



available for lease

HIGH VISIBILITY RETAIL PAD

GALLELLI REAL ESTATE
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VICE PRESIDENT
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2ND GENERATION RESTAURANT AND SALON SPACES AVAILABLE | 1450 LEAD HILL BOULEVARD - ROSEVILLE, CA



A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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SEE YOURSELF HERE.

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.

Tenants:

Erik's DeliCafé.
The Best Sandwiches Are Built Right Here®

PANDA
EXPRESS

Notable Retailers & Traffic Generators in Close Proximity Include:

CARmax


KAISER PERMANENTE®

ROSEVILLE
Auto Mall
rosevilleautomall.com

 **Sutter Health**
Sutter Roseville Medical Center

 **TARGET**

 **CINEMAWEST**

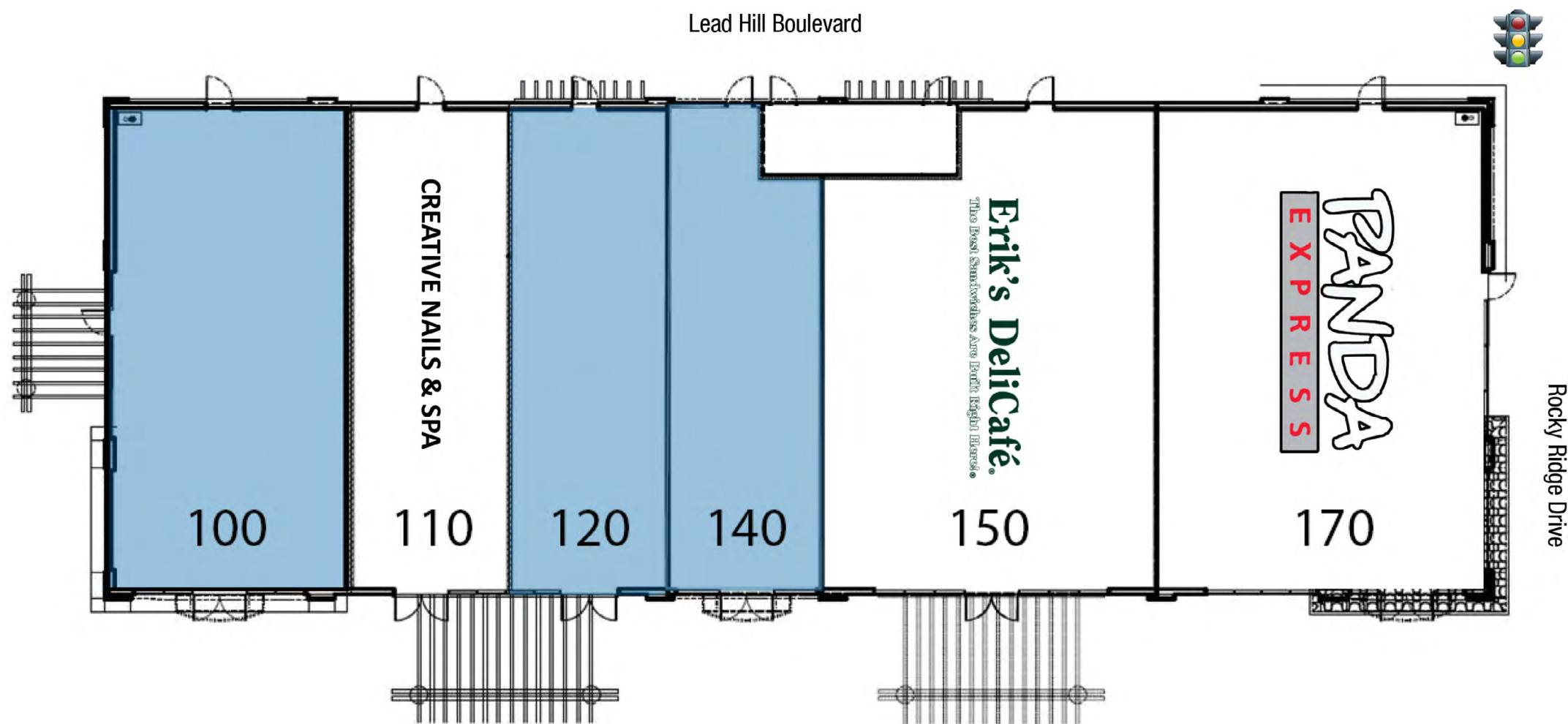
Walmart 
Supercenter

TRADE AREA & DEMOGRAPHICS



		1-Mile	3-Mile	5-Mile	
	2025 Total Population	8,030	104,745	267,996	
	2025 Daytime Population	27,070	123,768	264,467	
	2025 Total Employees	24,241	60,017	101,164	
	2025 Total Households	3,526	40,897	101,265	
	2025 Average Household Income	\$153,709	\$140,238	\$145,664	
		Lead Hill Blvd (west of Rocky Ridge Dr)	Lead Hill Blvd (east of Rocky Ridge Dr)	Rocky Ridge Dr (south of Lead Hill Blvd)	Rocky Ridge Dr (north of Lead Hill Blvd)
	Traffic Counts	±14,309	±7,278	±18,688	±11,926

SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
100	AVAILABLE	1,524
110	Creative Nails & Spa	994
120	AVAILABLE	994
140	AVAILABLE	913
150	Erik's Deli Café	2,194
170	Panda Express	2,081



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GALLELLI RETAIL TEAM

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