

available for lease

SIGNATURE
HOMES

THE PLAZA AT BLUE OAKS

NEC BLUE OAKS BOULEVARD & FIDDYMENT ROAD, ROSEVILLE, CA



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Plaza at Blue Oaks is a new retail development anchored by Raley's O-N-E Market in Roseville and is located at the northeast corner of Blue Oaks Boulevard and Fiddymont Road in Roseville, California.

This ±81,639 square foot neighborhood center serves the Sun City Roseville Del Webb Community as well as the new development of Fiddymont Ranch along with numerous other residential developments slated for the area. According to the City of Roseville, the Fiddymont Ranch Specific Plan alone is projected to have ±5,900 new homes that will immediately surround The Plaza at Blue Oaks. The center will strongly benefit from its location in one of the fastest growth area's in Placer County.

With less than 100,000 square feet of commercial retail space within a two-mile radius of the center, The Plaza at Blue Oaks is welcomed in an under-served area creating a new retail hub for the existing neighborhood developments as well as the future developments.

SQUARE FEET

±81,639

ANCHOR TENANTS

RALEY'S O-N-E MARKET

GET TO KNOW YOUR NEIGHBORS.

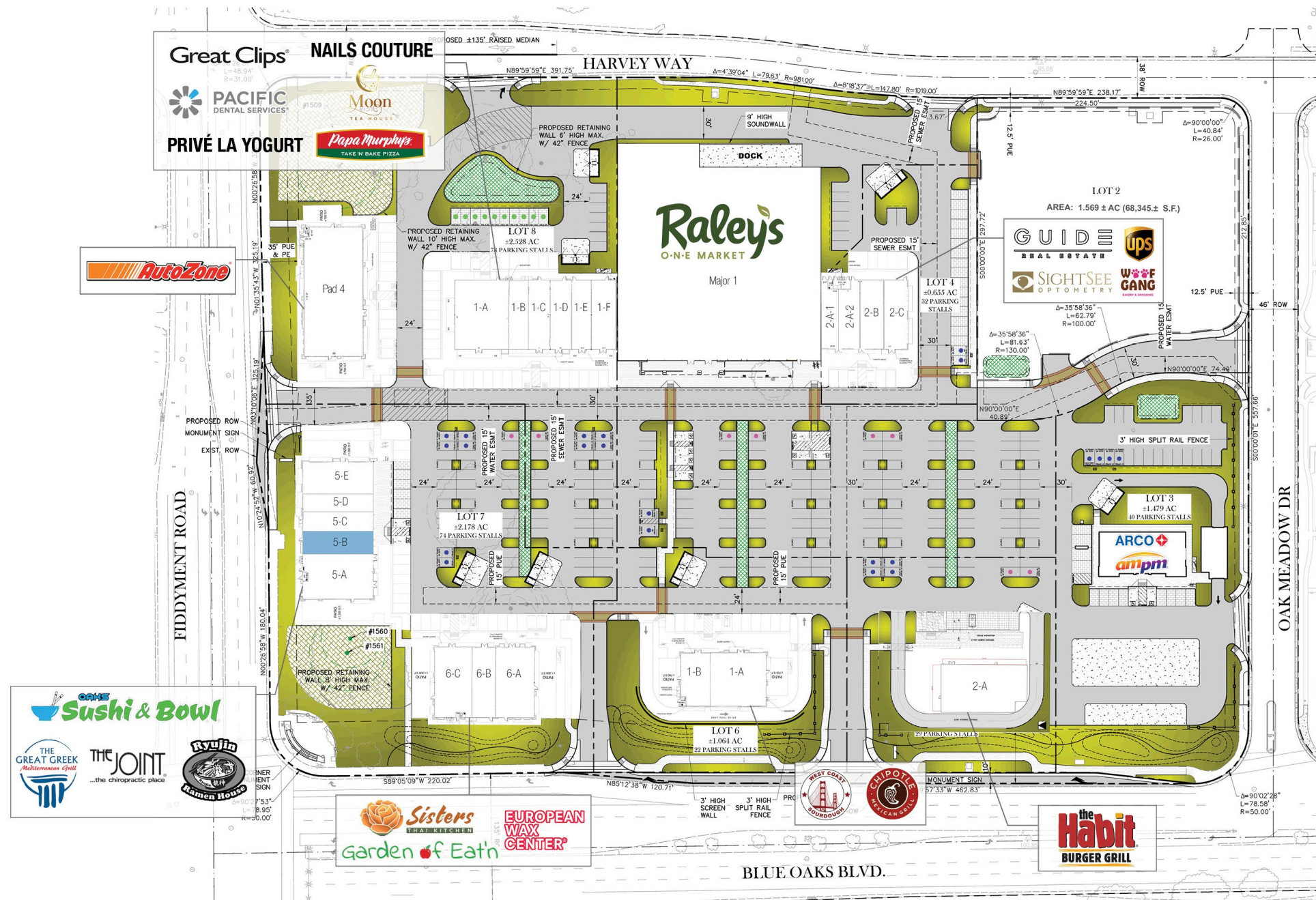


TRADE AREA & DEMOGRAPHICS



	3-Mile	5-Mile	7-Mile
 2025 Total Population	71,986	158,824	339,353
 2025 Daytime Population	59,434	136,468	301,674
 2025 Total Employees	13,859	39,257	91,183
 2025 Total Households	25,641	55,803	120,390
 2025 Average Household Income	\$177,344	\$165,894	\$147,846
	Blue Oaks Blvd (East of Fiddymnt Rd)	Blue Oaks Blvd (West of Fiddymnt Rd)	Fiddymnt Road (North of Blue Oaks Blvd)
 Traffic Counts	±10,471	±1,899	±9,523
	Fiddymnt Road (North of Blue Oaks Blvd)		

SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
Major 1	Raley's O-N-E Market	35,000
Shops 1 1990 Blue Oaks Blvd.		
1-A	Pacific Dental	3,500
1-B	Privé La Yogurt	962
1-C	Moon Tea	1,300
1-D	Papa Murphy's	1,300
1-E	Great Clips	1,187
1-F	Nails Couture	1,458
Shops 2 1960 Blue Oaks Blvd.		
2-A-1	Woof Gang Bakery + Grooming	1,350
2-A-2	Sightsee Optometry	1,150
2-B	Guide Real Estate	1,300
2-C	The UPS Store	1,400
Pad 1 1980 Blue Oaks Blvd.		
1-A	Chipolte	2,600
1-B	West Coast Sourdough	1,353
Pad 2 1940 Blue Oaks Blvd.		
Pad 2	Habit Burger	2,800
Pad 3 1930 Blue Oaks Blvd.		
Pad 3	BP/Arco AM/PM	3,500
Pad 4 2020 Blue Oaks Blvd.		
Pad 4	AutoZone	7,360
Pad 5 2010 Blue Oaks Blvd.		
5-A	Ryujin Ramen House	2,500
5-B	AVAILABLE	1,430
5-C	The Joint Chiropractic	1,200
5-D	Oaks Sushi & Bowl	1,200
5-E	The Great Greek	1,744
Pad 6 2000 Blue Oaks Blvd.		
6-A	Garden of Eatin'	2,345
6-B	European Wax Center	1,550
6-C	Sister's Thai Kitchen	2,150



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ROSEVILLE RETAIL TRADE AREA



JOIN OUR COMMUNITY.

MEET THE GALLELLI RETAIL TEAM

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