

THE BRICKYARD

NWC Foothills Boulevard & Baseline Road - Roseville, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location:

NWC Foothills Boulevard & Baseline Road
Roseville, CA

anchor tenants:

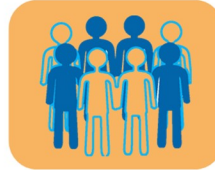
Bel Air, Rite Aid

shopping center GLA:

±129,382 Square Feet (GLA)

availability:

±900 SF - ±1,408 SF Retail Space



2024 total population

| | |
|--------|---------|
| 1-mile | 18,468 |
| 3-mile | 104,840 |
| 5-mile | 328,341 |



2024 daytime population

| | |
|--------|---------|
| 1-mile | 15,660 |
| 3-mile | 101,391 |
| 5-mile | 328,005 |



2024 total employees

| | |
|--------|---------|
| 1-mile | 3,838 |
| 3-mile | 49,822 |
| 5-mile | 134,786 |



2024 total households

| | |
|--------|---------|
| 1-mile | 6,909 |
| 3-mile | 40,035 |
| 5-mile | 120,925 |



2024 average HH income

| | |
|--------|-----------|
| 1-mile | \$126,726 |
| 3-mile | \$139,592 |
| 5-mile | \$142,838 |

traffic counts



| | |
|---------------------------------------|--------|
| Foothills Blvd (north of Baseline Rd) | 31,561 |
| Foothills Blvd (south of Baseline Rd) | 36,147 |
| Baseline Rd (west of Foothills Blvd) | 18,872 |
| Main St (east of Foothills Blvd) | 9,087 |



Bank of America



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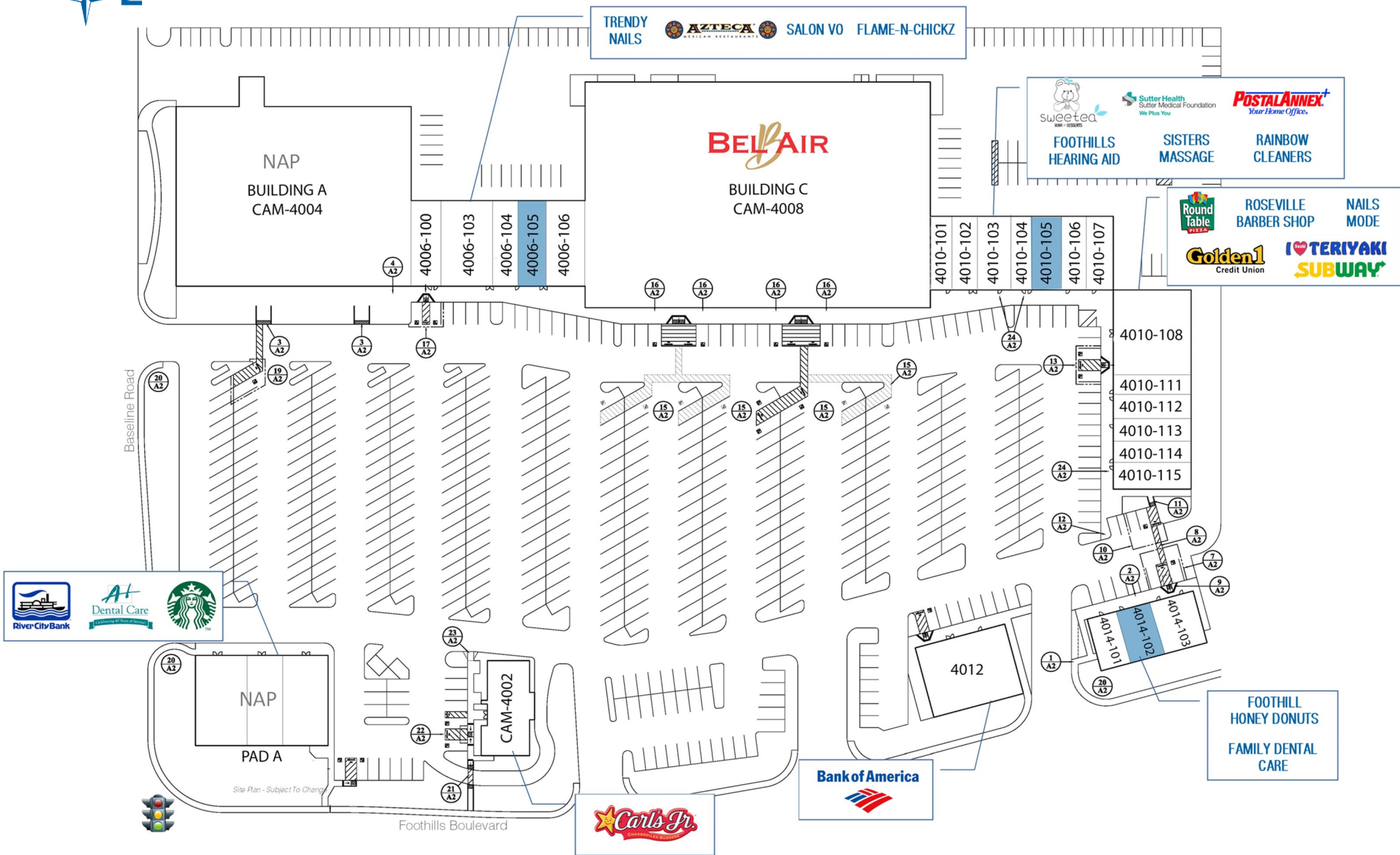


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SITE PLAN



| SUITE | TENANT | SQ. FT. |
|------------|--------------------------|---------|
| Building A | - | NAP |
| Building C | Bel Air Market | 31,472 |
| 4006-100 | Trendy Nails | 781 |
| 4006-103 | El Azteca Taqueria | 3,769 |
| 4006-104 | Salon Vo | 1,400 |
| 4006-105 | AVAILABLE | 1,050 |
| 4006-106 | Flame-N-Chickz | 2,450 |
| 4010-101 | Sweetea | 1,500 |
| 4010-102 | Sutter Health Foundation | 1,500 |
| 4010-103 | Postal Annex | 1,200 |
| 4010-104 | Foothills Hearing Aid | 900 |
| 4010-105 | AVAILABLE | 900 |
| 4010-106 | Sisters Massage | 1,500 |
| 4010-107 | Rainbow Cleaners | 1,500 |
| 4010-108 | Round Table Pizza | 4,500 |
| 4010-111 | Roseville Barber Shop | 1,020 |
| 4010-112 | Nails Mode | 1,080 |
| 4010-113 | Golden One ATM | 900 |
| 4010-114 | I Love Teriyaki | 1,200 |
| 4010-115 | Subway | 1,200 |
| 4012 | Bank of America | 4,000 |
| 4014-101 | Foothill Honey Donuts | 858 |
| 4014-102 | AVAILABLE | 1,408 |
| 4014-103 | Vimal Dulabh DDS | 1,734 |
| Pad A | River City Bank | NAP |
| Pad A | A+ Dental Care | NAP |
| Pad A | Starbucks | NAP |
| Pad B | Carl's Jr. | NAP |

For leasing information,
please contact:

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PROPERTY OVERVIEW

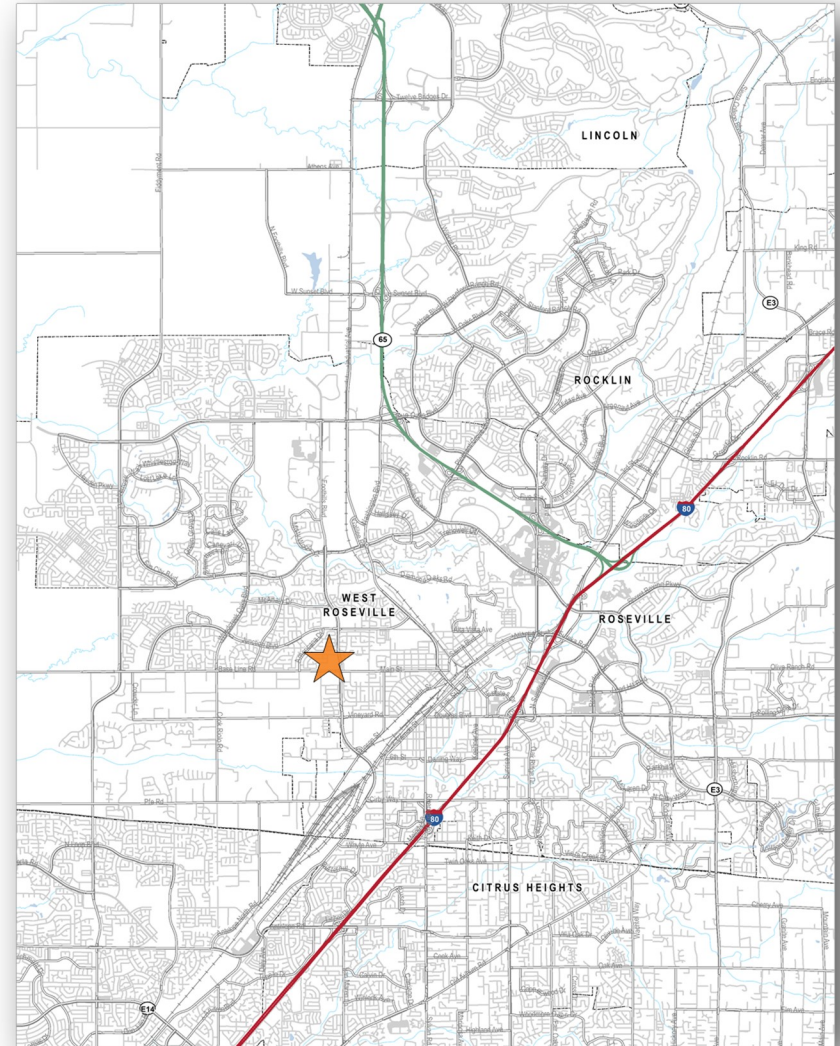
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The Brickyard is located at the northwest corner of Baseline Road and Foothills Boulevard in Roseville, California and is anchored by Bel Air Market.

Part of the West Roseville submarket, *The Brickyard* is ideally positioned in the heart of one of the most stable and established communities of the Roseville trade area.

This prominently situated ±129,382 square foot neighborhood center is surrounded by dense residential communities and is visible to approximately 48,000 cars per day at the intersection of Baseline Road and Foothills Boulevard. *The Brickyard* benefits from strong trade area demographics within a five mile radius with a total population of 328,341 with 134,786 total employees and average household incomes of \$142,838.

Notable tenants and traffic generators within close proximity include, Savemart, CVS, Walgreens, California Family Fitness, Gold's Gym and Denio's Farmers Market.



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INTERSECTION AERIAL

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RETAIL TRADE AREA AERIAL

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