

# HIGH VISIBILITY RETAIL PAD

1450 Lead Hill Boulevard - Roseville, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



*cft*  
Developments, LLC

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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  
±994 SF Retail Space ( Available 03/01/26)



### 2024 total population

1-mile	7,680
3-mile	102,668
5-mile	263,001



### 2024 daytime population

1-mile	28,567
3-mile	135,137
5-mile	290,537



### 2024 total employees

1-mile	26,119
3-mile	73,906
5-mile	133,154



### 2024 total households

1-mile	3,386
3-mile	40,345
5-mile	100,039



### 2024 average HH income

1-mile	\$155,990
3-mile	\$144,293
5-mile	\$148,856



### 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.**

The Best Sandwiches Are Built Right Here!

**adobobink.**  
Filipino Food

**PANDA**  
EXPRESS

Notable Retailers & Traffic Generators in Close Proximity Include:

**CARMAX**

  
KAISER PERMANENTE®



 **Sutter Health**  
Sutter Roseville Medical Center

 **TARGET**

**UNITED ARTISTS**  
Theatres™

**Walmart**   
Supercenter

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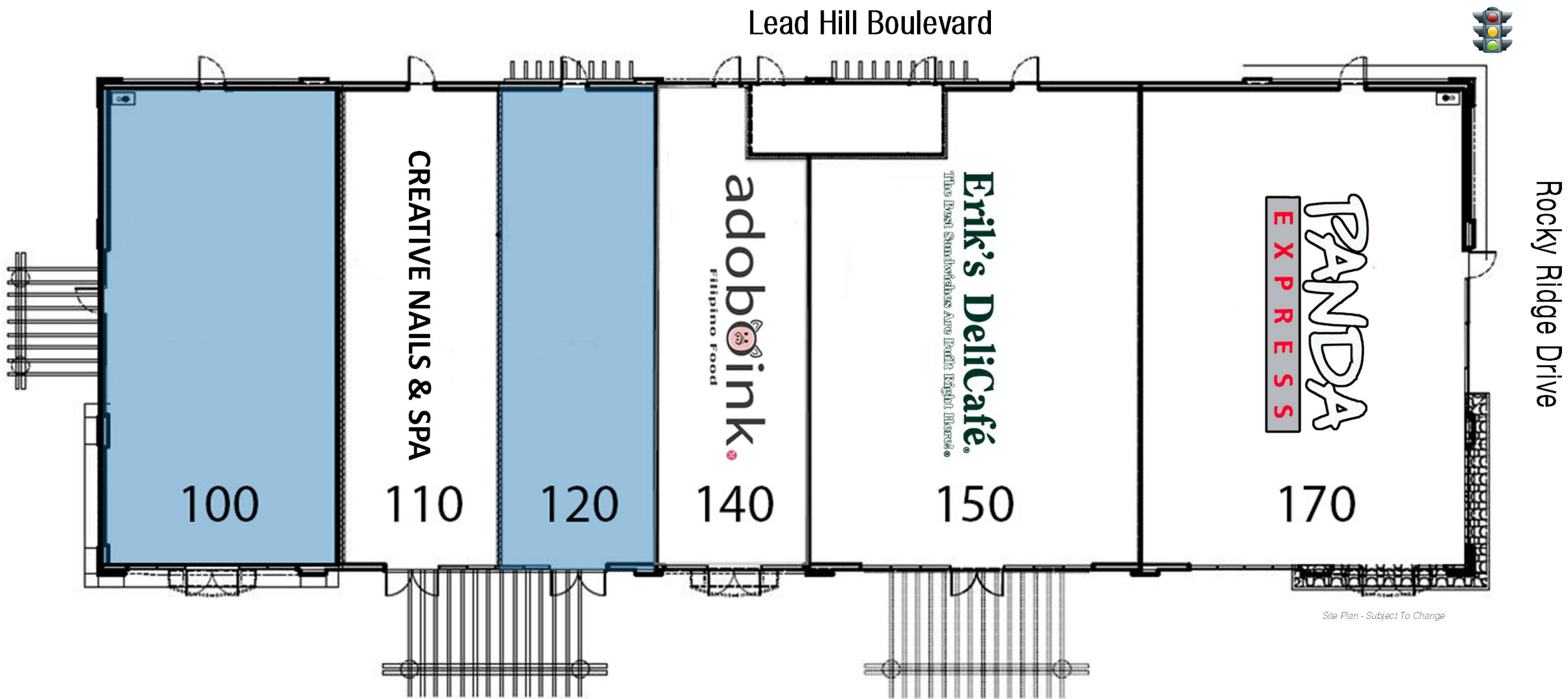
SWC Lead Hill Boulevard & Rocky Ridge Drive - Roseville, CA

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SITE PLAN



SUITE	TENANT	SQ. FT.
100	AVAILABLE	1,524
110	Creative Nails & Spa	994
120	AVAILABLE (03/01/2026)	994
140	Adoboink	913
150	Erik's Deli Café	2,194
170	Panda Express	2,081



Site Plan - Subject To Change

For leasing information,  
please contact:

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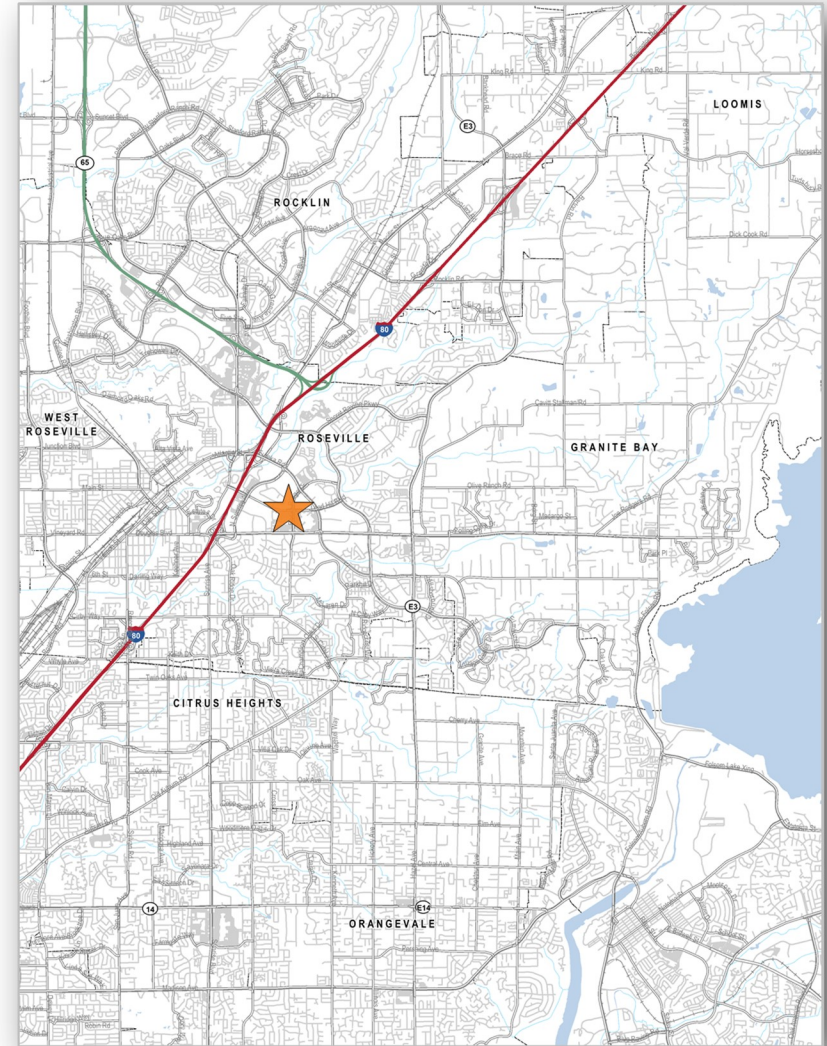
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## PROPERTY OVERVIEW

**1450 LEAD HILL** is an ±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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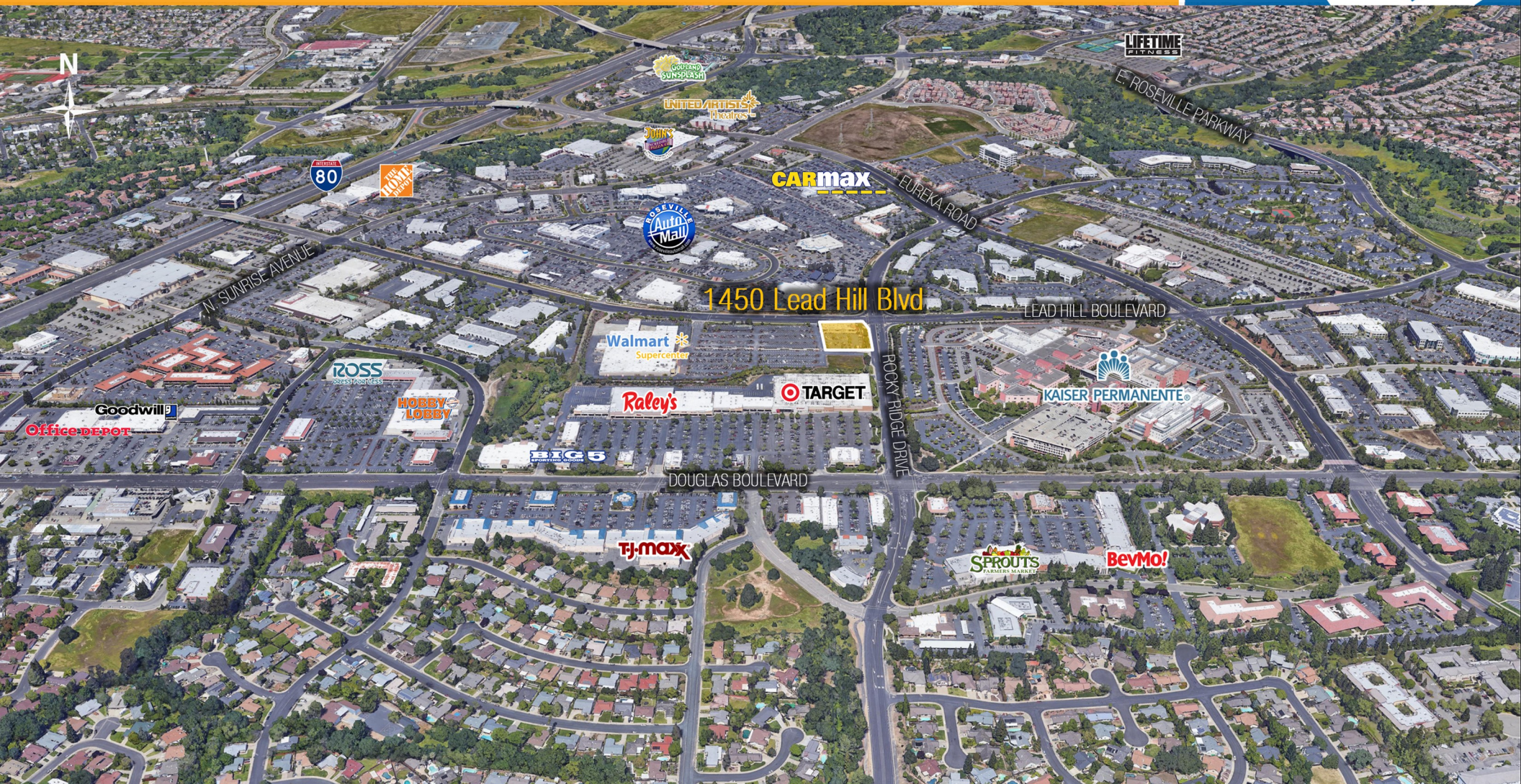




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IMMEDIATE VICINITY AERIAL

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## RETAIL TRADE AREA AERIAL

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