

THE GREATER SACRAMENTO PREMIER LIFESTYLE CENTER

NWC Galleria Boulevard & Roseville Parkway, Roseville, CA



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What?

- » Phase I: ±330,000^{SF}
- » Available: ±2,300–3,800^{SF}
- » Proposed Phase II: Apartments, Hotel and Retail

Where?

- » NWC Galleria Blvd & Roseville Pkwy, Roseville, CA
- » Across the Street from Westfield's Roseville Galleria with the Region's only Nordstrom
- » ±1.98 million SF of Retail GLA at this intersection
- » Population of 256,799 within a 5 mi radius
- » Daytime Population of 39,604 within a 2 mi radius
- » Average HHI of \$120,668 within a 3 mi radius
- » Median Home Price: \$685,000.00

Why?

THE FOUNTAINS IS THE GO TO PLACE TO BE IN SOUTH PLACER COUNTY.

There are many events hosted at The Fountains year round. Coupled with Whole Foods and a main street filled with national and regional restaurants and boutiques, The Fountains has naturally become the place for families of Placer County and beyond to shop, eat, and play together.



WEEKLY FARMERS MARKET

Eat fresh and buy local at weekly Farmer's Market hosted in front of Whole Foods weekly & year-round.



FIRST FRIDAYS

First Fridays are nights for art. Couples and families fill the street, bringing between 1,500–2,000 people a night.



SUMMER CONCERT SERIES & HOLIDAY FESTIVITIES

Held June–September, the Summer Concert series brings in several hundred to a thousand people per event. During the Holidays, The Fountains hosts events and activities such as the train ride around the center which draws shoppers and diners.

TENANT DIRECTORY



GROCERY



RESTAURANTS



FASHION

chico's



ORVIS



J.CREW FACTORY



Soma



Terra Cottage BOUTIQUE
(COMING SOON)



BEAUTY & WELLNESS



MADISON REED

LaserAway



HOME & FURNITURE

west elm *Sur la Table*
THE ART & SOUL OF COOKING

sleep number.



PETS



SPECIALTY & SERVICES



**OVERHEAD
AERIAL**

Proposed Phase II

ROSEVILLE PKWY - 55,030 ADT

ROSEVILLE GALLERIA

fOUNTAINS

GALLERIA BLVD - 48,210 ADT

TARGET



Walmart

KOHL'S

Nugget

LOWE'S

WinCo FOODS

PartyCity
ROSS
DRESS FOR LESS
DICK'S
SPORTING GOODS

sam's club

65

±350,000 Sq. Ft. Highland Reserve Office Park

65

THE HOME DEPOT

Total Wine & Spirits
JOANN

STAPLES
SPROUTS

COSTCO
WHOLESALE

FLOOR DECOR

SAFeway
CVS
pharmacy

RITE AID

Villa Sport
ATHLETIC CLUB AND SPA

Westfield
GALLERIA AT ROSEVILLE
jcpenny
macy's
NORDSTROM

SCANDINAVIAN DESIGNS
FURNITURE

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

OLD NAVY
BARNES & NOBLE
BOOKSELLERS

BEST BUY
ULTA
Marshalls
Michaels
NORDSTROM
I RACK

HYATT PLACE

Lazy DOG
EST. 2006

TRADE AREA AERIAL

DIAMOND OAKS
GOLF COURSE

Sierra View
COUNTRY CLUB

Proposed Phase II



fountains

buy buy
BABY
macy's
KREI
WORLD MARKET
BED BATH &
BEYOND

DEMOGRAPHICS (2022 EST.)

POPULATION

1 mile	8,920
3 mile	119,203
5 mile	264,234
10 min drive	140,276

HOUSEHOLDS

1 mile	3,894
3 mile	47,914
5 mile	102,167
10 min drive	55,916

DAYTIME EMPLOYEES

1 mile	11,432
3 mile	77,192
5 mile	117,401
10 min drive	94,583

% OF WHITE COLLAR EMPLOYEES

1 mile	70.2%
3 mile	70.4%
5 mile	71.1%
10 min drive	70.8%

% OF BACHELOR DEGREE ONLY

1 mile	30.6%
3 mile	29.3%
5 mile	28.9%
10 min drive	29.5%

MEDIAN HOUSEHOLD INCOME

1 mile	\$101,109
3 mile	\$94,643
5 mile	\$105,261
10 min drive	\$97,638

TRAFFIC

Roseville Pkwy	55,030 ADT
Galleria Blvd	48,210 ADT
Total	103,240 ADT

ROSEVILLE/ROCKLIN MAJOR EMPLOYERS

Kaiser Permanente	5,794
Sutter Roseville Medical Center	2,202
Sierra Joint Community College	1,200
Hewlett Packard	1,154
PRIDE Industries	1,062
Adventist Health	920
Union Pacific Railroad Co.	569
Oracle	500

