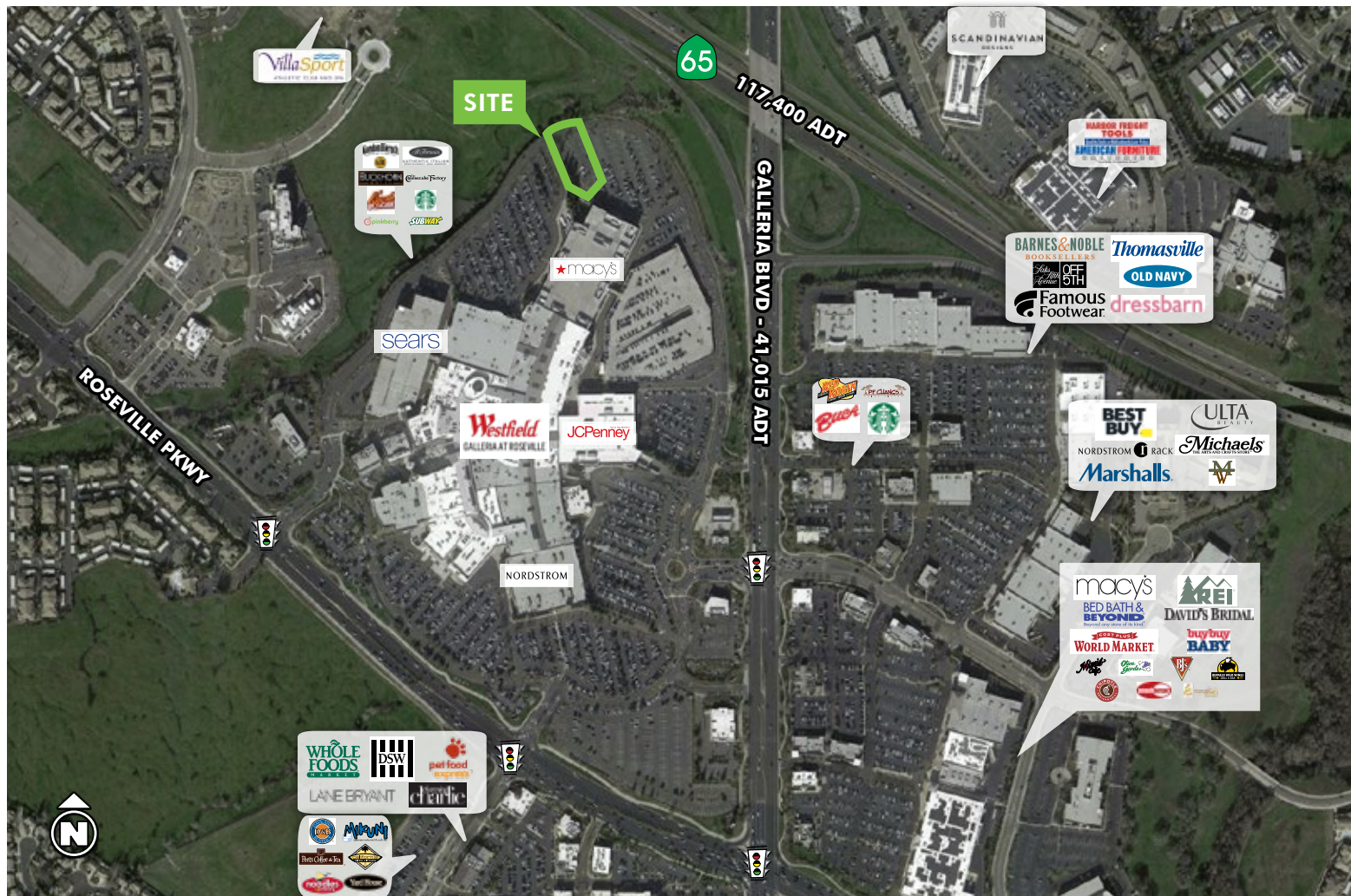


FOR GROUND LEASE OR BUILD-TO-SUIT

Macy's Outparcel Available

WESTFIELD GALLERIA AT ROSEVILLE | GALLERIA BOULEVARD, ROSEVILLE, CALIFORNIA 95678

UP TO ±20,000 SQ. FT. BUILDABLE WITH EXCELLENT VISIBILITY TO HIGHWAY 65



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Westfield
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PROPERTY HIGHLIGHTS

- + Up to $\pm 20,000$ sq. ft. buildable
- + Outparcel to Macy's
- + Excellent visibility to Highway 65 and Galleria Boulevard
- + Exceptional traffic counts
- + Strong day and evening population
- + Affluent Roseville market
- + 12.3 million visitors to the center annually

PROPERTY INFORMATION

Westfield Galleria at Roseville—THE dominant regional enclosed mall is a $\pm 122,700$ sq. ft. is anchored by Macy's, Nordstrom, JCPenney, and Sears and over 240 stores including Tiffany & Co., Louis Vuitton, Apple, H&M, Crate and Barrel, Pottery Barn and Restoration Hardware.

The Galleria serves the Greater Sacramento trade area—specifically the South Placer/Roseville market—one of the most attractive and fastest-growing areas of the Greater Sacramento Metropolitan area. The shopping center is located along Highway 65 and offers high visibility on a busy through-way, convenient access from highly trafficked Highway 65 and Interstate 80, and an excellent opportunity to serve this large and affluent trade area.

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DEMOGRAPHICS (2019 est.)

Population

| | |
|---------------|---------|
| 3-mile radius | 106,419 |
| 5-mile radius | 239,248 |

Average Household Income

| | |
|---------------|-----------|
| 3-mile radius | \$101,143 |
| 5-mile radius | \$109,612 |

Median Household Income

| | |
|---------------|----------|
| 3-mile radius | \$77,770 |
| 5-mile radius | \$84,469 |

Daytime Employment (3-mile radius)

| | |
|-----------|--------|
| Employees | 69,091 |
|-----------|--------|

Significant Employers (3-mile radius)

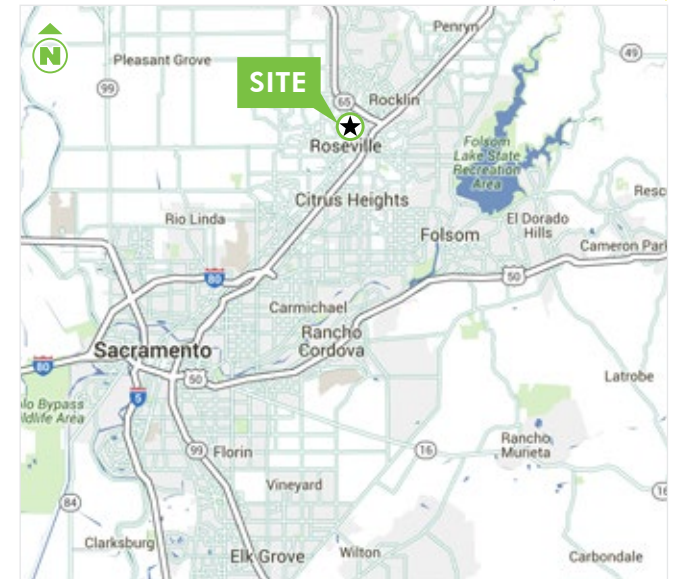
| Employers | # Employees |
|---------------------------------|-------------|
| Hewlett-Packard | 3,000 |
| Sutter Roseville Medical Center | 1,442 |
| KW Commercial | 525 |
| Consolidated Communications | 521 |
| Adventist Health | 500 |
| Golfand Sunsplash | 500 |
| Tasq Technology | 450 |

Source: Esri

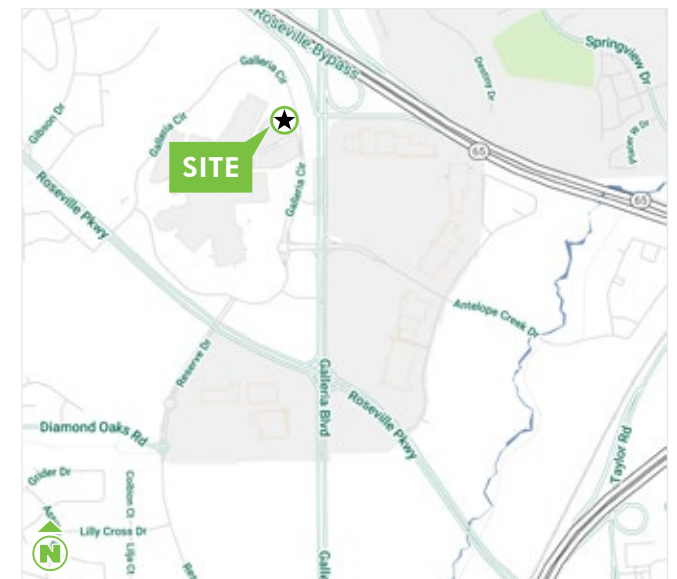
Traffic Counts (2019)

| | |
|--------------------|-------------|
| Highway 65 (2017) | 117,400 ADT |
| Galleria Boulevard | 41,015 ADT |
| Roseville Parkway | 54,895 ADT |

Source: City of Roseville; Caltrans



MAPS NOT TO SCALE.



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