

SEC Douglas Boulevard & Sierra Gardens Drive | Roseville, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

# T.J. Maxx Plaza



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## SEE YOURSELF HERE.

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.

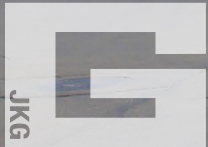
SQUARE FEET

±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

ESLIE'S SWIMMING POOL SUPPLIES

TARGET

ROCKY RIDGE DR

BIG 5  
SPORTING GOODS

rubio's  
COASTAL CAFE

Chevy's  
FRESH MEX

FedEx  
Office

Panera  
BREAD

lahuaca  
PERUVIAN CUISINE

DOUGLAS BLVD

EARLY TOAST  
Breakfast & Coffee

Dunn Edwards  
PAINTS

AQUA-TOTS  
SWIM SCHOOLS

Lakeshore  
Specialty Apparel & Swimwear

FAMOUS  
footwear

Sunrise  
Natural Foods

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	Leased	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
<b>1850-502</b>	<b>AVAILABLE</b>	<b>825</b>
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
<b>1850-516</b>	<b>AVAILABLE (12-27-24)</b>	<b>2,800</b>
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
<b>1850-906</b>	<b>AVAILABLE</b>	<b>1,488</b>
1850-908	Sacramento Crystal Company	1,500
<b>1850-910</b>	<b>AVAILABLE</b>	<b>1,500</b>
1850-912	Lendmark Financial	1,208
1850-914	Bruchi's Cheesesteaks & Salads	2,596
<b>1850-988</b>	<b>AVAILABLE</b>	<b>1,118</b>
1850-990	Twisted Eyebrow Threading	939
1850-992	Whisper Hearing Centers	1,736
1850-994	Guzzetta & Co Jewelers	2,057



**GALLELLI RETAIL TEAM**

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# THE IMMEDIATE TRADE AREA



## FOR MORE INFORMATION PLEASE CONTACT

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