

THE BRICKYARD

NWC Foothills Boulevard & Baseline Road - Roseville, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: NWC Foothills Boulevard & Baseline Road
Roseville, CA

anchor tenants: Bel Air, Rite Aid

shopping center GLA: ±129,382 Square Feet (GLA)

availability: ±900 SF - ±1,400 SF Retail Space



2022 total population

1-mile	17,358
3-mile	103,646
5-mile	324,625



2022 daytime population

1-mile	13,527
3-mile	114,053
5-mile	309,983



2022 total employees

1-mile	3,778
3-mile	54,497
5-mile	121,688



2022 total households

1-mile	6,542
3-mile	38,587
5-mile	115,917



2022 average HH income

1-mile	\$107,421
3-mile	\$117,001
5-mile	\$120,610

traffic counts

Foothills Blvd (north of Baseline Rd)	31,174
Foothills Blvd (south of Baseline Rd)	31,016
Baseline Rd (west of Foothills Blvd)	13,343
Main St (east of Foothills Blvd)	12,998



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PROPERTY OVERVIEW

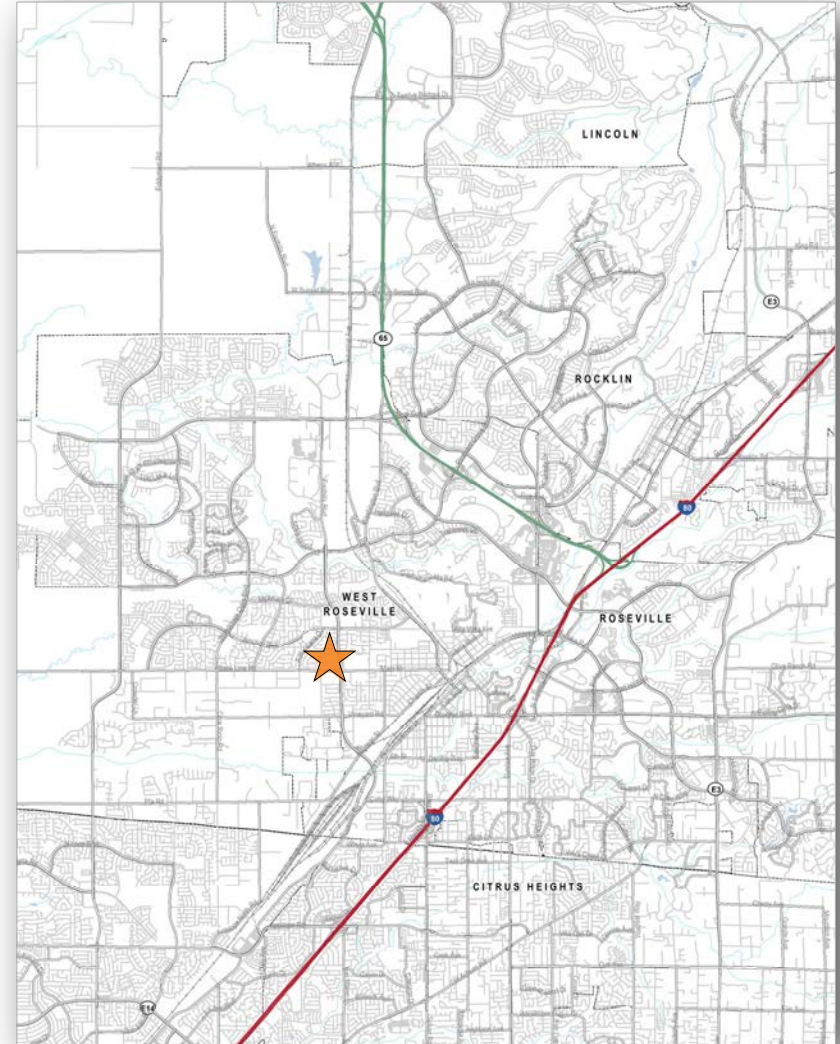
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The Brickyard is located at the northwest corner of Baseline Road and Foothills Boulevard in Roseville, California and is anchored by Bel Air Market and Rite Aid.

Part of the West Roseville submarket, *The Brickyard* is ideally positioned in the heart of one of the most stable and established communities of the Roseville trade area.

This prominently situated ±129,382 square foot neighborhood center is surrounded by dense residential communities and is visible to more than 44,000 cars per day at the intersection of Baseline Road and Foothills Boulevard. *The Brickyard* benefits from strong trade area demographics within a five mile radius with a total population of 324,625 with 121,688 total employees and average household incomes of \$120,610.

Notable tenants and traffic generators within close proximity include, Savemart, CVS, Walgreens, California Family Fitness, Gold's Gym and Denio's Farmers Market.



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SITE PLAN



SUITE	TENANT	SQ. FT.
Building A	Rite Aid	44,821
Building C	Bel Air Market	31,472
4006-100	Trendy Nails	781
4006-103	El Azteca Taqueria	3,769
4006-104	AVAILABLE	1,400
4006-105	AVAILABLE	1,050
4006-106	Flame-N-Chickz	2,450
4010-101	Sweetea	1,500
4010-102	Sutter Health Foundation	1,500
4010-103	Postal Annex	1,200
4010-104	Foothills Hearing Aid	900
4010-105	AVAILABLE	900
4010-106	Sisters Massage	1,500
4010-107	Rainbow Cleaners	1,500
4010-108	Round Table Pizza	4,500
4010-111	AVAILABLE	1,020
4010-112	Nails Mode	1,080
4010-113	Golden One ATM	900
4010-114	I Love Teriyaki	1,200
4010-115	Subway	1,200
4012	Bank of America	4,000
4014-101	Foothill Honey Donuts	858
4014-102	Curves	1,408
4014-103	Vimal Dulabh DDS	1,734
Pad A	River City Bank	NAP
Pad A	A+ Dental Care	NAP
Pad A	Starbucks	NAP
Pad B	Carl's Jr.	NAP

For leasing information,
please contact:

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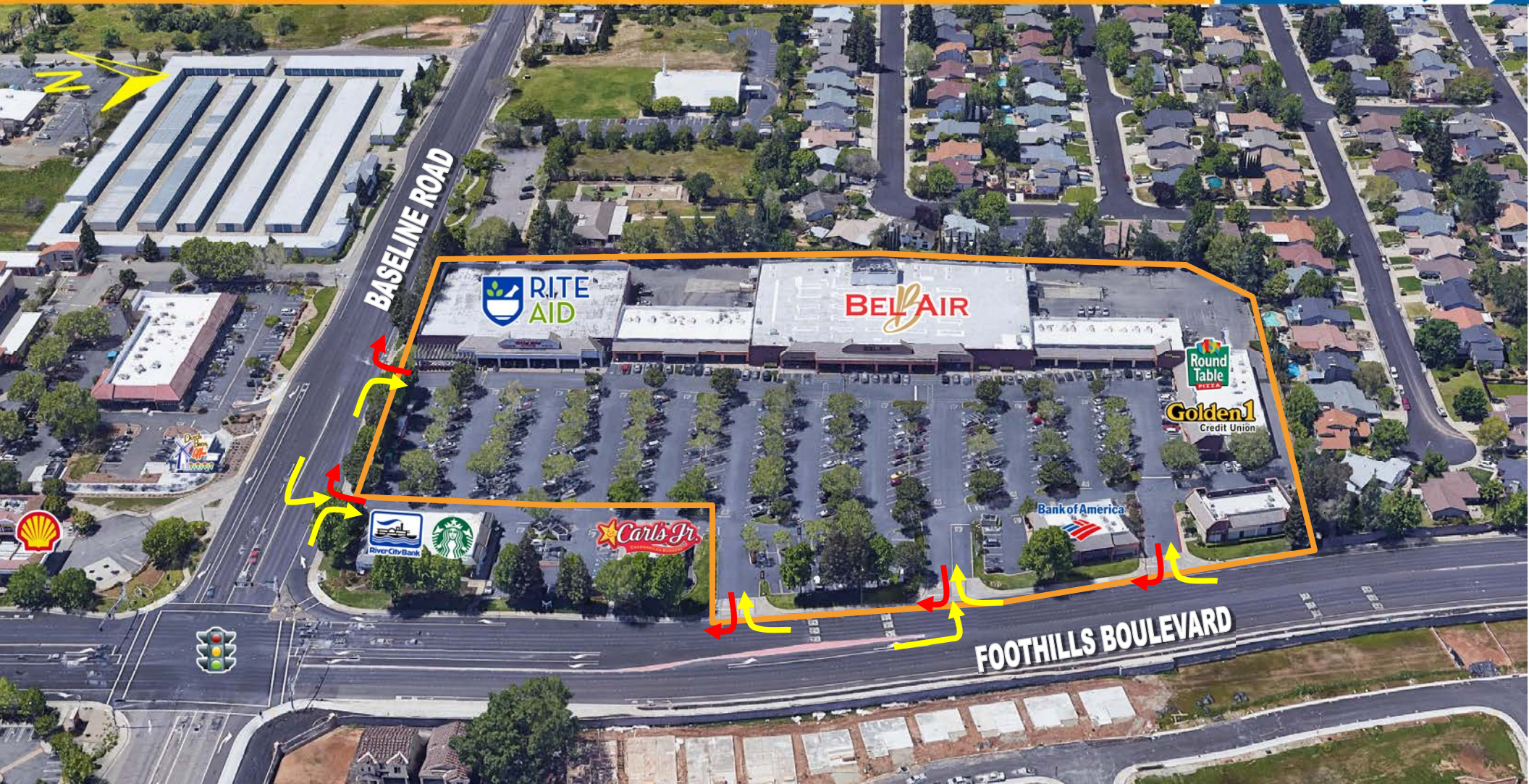
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INTERSECTION AERIAL

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RETAIL TRADE AREA AERIAL

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