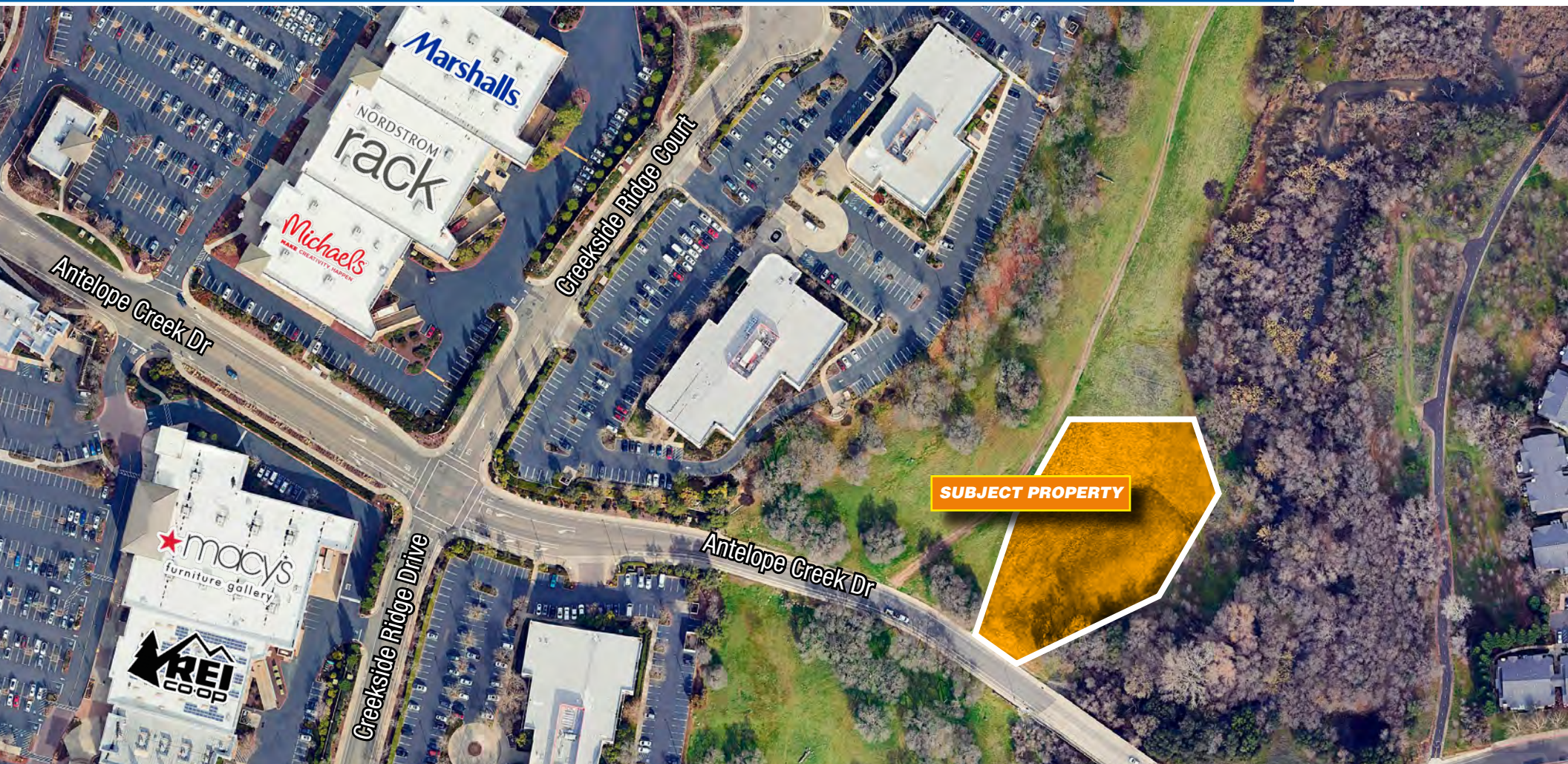


1271 ANTELOPE CREEK DRIVE, ROSEVILLE, CA 95678



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PROPERTY HIGHLIGHTS



- One (1) Parcel of Land in the Heart of Roseville Business and Retail Core
- ± 1.91 acres
- Located within walking distance to the Galleria Mall, Creekside Town Center and Ridge at Creekside Shopping Mall
- Numerous national credit anchors within ½ mile including, REI, Michaels, Nordstrom Rack, Marshalls, Best Buy, Barnes and Noble, Old Navy and Ulta Beauty
- APN: 015-166-014-000
- Zoning CC-SA-NC (Community Commercial, Special Area, North Central Roseville)

PURCHASE PRICE: \$1,200,000

3 MILE DEMOGRAPHICS



79,276
Total Employees
3 miles

39
Median Age
3 miles

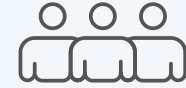
\$132,677
Average Household Income
3 miles

41,902
Total Households
3 miles

KEY FACTS



109,646
Population



2.6
Average Household Size

HOUSING STATS



\$98,974
Median Home Value



44.20%
% Renter Occupied
Housing Units

COMMUTERS



1.01%
Used Public Transportation



87.78%
Drove Alone to Work

EMPLOYMENT



29.08%
Blue Collar



70.92%
White Collar

EDUCATION



16.56%
High School Graduate

24.40%
Some College

39.09%
Bachelor's Degree Plus



Westfield®
Galleria at Roseville

RUTH'S CHRIS STEAK HOUSE
 Apple Store
 macy's
 NORDSTROM
 The Cheesecake Factory
 CINEMARK
 JCPenney
 Crate&Barrel
 H&M
 POTTERY BARN

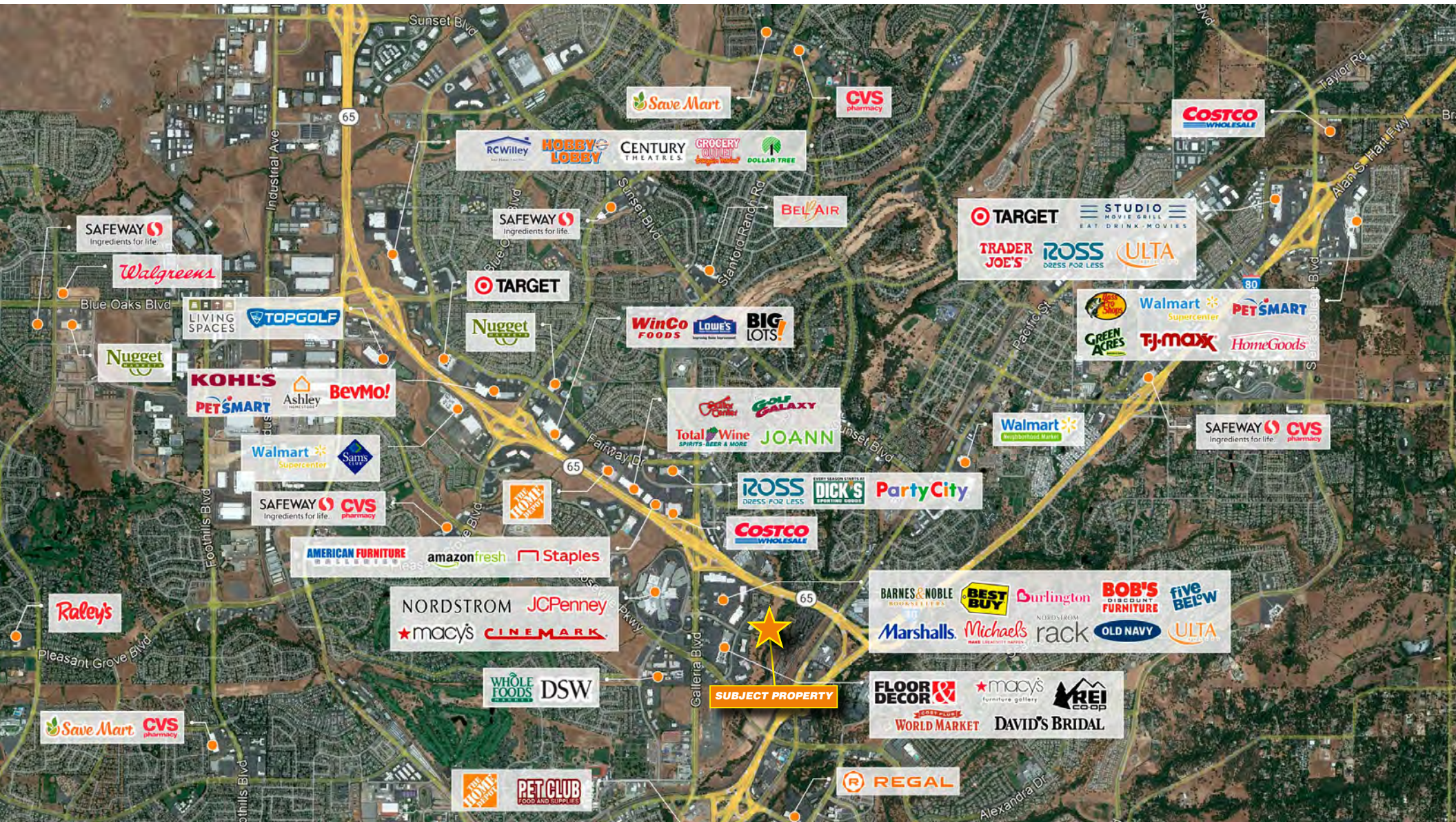
fountains
SO UNEXPECTED

SEPHORA
 ZÓCALO
 DSW
 Yard House
 pet food express
 ANTHROPOLOGIE
 dave & buster's
 west elm
 MIKUNI
 WHOLE FOODS MARKET

RED ROBIN
 Michaels
 MAKE CREATIVITY HAPPEN
 BEST BUY
 OLD NAVY
 Bath & Body Works
 Burlington
 Nordstrom rack
 Marshalls
 ULTA
 BARNES & NOBLE BOOKSELLERS

CHIPOTLE MEXICAN GRILL
 COST PLUS WORLD MARKET
 HANGELS
 macy's furniture gallery
 KREI
 Olive Garden
 BOBER | machi dough
 BUFFALO WILD WINGS
 WELLS FARGO

ROSEVILLE/ROCKLIN TRADE AREA



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