

**NOW
LEASING**

ROSEVILLE, CALIFORNIA

PLACER VINEYARDS
SEC Baseline Road & Watt Avenue

**250,000 SF
AVAILABLE**

FULL COMMISSION

ANCHOR, PADS & SHOP SPACES

PROJECT SUMMARY

GLA: 600,000 SF

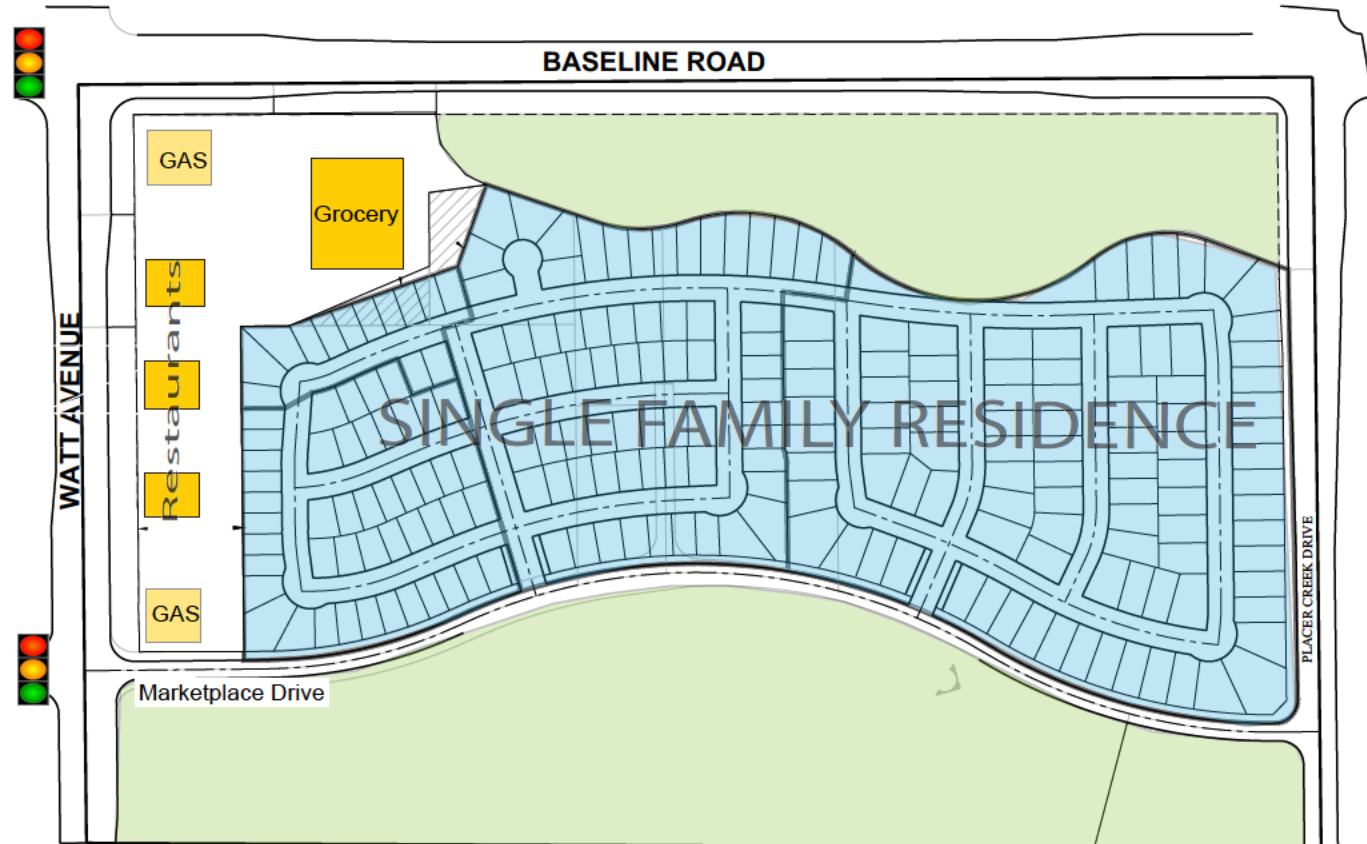
Located on the most prime corner, and intersection, of the entire west Roseville trade area

Commercial corner for 5,000 acre and 24,000 residential homes in the Placer Vineyard specific plan

Perfectly distanced to the Roseville Galleria Mall and its ancillary retail just 8 miles away

Serves existing built-out trade area of West Roseville and Antelope

Intersection of largest north/south & east/west arterials in the region



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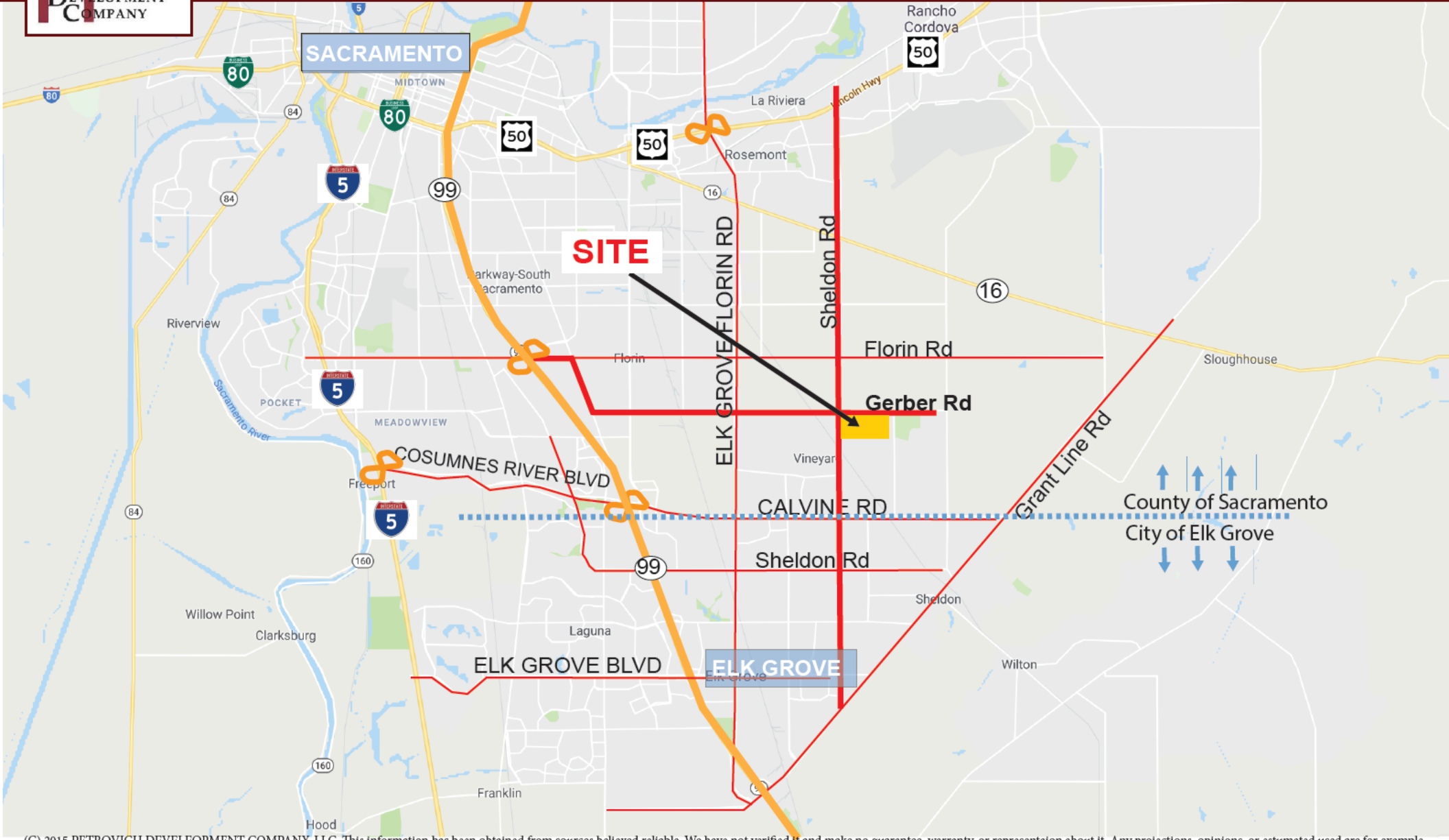


DEMOGRAPHIC PROFILE

	3 MILE	5 MILE
2018 Total Population	62,101	183,359
2018 Total Households	20,619	61,679
2018 Average Household Income	\$108,184	\$97,370



PLACER VINEYARDS



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