



BLUE OAKS BLVD. - ±59,486 ADT

WOODCREEK OAKS BLVD. - ±20,060 ADT

ROSEVILLE PKWY. - ±37,400 ADT

PAINTED DESERT DR.

**SITE**

**ACE**  
The helpful place.  
**COMING SOON**

Starbucks  
2,200 SF  
SUPERCUTS  
1,000 SF  
Jamba  
1,100 SF  
Kids Care Dental  
2,900 SF

MOD  
2,700 SF  
Nailbars  
1,650 SF  
NuYo  
1,450 SF  
ambience  
1,700 SF



**AVAILABLE FOR LEASE**  
±9,000 SF (divisible)  
**CAMPUS OAKS**

**NWC ROSEVILLE PKWY. & PAINTED DESERT DR.**  
**ROSEVILLE, CA**

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# ABOUT

NWC ROSEVILLE PKWY. & PAINTED DESERT DR.  
ROSEVILLE, CA

## PROPERTY PROFILE

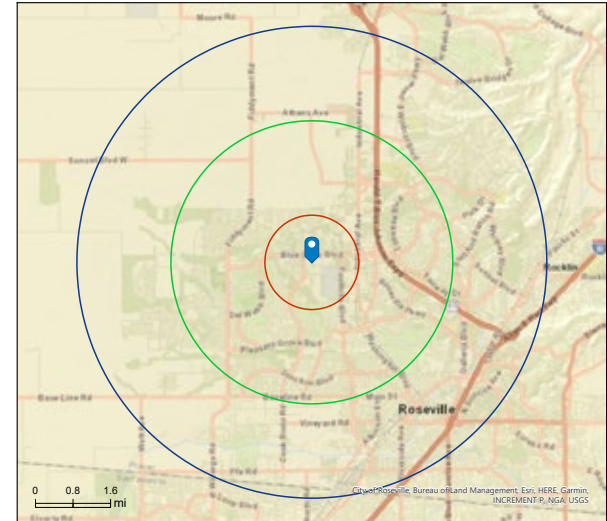
- Location:** NWC Roseville Pkwy. & Painted Desert Dr.  
Roseville, CA 95747
- Spaces Available:** Shops 2 & 3  
Up to  $\pm 9,000$  SF
- Trade Area Neighbors:** Nugget Markets, Ben's Barketplace,  
MOD Pizza, Starbucks, Sourdough  
Bread Company, NuYo Frozen Yogurt,  
Panda Express, Del Taco, etc.

## PROPERTY HIGHLIGHTS

An outparcel of Campus Oaks Town Center, new retail development anchored by Nugget Markets, this 38 acre center will service the surrounding neighborhood communities, as well as the numerous future housing developments. The Fiddymont Farms Specific Plan alone is expected to have  $\pm 5,195$  new homes and they will be within minutes from the project site.

Campus Oaks Town Center also sits right on the recently completed Roseville Parkway extension that now helps connect travelers from Blue Oaks Blvd through to the other end of Roseville Parkway. Many are expected to travel this route to and from their workplace once completed, to alleviate the traffic of traveling on CA-65. The extension is expected to increase the average daily traffic count of this intersection from 39,100 ADT to 89,500 ADT once the project is completed.

With both the continued housing growth of Roseville and the addition of the Roseville Parkway extension, Campus Oaks will be a highly visible, local and regional accessible, and beneficial retail center providing many services for the neighboring communities.



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## DEMOGRAPHICS

NWC ROSEVILLE PKWY. & PAINTED DESERT DR.  
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### TOTAL POPULATION

1 MILE

9,877

3 MILE

92,866

5 MILE

190,973



### DAYTIME POPULATION

1 MILE

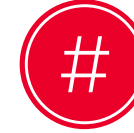
12,676

3 MILE

91,648

5 MILE

189,971



### MEDIAN AGE

1 MILE

**35.4**  
YEARS OLD

3 MILE

**36.8**  
YEARS OLD

5 MILE

**37.0**  
YEARS OLD



### MED. HOUSEHOLD INCOME

1 MILE

**\$128,197**

3 MILE

**\$104,596**

5 MILE

**\$101,581**



### TRAFFIC COUNTS



BLUE OAKS BLVD. — — — — — **59,486 ADT**



WOODCREEKS OAKS BLVD. — — — — — **20,060 ADT**

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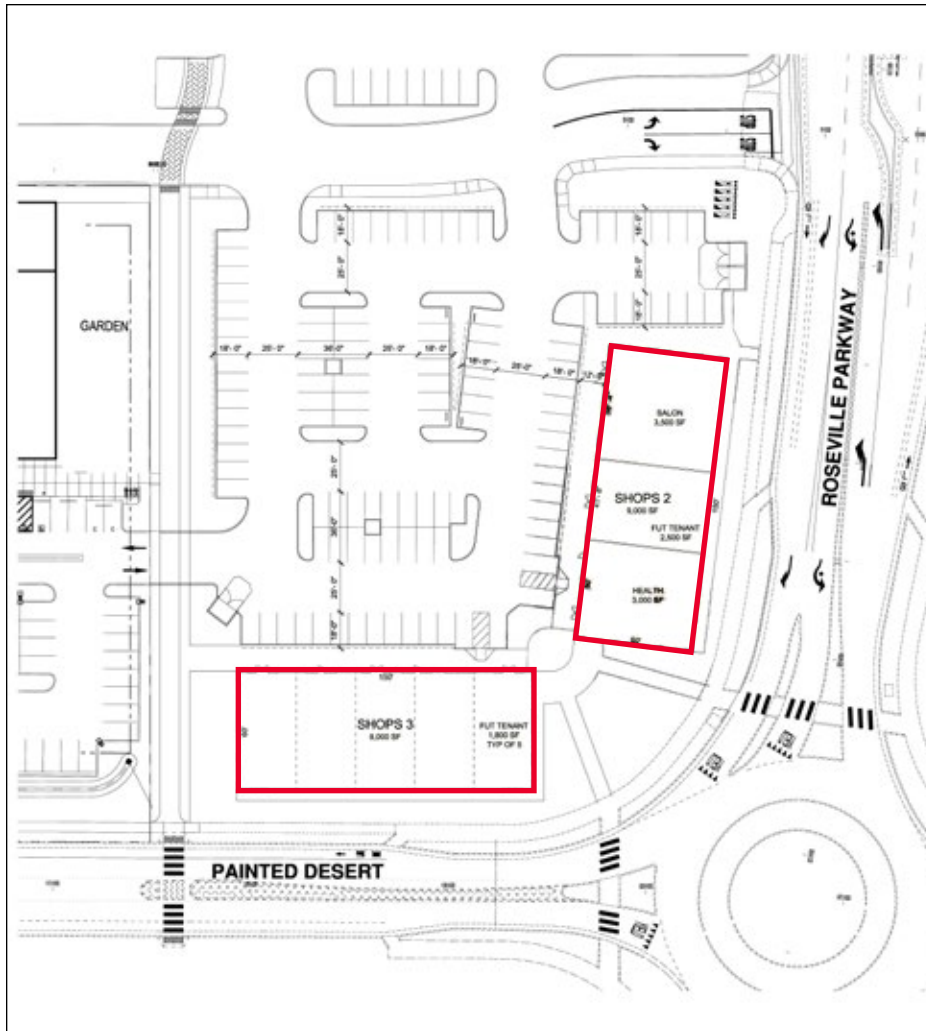
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# SITE PLAN

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SHOPS 2 - ELEVATIONS



SHOPS 3 - ELEVATIONS

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# AERIAL

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# ROSEVILLE PKWY. EXTENSION

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