

PANDA WEST ROSEVILLE CENTER

SEC Foothills Boulevard & Main Street
Roseville, CA

Voit

REAL ESTATE SERVICES



SIZE ±8,238 square feet

LOCATION Southeast corner of Foothills Boulevard & Main Street
Roseville, California

AVAILABLE SPACE ±1,523 SQ FT IN LINE SPACE

TRAFFIC COUNTS Main Street (East of Foothills Blvd.) ±12,998 ADT (City of Roseville - 2011)
Foothills Boulevard (North of Main St.) ±31,174 ADT (City of Roseville - 2011)

For Leasing Information, Please Contact:

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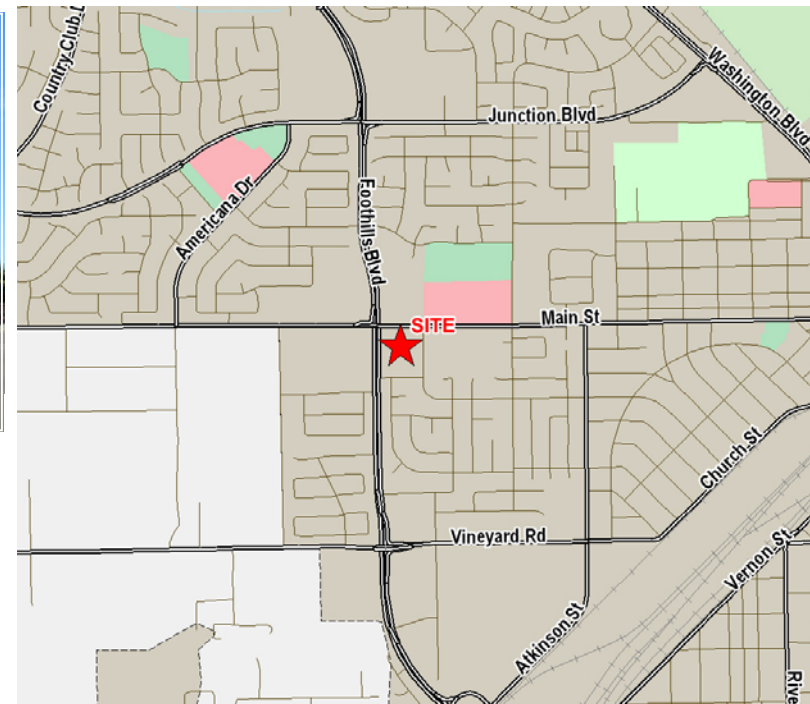
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Panda West Roseville Center - Property Overview

Panda West Roseville Center is a ±7,238 square foot retail center at the southeast corner of Foothills Boulevard and Main Street immediately adjacent to Walgreens Pharmacy.

Foothills Boulevard north of Main Street benefits from traffic counts of ±31,174 ADT as well as Main Street east of Foothills Boulevard benefiting from ±12,998 ADT according to the City of Roseville.

Nearby retail tenants include: Bel Air, Walgreens Pharmacy, Save Mart, CVS, and Dollar Tree Store to name a few.



Demographics:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2013 Total Population:	17,206	102,021	294,661
2013 Total Households:	6,229	36,532	104,332
2013 Average Household Income:	\$76,343	\$82,442	\$80,902



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