available for lease



GALLELLI REAL ESTATE

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THE PLAZA AT BLUE OAKS

NEC BLUE OAKS BOULEVARD & FIDDYMENT ROAD, ROSEVILLE, CA

A PROUD MEMBER OF CHAINLINKS

NO PARKING FIRE LANE



SEE YOURSELF HERE.

Plaza at Blue Oaks is a new retail development anchored by Raley's O-N-E Market in Roseville and is located at the northeast corner of Blue Oaks Boulevard and Fiddyment Road in Roseville, California.

This ±81,639 square foot neighborhood center serves the Sun City Roseville Del Webb Community as well as the new development of Fiddyment Ranch along with numerous other residential developments slated for the area. According to the City of Roseville, the Fiddyment Ranch Specific Plan alone is projected to have ±5,900 new homes that will immediately surround The Plaza at Blue Oaks. The center will strongly benefit from its location in one of the fastest growth area's in Placer County.

With less than 100,000 square feet of commercial retail space within a two-mile radius of the center, The Plaza at Blue Oaks is welcomed in an under-serviced area creating a new retail hub for the existing neighborhood developments as well as the future developments.

square feet **±81,639**

ANCHOR TENANTS

RALEY'S O-N-E MARKET





TRADE AREA & DEMOGRAPHICS



			3-Mile	5-Mile	7-Mile
ÎÎ	2022 Total Population		67,290	150,330	328,426
	2022 Daytime Population		52,764	138,596	306,586
	2022 Total Employees		11,229	49,164	112,625
	2022 Total Households		23,601	51,846	113,911
\$	2022 Average Household Inc	come \$	159,908	\$143,979	\$127,387
		Blue Oaks Blvd (East of Fiddyment Rd)	Blue Oaks Blvd (West of Fiddyment Rd)	Fiddyment Road (North of Blue Oaks Blvd)	Fiddyment Road (North of Blue Oaks Blvd)
	Traffic Counts	10,471	1,899	9,523	13,189

SITE PLAN & LEASING

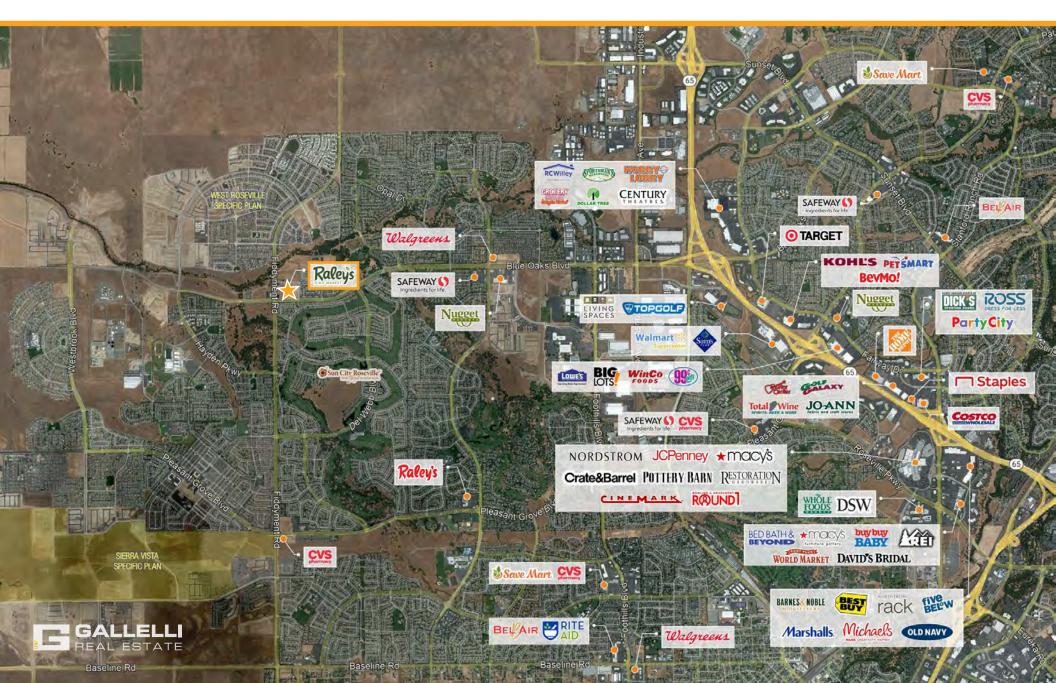






Major 1 Raley's O-N-E Market 35,000 Shops 1 1990 Blue Oaks Blvd. 1 1-A Pacific Dental 3,500 1-B Prive La Yogurt 962 1-C Moon Tea 1,300 1-D Papa Murphy's 1,300 1-E Great Clips 1,187 1-F Nails Couture 1,458 Shops 2 1960 Blue Oaks Blvd. 2 2-A Rockbox Fitness 2,500 2-B Guide Real Estate 1,300 2-C The UPS Store 1,400 Pad 1 1980 Blue Oaks Blvd. 1 1-A Chipolte 2,600 1-B West Coast Sourdough 1,353 Pad 2 1940 Blue Oaks Blvd. 1 Pad 3 1930 Blue Oaks Blvd. 1 Pad 4 AutoZone 7,360 Pad 4 AutoZone 7,360 Pad 5 2010 Blue Oaks Blvd. 1,200 5-C The Joint Chiropractic 1,200	SUITE	TENANT	SQUARE FEET
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6-B European Wax Center 1,550	Pad 6	2000 Blue Oaks Blvd.	
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6-C Sister's Thai Kitchen 2,150	6-B	European Wax Center	1,550
	6-C	Sister's Thai Kitchen	2,150

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MATT GOLDSTEIN

Vice President CA DRE #01886233 mgoldstein@gallellire.com

GALLELLI REAL ESTATE

3005 Douglas Boulevard, Suite 200 Roseville, CA 95661 (916) 772-1700 GallelliRE.com



Gary B. Gallelli, Broker CA DRE #00811881



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