

# ROSEVILLE COMMONS @ DOUGLAS PLAZA

1701 SANTA CLARA DR., ROSEVILLE, CA

**RENOVATION  
COMPLETED!**



**NOW AVAILABLE: ±1,265 SF - ±1,765 SF**  
**RETAIL SPACE FOR LEASE**

## ***ROSEVILLE COMMONS @ DOUGLAS PLAZA***

## PROPERTY DETAILS

- Available: ±1,265 SF - ±1,765 SF
- Proposed Exterior Remodel
- New Landscaping Plan
- New Building frontage walkways
- Addition of outside patio areas
- Enhanced Building and Monument Signage
- New Paint and Exterior Trim

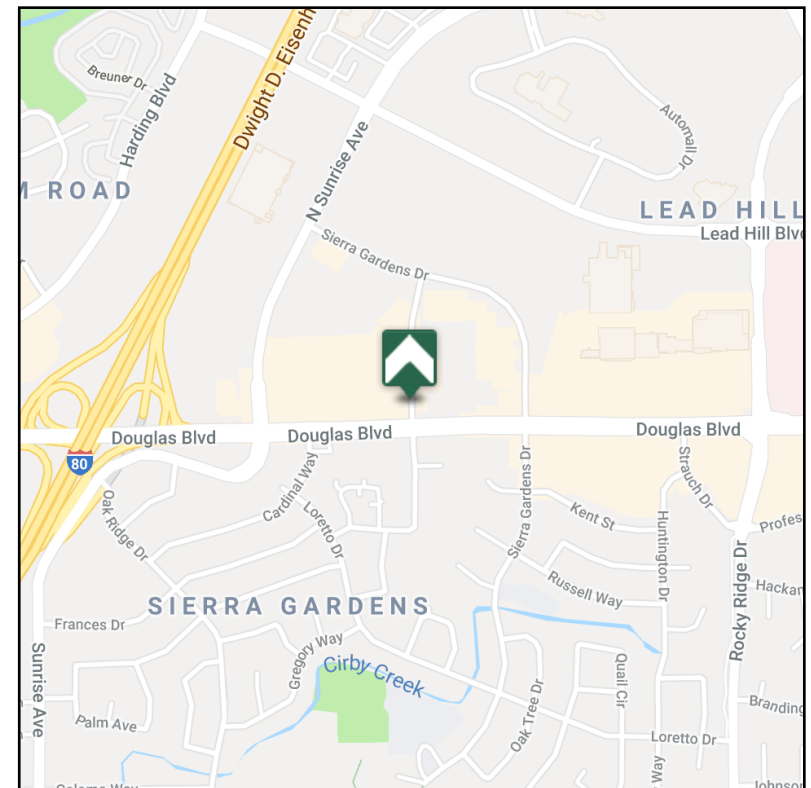
## MARKET OVERVIEW

Located at the northwest corner of Douglas Boulevard and Santa Clara Drive, Douglas Plaza 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 more than ±47,000 cars daily (Source: City of Roseville). Notable tenants that are positioned on the Douglas Boulevard corridor include Walmart, Target, Raley's, The Roesville Automall and Kaiser Permanente Hospital.

This strip 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 has elevated itself to 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.

## NEARBY TENANTS:



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.



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## PROPERTY IMAGES



<b>Golden1</b> Credit Union
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT



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## SITE AERIAL



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## RETAIL AERIAL

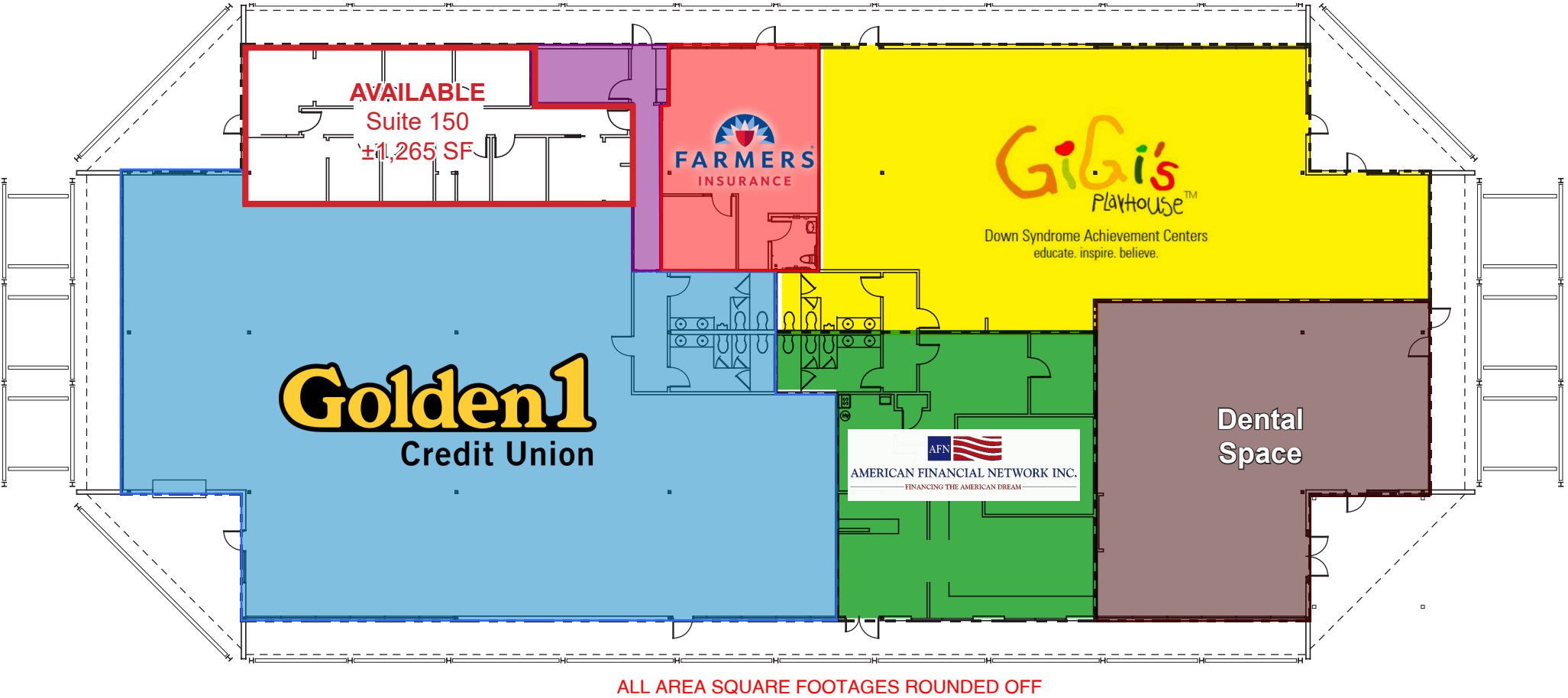


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## FLOOR PLAN

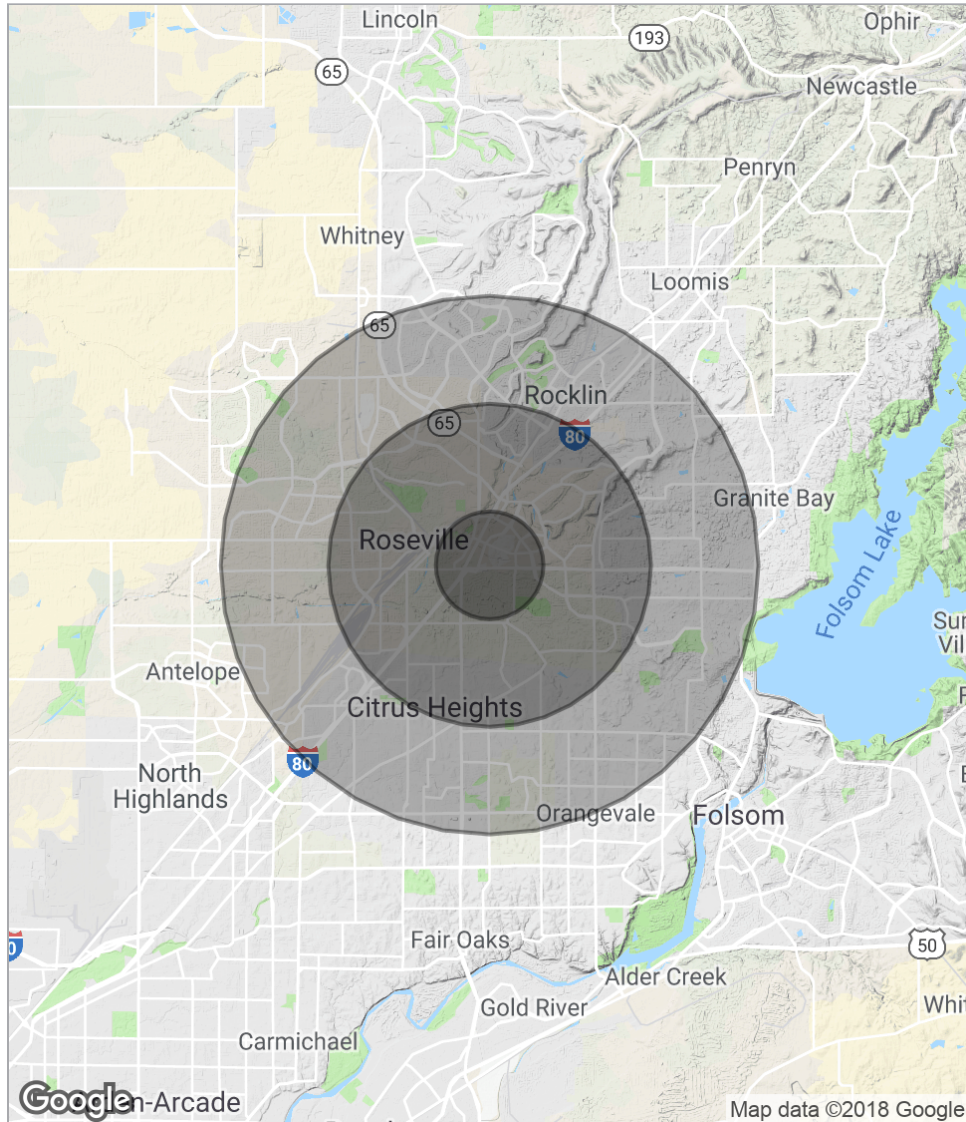


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## DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,390	97,163	265,342
Median age	40.3	37.5	36.3
Median age (Male)	32.0	35.2	34.5
Median age (Female)	44.2	39.6	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,516	38,597	101,005
# of persons per HH	2.3	2.5	2.6
Average HH income	\$74,782	\$81,372	\$82,612
Average house value	\$374,506	\$414,398	\$411,439
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	16.3%	14.0%	14.2%
RACE (%)	1 MILE	3 MILES	5 MILES
White	89.0%	83.8%	82.6%
Black	0.9%	1.3%	2.3%
Asian	3.7%	6.3%	6.1%
Hawaiian	0.1%	0.3%	0.3%
American Indian	0.1%	1.0%	0.8%
Other	2.6%	4.3%	4.5%

\* Demographic data derived from 2010 US Census

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