

SEC Douglas Boulevard & Sierra Gardens Drive | Roseville, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



T.J. Maxx Plaza



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Located at the southeast quadrant of Douglas Boulevard and Rocky Ridge Drive, TJ Maxx Plaza is situated in the heart of East Roseville's main retail corridor and visible to approximately 40,664 cars per day.

Douglas Boulevard serves as the main traffic artery from Interstate 80 to Granite Bay. Notable tenants that are positioned around the Douglas Boulevard corridor include Walmart, Office Depot, Target, Raley's, Sprouts Farmers Market, Petco, BevMo, Macaroni Grill and Kaiser Permanente Hospital.

An established retail center in the East Roseville Trade Area, this ±126,489 square foot shopping center is anchored by TJ Maxx and is a landmark retail center in the trade area.

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 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.

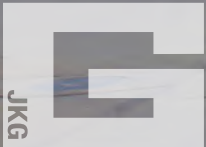
SQUARE FEET

±126,489

NOTABLE TENANTS

**TJ MAXX, FAMOUS FOOTWEAR,
PANERA BREAD, AQUA TOTS,
DUNN-EDWARDS PAINT, LA HUACA**

GET TO KNOW
YOUR NEIGHBORS.



SURROUNDED BY AFFLUENCE



HOBBY LOBBY

SIERRA GARDENS DR

Walmart
Supercenter

Raley's

petco

ESLIES

TARGET

ROCKY RIDGE DR

BIG 5
SPORTING GOODS

Chevy's
FRESH MEX

FedEx
Office

Panera
BREAD

lahuaca
PRODUCE MARKET

DOUGLAS BLVD

EARLY TOAST

SWAN EDWARDS
PAINTS

AQUA-TOTS
SUNNYSIDE SCHOOLS

Lakeshore

FAMOUS
footwear

Sunrise
Natural Living

TJ-MAXX

TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2023 Total Population	9,636	106,233	274,207
 2023 Daytime Population	19,089	136,338	290,440
 2023 Total Employees	23,735	74,198	133,693
 2023 Total Households	4,135	41,184	103,038
 2023 Average Household Income	\$105,895	\$125,480	\$129,929
		Douglas Blvd (west of Rocky Ridge Dr)	Rocky Ridge Dr (north of Douglas Blvd)
 Traffic Counts		40,664	20,239

SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
1850-100	Beauty Solutions	2,157
1850-102	Union Bank of California	3,243
1850-200	Dunn-Edwards Paints	4,758
1850-204	Anytime Fitness	4,442
1850-210	Aqua Tots	7,500
1850-300	AVAILABLE	1,623
1850-310	Panera Bread	4,363
1850-400	GNC	1,311
1850-402	CPR Cell Phone Repair	1,250
1850-406	AAA	3,921
1850-410	Royal Spa & Massage	1,350
1850-412	Kumon Learning Center	1,350
1850-418	Fleet Feet Sports	3,624
1850-500	GK Mongolian BBQ	2,270
1850-502	Tailoring Studio & Alterations	825
1850-504	Lazi Cow	825
1850-506	I ♥ Teriyaki	1,650
1850-510	El Burrito Taqueria	3,298
1850-514	Mountain Mike's Pizza	3,072
1850-516	AVAILABLE	2,800
1850-520	Lakeshore Learning Store	7,200
1850-600	La Huaca Peruvian Restaurant	6,000
1850-700	3 Monkeys Smokes	1,163
1850-704/706	Famous Footwear	6,541
1850-710	Crossroads Trading Co.	3,188
1850-800	TJ Maxx	25,200
1850-900	Hallmark	4,632
1850-902	California Army National Guard	1,400
1850-904	Pick A Color Nail Salon	1,400
1850-906	AVAILABLE	1,488
1850-908	Sacramento Crystal Company	1,500
1850-910	AVAILABLE	1,500
1850-912	Lendmark Financial	1,208
1850-914	Bruchi's Cheesesteaks & Salads	2,596
1850-988	AVAILABLE	1,118
1850-990	Twisted Eyebrow Threading	939
1850-992	Whisper Hearing Centers	1,736
1850-994	Guzzetta & Co Jewelers	2,057



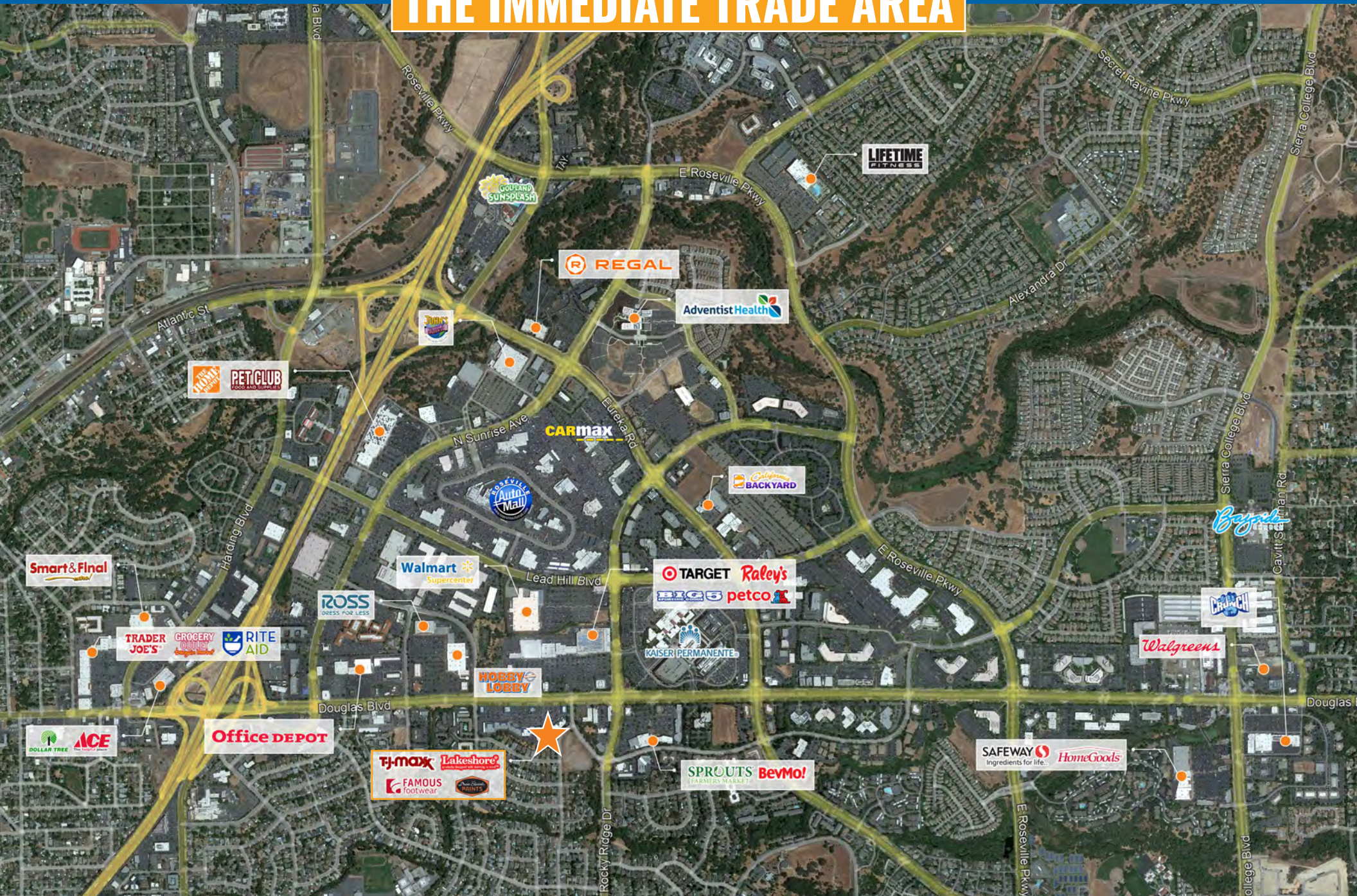
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THE IMMEDIATE TRADE AREA



FOR MORE INFORMATION PLEASE CONTACT

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