

NOW LEASING

Agora at Stone Ridge

NWC EAST ROSEVILLE & SECRET RAVINE PARKWAYS, ROSEVILLE, CA 95661

RETAIL



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PRELIMINARY SITE PLAN



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NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.



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PROPERTY HIGHLIGHTS

- + Anchor, Shop, and Pad space available for lease
 - Up to $\pm 25,000$ sq. ft. Anchor space
 - Up to $\pm 8,200$ sq. ft. In-line Shop space
 - Up to $\pm 7,900$ sq. ft. Shop space
 - Up to $\pm 4,500$ sq. ft. Pad space
- + Signalized intersection
- + Convenient location
- + Near Interstate 80
- + Excellent daytime population
- + Strong demographics
- + Strong traffic counts
- + Near the Sutter Roseville Medical Center and Oakmont Retirement Community
- + Affluent northeast Roseville submarket
- + Strong in-fill commercial site
- + E. Roseville Parkway links the Roseville/Rocklin community west of Interstate 80 to the communities to the east

PROPERTY INFORMATION

Agora at Stone Ridge is a planned $\pm 45,000$ sq. ft. shopping center located on the northwest corner of East Roseville and Secret Ravine Parkways.

The property is strategically located to serve the excellent daytime population along Douglas Boulevard as well as the affluent Roseville/Rocklin trade area and is adjacent to Sutter Roseville Hospital with approximately 1,500 employees.

It is conveniently located near the Interstate 80 and Eureka Road interchange making it accessible to a large trade area. Roseville Parkway links the Roseville/Rocklin community west of Interstate 80 to the communities to the east.

The trade area this property serves has a virtual who's who of notable national and regional retailers within close proximity—including the Westfield Galleria Mall.

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DEMOGRAPHICS (2019 est.)

Population

3-mile radius	92,911
5-mile radius	227,099

Average Household Income

3-mile radius	\$104,718
5-mile radius	\$108,498

Median Household Income

3-mile radius	\$77,759
5-mile radius	\$82,372

Daytime Employment (3-mile radius)

Employees	60,086
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Significant Employers (3-mile radius)

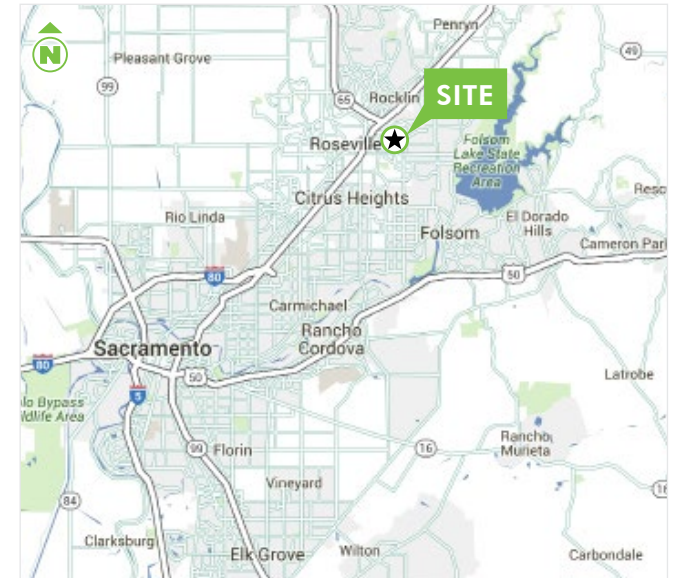
Employers	# Employees
Roseville Automall	1,931
Sutter Roseville Medical Center	1,442
KW Commercial	525
Golfland Sunsplash	500
Adventist Health	500
Costco	400
Tami Saner & Assoc	400

Source: Esri

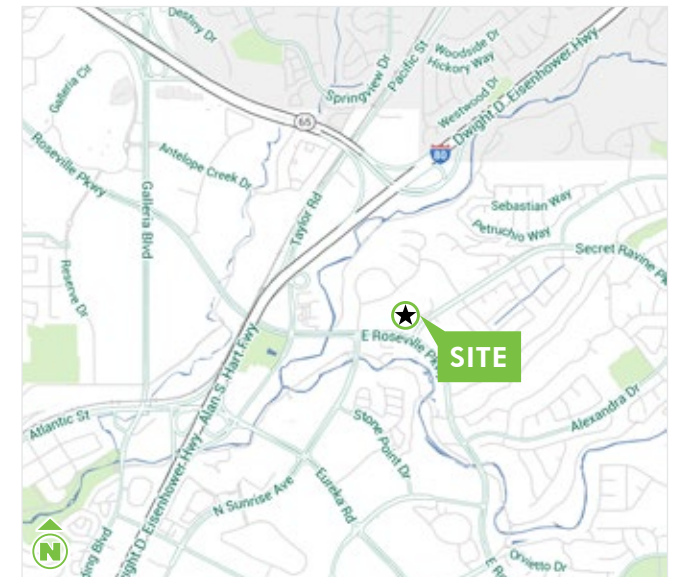
Traffic Counts (2020)

E. Roseville Parkway	46,339 ADT
Secret Ravine Parkway	8,386 ADT
Interstate 80 (2017)	190,200 ADT

Source: City of Roseville; Caltrans



MAPS NOT TO SCALE.



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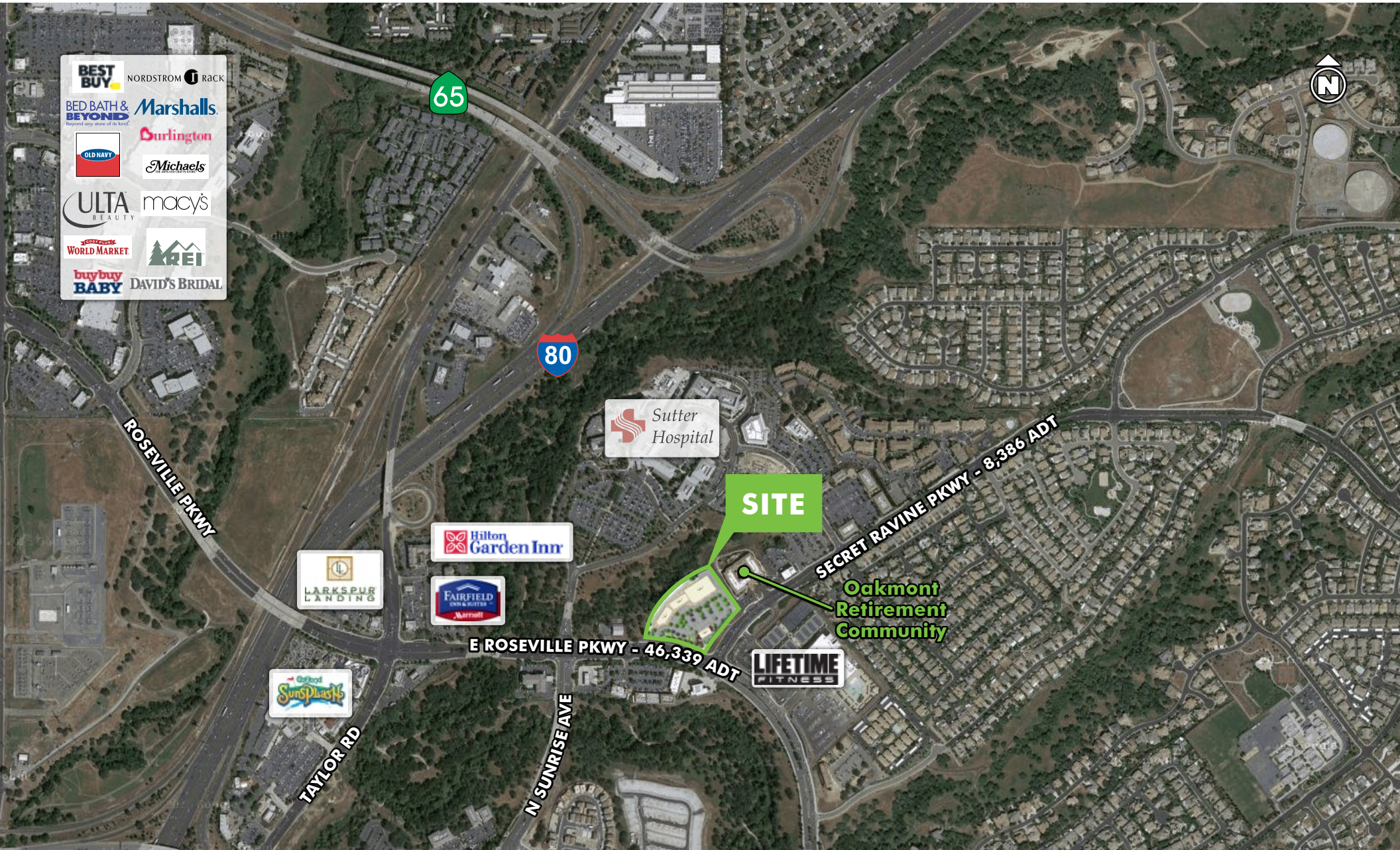


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