West Elm
- McCormick & Schmick's
- California Pizza Kitchen
- BJ's Restaurant
- REI Sports
- Juicy
- Tiffany & Co.
- H&M
- Dave & Busters
- Macy's
- Sears
- JC Penney
- Crate & Barrel
- Ruth's Chris Steakhouse



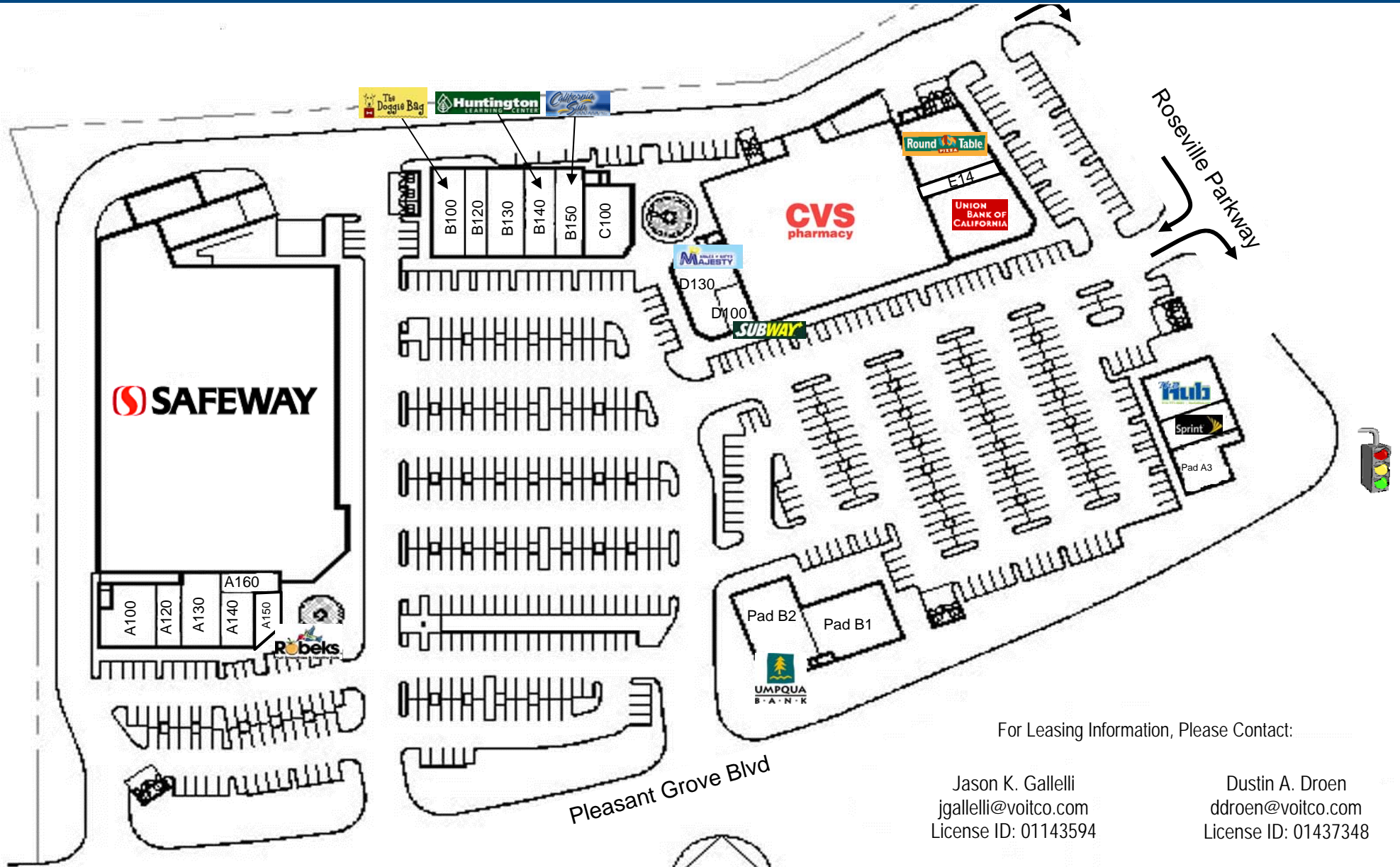
### Demographics:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2010 Total Population:	15,932	99,343	211,020
2010 Total Households:	5,637	38,275	82,140
2010 Average Household Income:	\$92,022	\$75,806	\$83,531





# HIGHLAND CROSSING - SITE PLAN



For Leasing Information, Please Contact:

Jason K. Gallelli  
 jgallelli@voitco.com  
 License ID: 01143594

Dustin A. Droen  
 ddroen@voitco.com  
 License ID: 01437348

Jeff T. Hagan  
 jhagan@voitco.com  
 License ID: 01494218

Kurt D. Conley  
 kconley@voitco.com  
 License ID: 01851169



Site Plan - Subject To Change





# HIGHLAND CROSSING - AERIAL



For Leasing Information, Please Contact:

Jason K. Gallelli  
jgallelli@voitco.com  
License ID: 01143594

Dustin A. Droen  
ddroen@voitco.com  
License ID: 01437348

Jeff T. Hagan  
jhagan@voitco.com  
License ID: 01494218

Kurt D. Conley  
kconley@voitco.com  
License ID: 01851169

