



AVAILABLE FOR LEASE
±2,760 SF & ±9,303 SF (divisible)
CAMPUS OAKS

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

Developed by



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ABOUT

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

PROPERTY PROFILE

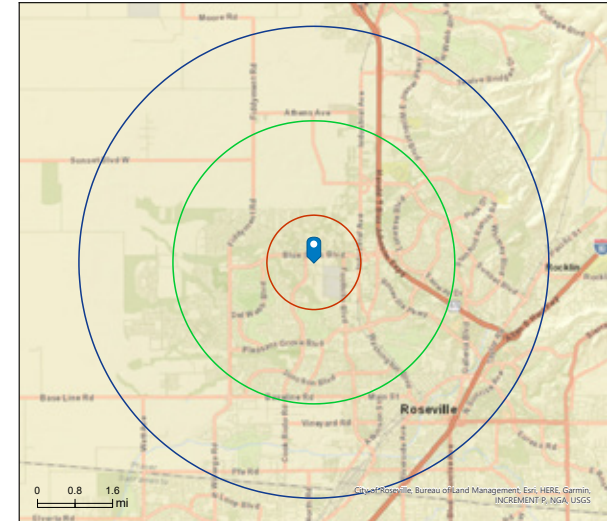
- Location:** NWC Roseville Pkwy. & Painted Desert Dr.
Roseville, CA 95747
- Spaces Available:** Shops 2 & 3
±2,760 SF & ±9,303 SF (divisible)
- Trade Area Neighbors:** Nugget Markets, Ben's Barketplace,
MOD Pizza, Starbucks, Sourdough
Bread Company, NuYo Frozen Yogurt,
Panda Express, Del Taco, etc.

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 ±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

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TOTAL POPULATION

1 MILE

11,281

3 MILE

100,031

5 MILE

213,660



DAYTIME POPULATION

1 MILE

14,890

3 MILE

92,444

5 MILE

210,526



MEDIAN AGE

1 MILE

41.6
YEARS OLD

3 MILE

40.4
YEARS OLD

5 MILE

39.9
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$129,307

3 MILE

\$129,807

5 MILE

\$123,625



TRAFFIC COUNTS



BLUE OAKS BLVD. ---> 59,486 ADT



WOODCREEKS OAKS BLVD. ---> 20,060 ADT

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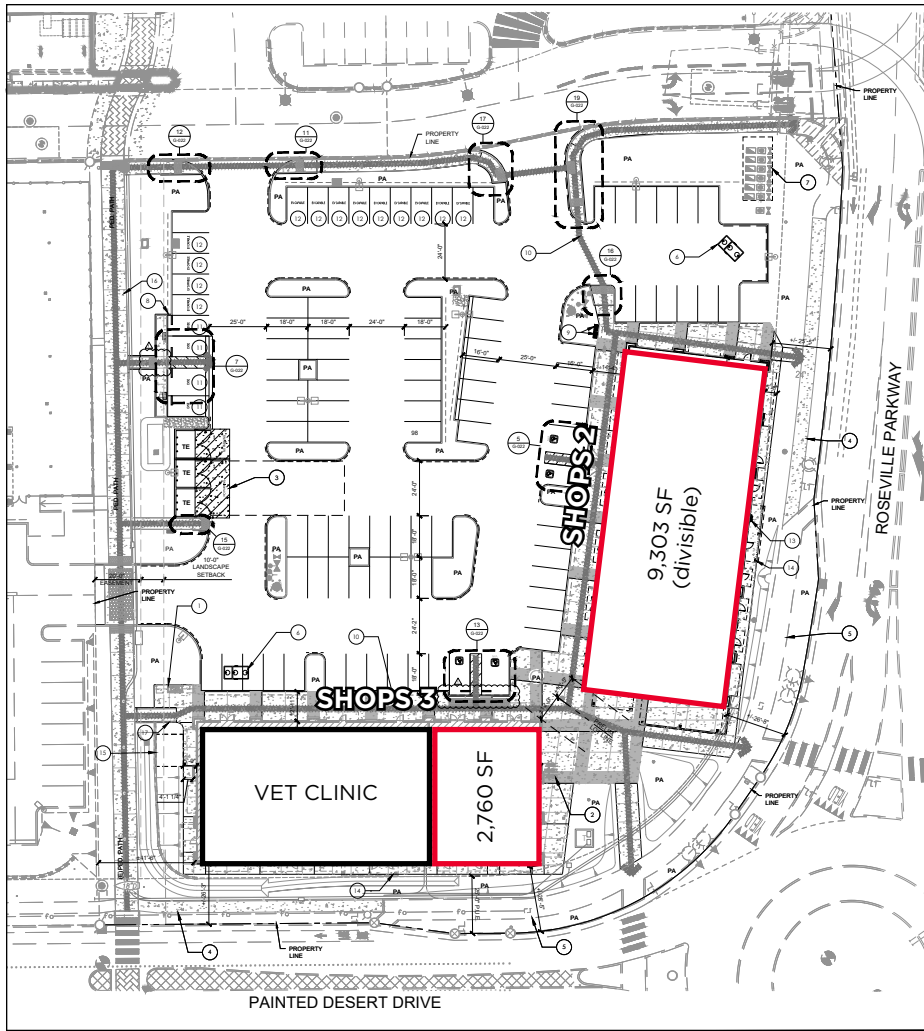
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SITE PLAN

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SHOPS 2 - ELEVATIONS



SHOPS 3 - ELEVATIONS

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AERIAL

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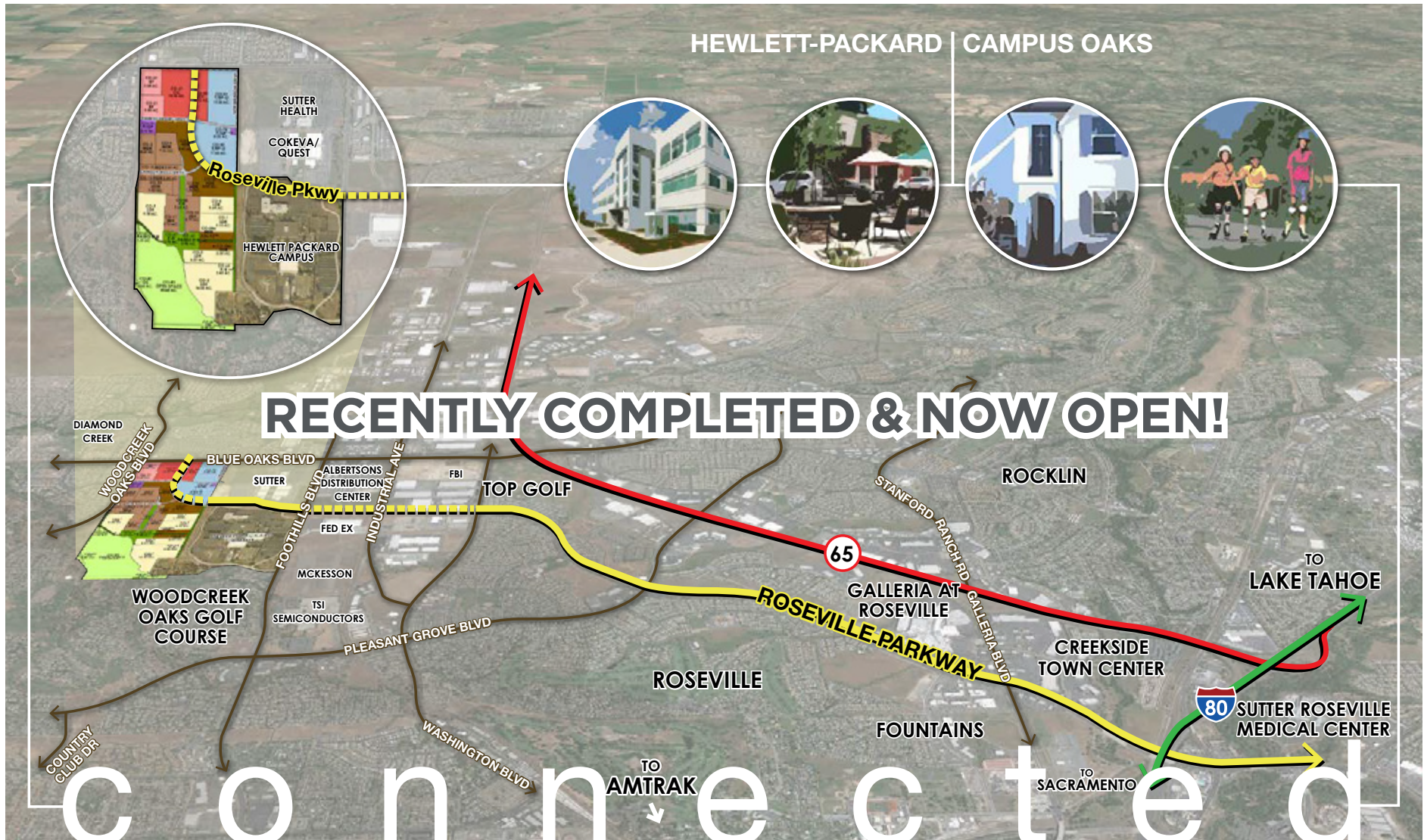
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ROSEVILLE PKWY. EXTENSION

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