

available for lease

SIGNATURE
HOMES

THE PLAZA AT BLUE OAKS

NEC BLUE OAKS BOULEVARD & FIDDYMENT ROAD, ROSEVILLE, CA



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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 Fiddymment 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 Fiddymment Ranch along with numerous other residential developments slated for the area. According to the City of Roseville, the Fiddymment 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-served 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

GET TO KNOW YOUR NEIGHBORS.

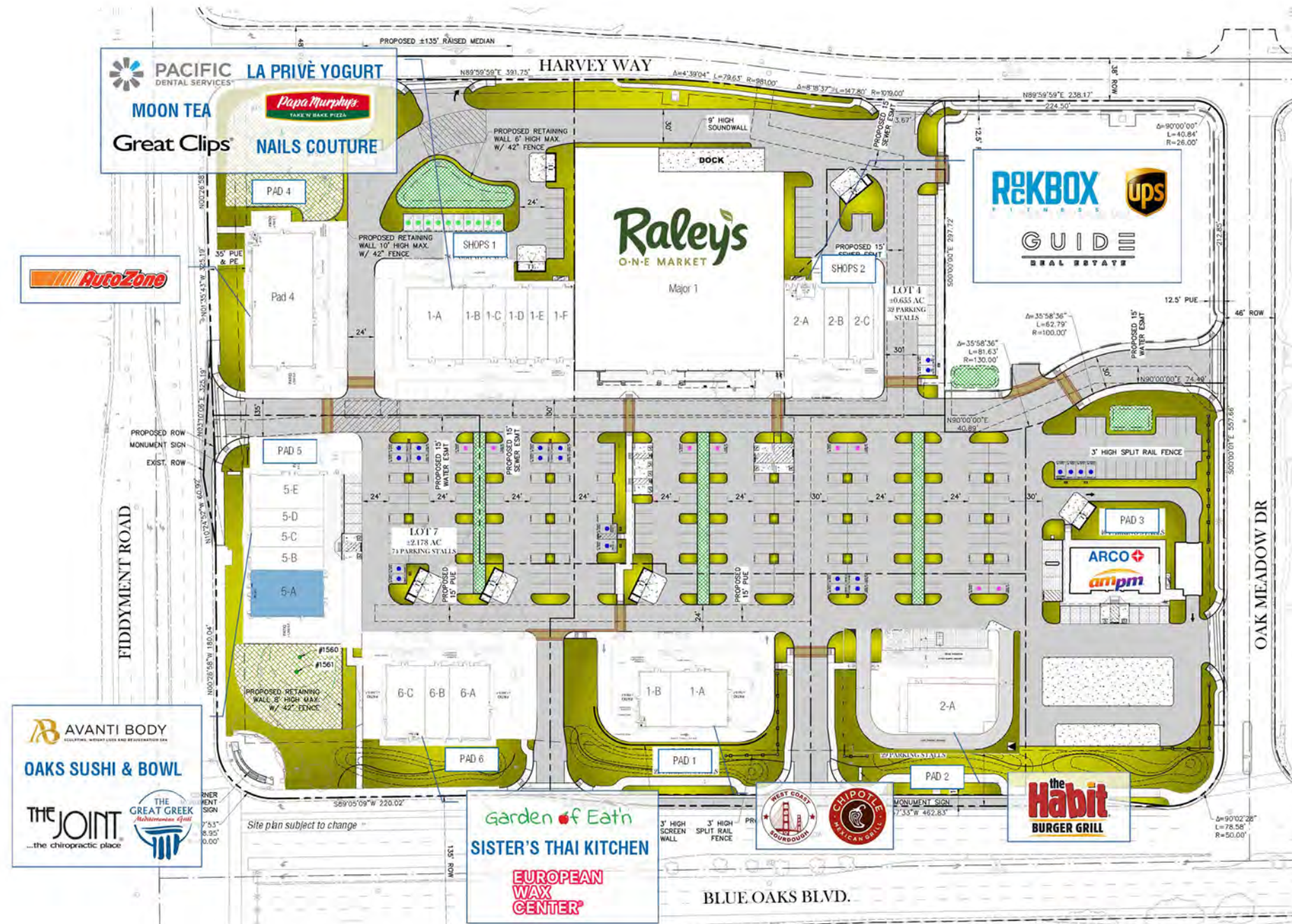


TRADE AREA & DEMOGRAPHICS



		3-Mile	5-Mile	7-Mile	
	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 Income	\$159,908	\$143,979	\$127,387	
		Blue Oaks Blvd (East of Fiddymment Rd)	Blue Oaks Blvd (West of Fiddymment Rd)	Fiddymment Road (North of Blue Oaks Blvd)	Fiddymment Road (North of Blue Oaks Blvd)
	Traffic Counts	10,471	1,899	9,523	13,189

SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
Major 1	Raley's O-N-E Market	35,000
Shops 1	1990 Blue Oaks Blvd.	
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-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-A	Chipolte	2,600
1-B	West Coast Sourdough	1,353
Pad 2	1940 Blue Oaks Blvd.	
Pad 2	Habit Burger	2,800
Pad 3	1930 Blue Oaks Blvd.	
Pad 3	BP/Arco AM/PM	3,500
Pad 4	2020 Blue Oaks Blvd.	
Pad 4	AutoZone	7,360
Pad 5	2010 Blue Oaks Blvd.	
5-A	AVAILABLE	2,500
5-B	Avanti Body	1,430
5-C	The Joint Chiropractic	1,200
5-D	Oaks Sushi & Bowl	1,200
5-E	The Great Greek	1,744
Pad 6	2000 Blue Oaks Blvd.	
6-A	Garden of Eatin'	2,345
6-B	European Wax Center	1,550
6-C	Sister's Thai Kitchen	2,150



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ROSEVILLE RETAIL TRADE AREA



JOIN OUR COMMUNITY.

MEET THE GALLELLI RETAIL TEAM

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