

# HIGH VISIBILITY RETAIL PAD

1450 Lead Hill Boulevard - Roseville, CA

A PROUD MEMBER OF  
**CHAIN LINKS**  
RETAIL ADVISORS



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# 1450 LEAD HILL BOULEVARD

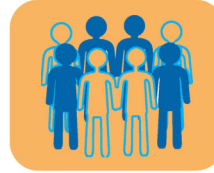
## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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**location:** SWC Lead Hill Boulevard and Rocky Ridge Drive  
Roseville, CA

**notable anchor tenants in close proximity:** Walmart Supercenter, Target, Kaiser Permanente, Raley's Supermarket, UA Theaters, Carmax

**availability:** Walk-up ATM Kiosk



### 2022 total population

1-mile	8,266
3-mile	99,932
5-mile	259,034



### 2022 daytime population

1-mile	28,184
3-mile	126,805
5-mile	272,374



### 2022 total employees

3-mile	23,364
5-mile	69,111
10-mile	123,621



### 2022 total households

1-mile	3,375
3-mile	37,983
5-mile	95,324



### 2022 average HH income

1-mile	\$126,447
3-mile	\$124,261
5-mile	\$124,732



### traffic counts

Lead Hill Blvd (west of Rocky Ridge Dr)	13,780
Lead Hill Blvd (east of Rocky Ridge Dr)	7,025
Rocky Ridge Dr (south of Lead Hill Blvd)	18,684
Rocky Ridge Dr (north of Lead Hill Blvd)	13,710

**Erik's DeliCafé.**  
The Best Sandwiches Are Built Right Here!

**GameStop** **Great Clips**

**PANDA**  
EXPRESS

**adobink.**  
Filipino Food

Notable Retailers & Traffic Generators in Close Proximity Include:

**CARmax**

**KAISER PERMANENTE**

**ROSEVILLE**  
Avalon Mall

**Sutter Health**  
Sutter Roseville Medical Center

**TARGET**

**UNITED ARTISTS**  
Theatres

**Walmart**  
Supercenter

**cf**  
Developments, LLC

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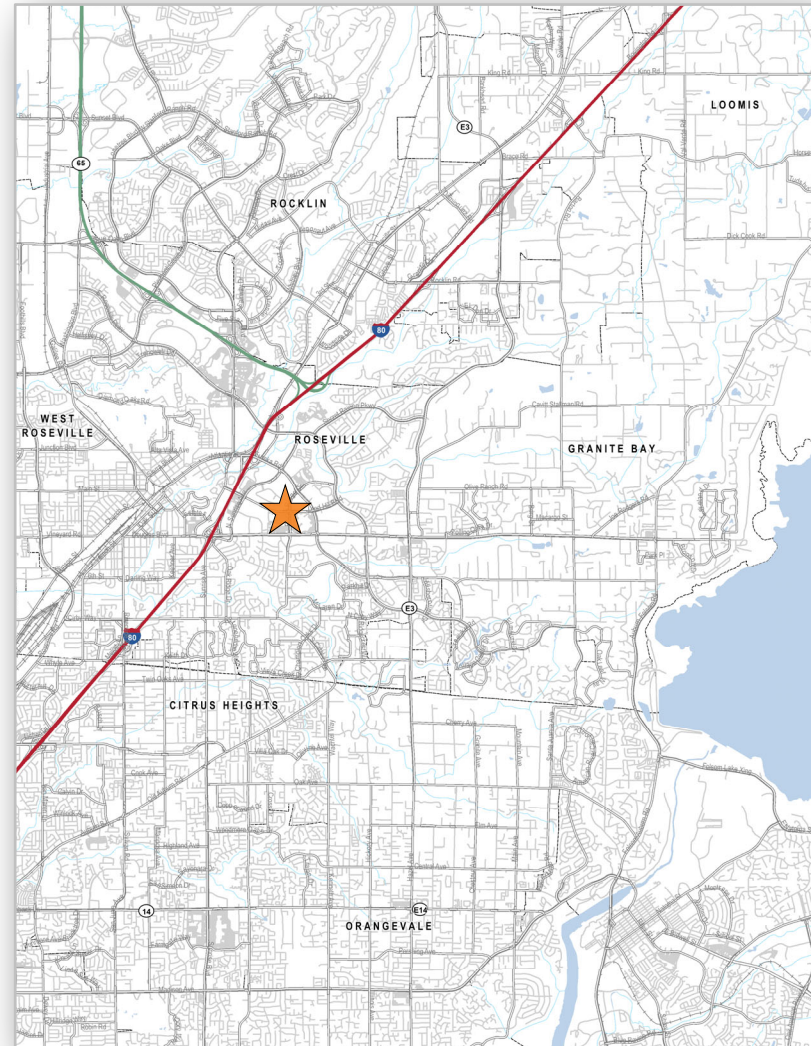
## PROPERTY OVERVIEW

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**1450 LEAD HILL** is an  $\pm 8,700$  square foot highly visible retail pad building at the southwest corner of Lead Hill Boulevard and Rocky Ridge Drive, one of the area's highest volume traffic intersections in Roseville, California. This pad is adjacent to Walmart and Target.

The City of Roseville is one the Sacramento area's premier trade areas. Tenants in the center benefit from being centrally located among more than 2,000,000 square feet of "Class A" office space and 3,200,000 square feet of retail within a 3-mile radius.

Notable daytime traffic generators within the immediate vicinity include Walmart, Target, Carmax, Kaiser Permanente, Sutter Roseville Medical Center, The Roseville Automall, Eureka Corporate Center and Stone Point Corporate Center.



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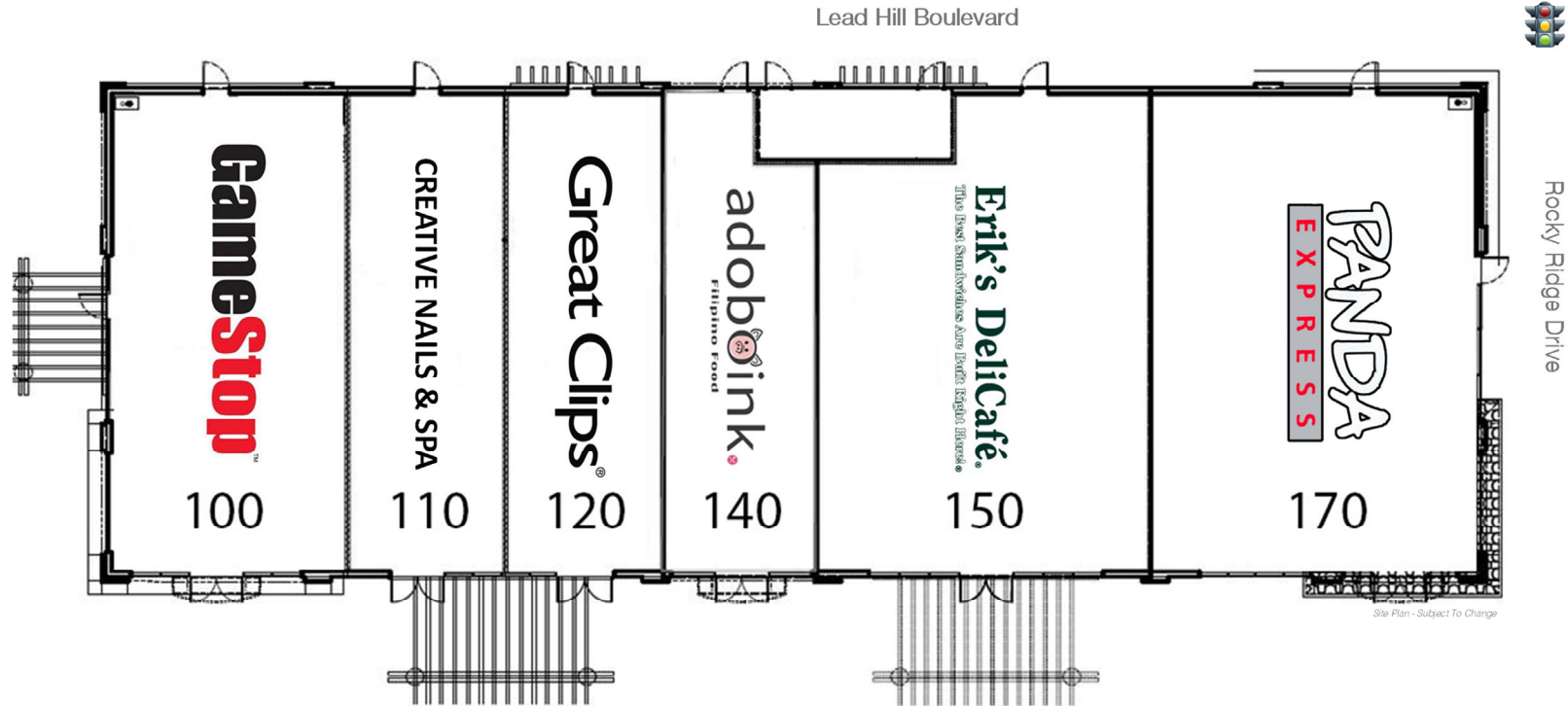
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## SITE PLAN

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## RETAIL TRADE AREA AERIAL

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