

# HIGH VISIBILITY RETAIL PAD

1450 Lead Hill Boulevard - Roseville, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



Matt Goldstein  
Vice President  
CA DRE #01886233  
mgoldstein@GallellIRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallellIRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881



Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.  
© Gallelli Real Estate. All Rights Reserved.



# 1450 LEAD HILL BOULEVARD

## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

**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



### 2023 total population

1-mile	7,969
3-mile	99,797
5-mile	258,017



### 2023 daytime population

1-mile	28,803
3-mile	130,658
5-mile	277,608



### 2023 total employees

1-mile	25,694
3-mile	72,557
5-mile	130,416



### 2023 total households

1-mile	3,399
3-mile	38,386
5-mile	96,761



### 2023 average HH income

1-mile	\$143,172
3-mile	\$130,270
5-mile	\$132,848



### 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!

**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

Matt Goldstein  
Vice President  
CA DRE #01886233  
mgoldstein@GallellIRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallellIRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881

**GALLELLI**  
REAL ESTATE



# 1450 LEAD HILL BOULEVARD

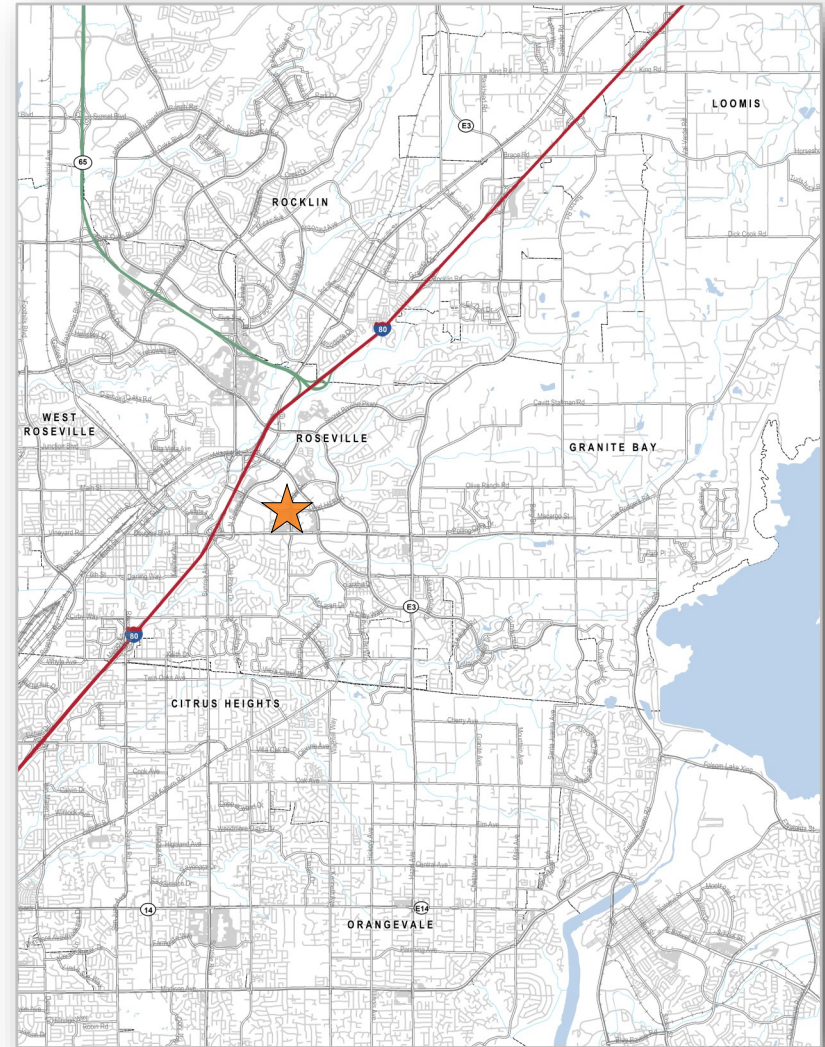
## PROPERTY OVERVIEW

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

**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.



Matt Goldstein  
Vice President  
CA DRE #01886233  
mgoldstein@GallellIRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallellIRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881



**GALLELLI**  
REAL ESTATE



# 1450 LEAD HILL BOULEVARD

IMMEDIATE VICINITY AERIAL

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



Matt Goldstein  
Vice President  
CA DRE #01886233  
mgoldstein@GallelliRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881



**GALLELLI**  
REAL ESTATE

Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.  
© Gallelli Real Estate. All Rights Reserved.

# 1450 LEAD HILL BOULEVARD

## RETAIL TRADE AREA AERIAL

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



Matt Goldstein  
Vice President  
CA DRE #01886233  
mgoldstein@GallellIRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallellIRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881



**GALLELLI**  
REAL ESTATE

