

HIGH VISIBILITY RETAIL PAD

1450 Lead Hill Boulevard - Roseville, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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1450 LEAD HILL BOULEVARD

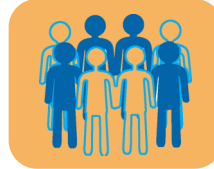
PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: SWC Lead Hill Boulevard and Rocky Ridge Drive
Roseville, CA

notable anchor tenants in close proximity: Target, Walmart Supercenter, Kaiser Permanente, UA Theaters, Carmax

availability: ±1,524 SF End Cap Retail Space



2022 total population

1-mile	8,266
3-mile	99,932
5-mile	259,034



2022 daytime population

1-mile	28,184
3-mile	126,805
5-mile	272,374



2022 total employees

1-mile	23,364
3-mile	69,111
5-mile	123,621



2022 total households

1-mile	3,375
3-mile	37,983
5-mile	95,324



2022 average HH income

1-mile	\$126,447
3-mile	\$124,261
5-mile	\$124,732



traffic counts

Lead Hill Blvd (west of Rocky Ridge Dr)	13,780
Lead Hill Blvd (east of Rocky Ridge Dr)	7,025
Rocky Ridge Dr (south of Lead Hill Blvd)	18,684
Rocky Ridge Dr (north of Lead Hill Blvd)	13,710

Erik's DeliCafé.
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adoboink.
Filipino Food

Great Clips®

PANDA EXPRESS

Notable Retailers & Traffic Generators in Close Proximity Include:

CARMAX

KAISER PERMANENTE

ROSEVILLE Auto Mall

Sutter Health
Sutter Roseville Medical Center

TARGET

UNITED ARTISTS Theatres™

Walmart Supercenter

cft
Developments, LLC

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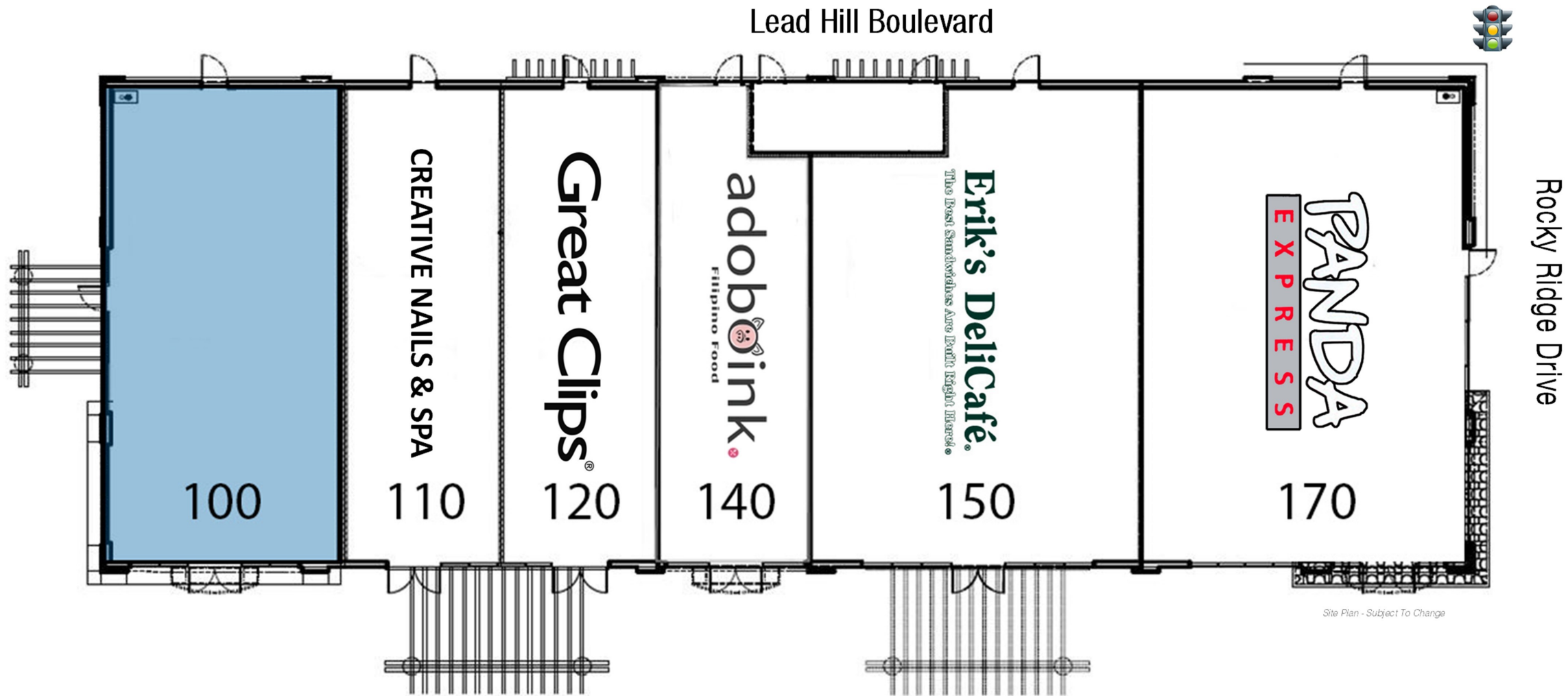
SWC Lead Hill Boulevard & Rocky Ridge Drive - Roseville, CA

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SITE PLAN



SUITE	TENANT	SQ. FT.
100	AVAILABLE	1,524
110	Creative Nails & Spa	994
120	Great Clips	994
140	Adoboink	913
150	Erik's Deli Café	2,194
170	Panda Express	2,081



For leasing information,
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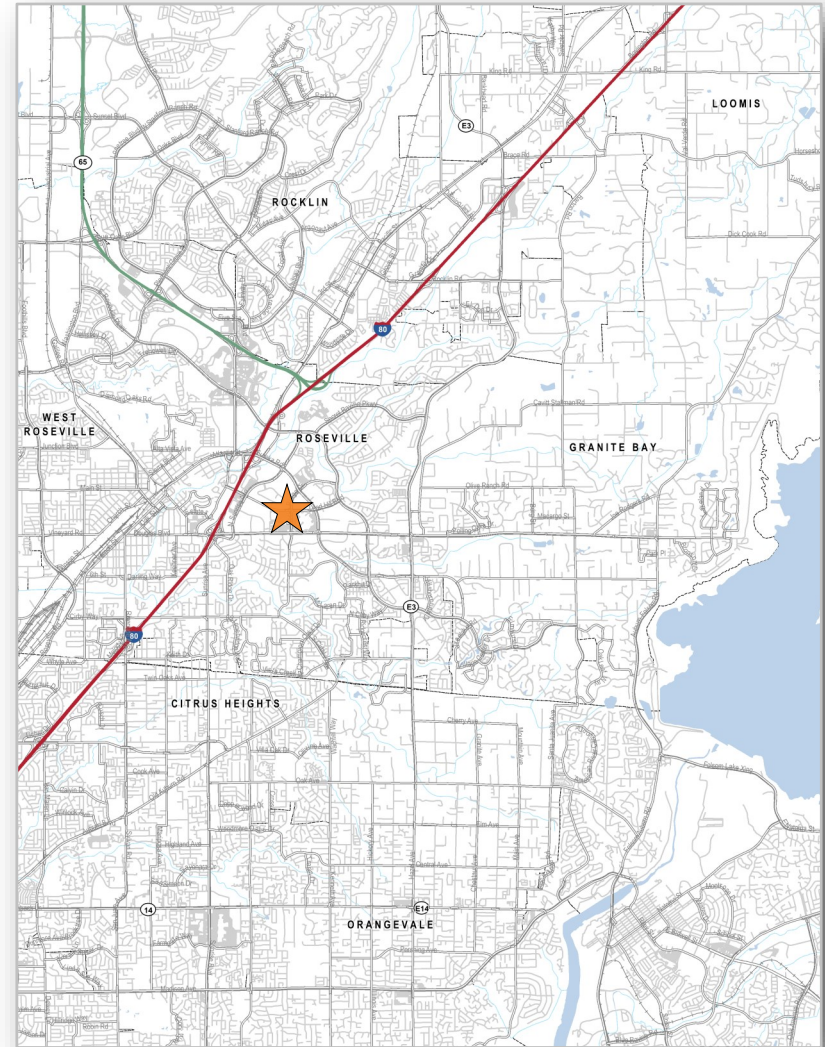
PROPERTY OVERVIEW

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1450 LEAD HILL is an $\pm 8,700$ square foot highly visible retail pad building at the southwest corner of Lead Hill Boulevard and Rocky Ridge Drive, one of the area's highest volume traffic intersections in Roseville, California. This pad is adjacent to Walmart and Target.

The City of Roseville is one the Sacramento area's premier trade areas. Tenants in the center benefit from being centrally located among more than 2,000,000 square feet of "Class A" office space and 3,200,000 square feet of retail within a 3-mile radius.

Notable daytime traffic generators within the immediate vicinity include Walmart, Target, Carmax, Kaiser Permanente, Sutter Roseville Medical Center, The Roseville Automall, Eureka Corporate Center and Stone Point Corporate Center.



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RETAIL TRADE AREA AERIAL

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