THE GREATER SACRAMENTO PREMIER LIFESTYLE CENTER

NWC Galleria Boulevard & Roseville Parkway, Roseville, CA





ARIEL FOX CA DRE #01496200 916.473.8805 afox@rightsite.com





- » 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.























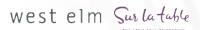




MADISON REED*











THE SHADE STORE



PETS

i: pet food express[®]





PAPER SOURCE





OVERHEAD AERIAL

Proposed Phase II

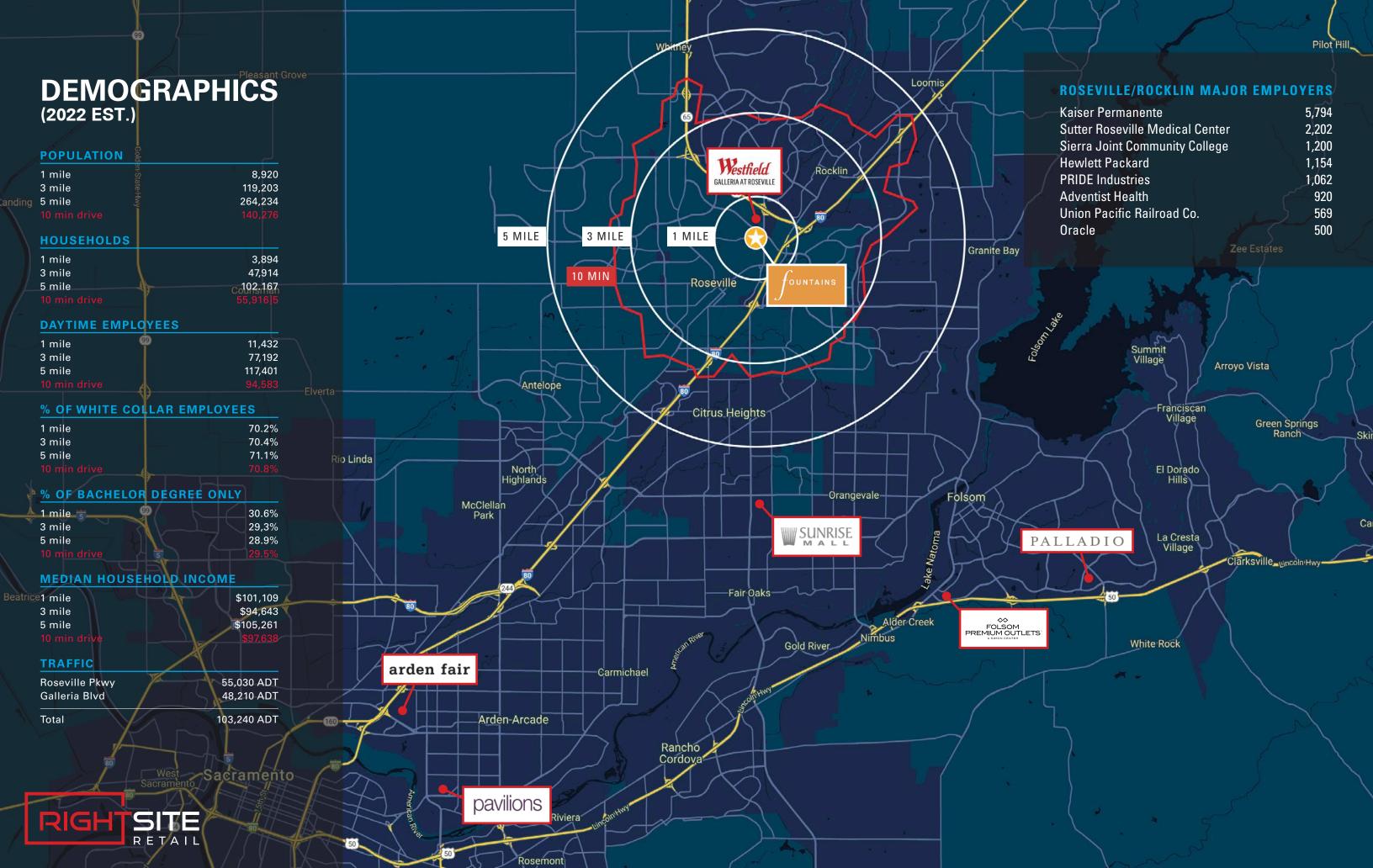
PERSONAL PROPERTY AND INC.

*55.030 ADT









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