



SIZE

93,337 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|---------|---------|---------|
| Population | 9,088 | 100,341 | 270,233 |
| Households | 3,759 | 38,697 | 102,178 |
| Median HH Income (\$) | 104,200 | 95,893 | 97,322 |

MAJOR TENANT(S)

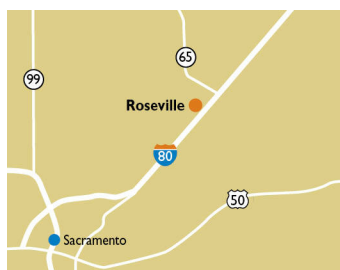
Sprouts Farmers Market
AT&T
Pieology
Starbucks

LEASING CONTACT

Josh O'Toole
Mobile (801) 698-8080
jotoole@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

2030 Douglas Boulevard | Roseville, CA 95661

PROPERTY HIGHLIGHTS

- Anchored by Sprouts Farmers Market
- Additional national tenants include Starbucks, OrangeTheory, Squeeze Massage, BevMo!, Pieology, AT&T, Wells Fargo and Jersey Mike's
- Population exceeds 100,300 in a three-mile radius with an average household income over \$126,100
- Visit rockyridgetowncenter.com for more information



ROCKY RIDGE TOWN CENTER

2030 Douglas Boulevard | Roseville, CA 95661

| SPACE | TENANT | SQ. FT. | | | | | |
|-------|-------------------------|---------|--------|---------------------------------|-------------------------|---------------|----|
| | 0032 | BevMo! | 10,315 | SF | | | |
| SHAD1 | Wells Fargo | | 0035 | Lavish Locks Hair Extension Bar | 1,661 | SF | |
| 004 | Dos Coyotes Border Cafe | 3,739 | SF | 0036 | Cosmo Nail Lounge | 1,447 | SF |
| 005 | Gift and Cigar Shop | 892 | SF | 0037 | Interdental Care | 1,556 | SF |
| 009 | Sprouts Farmers Market | 27,650 | SF | 0038 | Yoga Six | 2,013 | SF |
| 0012 | Starbucks | 1,394 | SF | 0039 | Orangetheory Fitness | 2,998 | SF |
| 0014 | Noah's New York Bagels | 1,796 | SF | 0040 | European Wax Center | 2,100 | SF |
| 0016 | Tea Spoon Life | 1,320 | SF | 0042 | Squeeze Massage | 2,400 | SF |
| 0018 | Jersey Mike's Subs | 1,281 | SF | 0044 | Sport Clips | 1,190 | SF |
| 0020 | Blue House Korean BBQ | 2,723 | SF | 0045 | Adam's Jewelers | 1,200 | SF |
| 0024 | Jamba Juice | 1,419 | SF | 0047 | Uptown Cheapskate | 3,137 | SF |
| 0025 | Learning Express Toys | 2,584 | SF | 0048 | AT&T | 3,175 | SF |
| 0026 | Petroglyph | 2,387 | SF | 0049 | Romano's Macaroni Grill | 7,328 | SF |
| 0028 | Lin's Garden | 2,899 | SF | | TOTAL SQ. FT. | 93,337 | |
| 0030 | Pieology | 2,733 | SF | | | | |

SITE LEGEND

- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

ROCKY RIDGE TOWN CENTER

2030 Douglas Boulevard | Roseville, CA 95661



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.742776

Longitude: -121.252048

| Rocky Ridge Town Center Roseville, CA | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 9,088 | 100,341 | 270,233 |
| | 2028 Projected Population | 8,855 | 99,104 | 275,672 |
| | 2010 Census Population | 8,383 | 92,096 | 245,852 |
| | 2000 Census Population | 8,000 | 83,248 | 213,227 |
| | 1990 Census Population | 5,783 | 66,040 | 161,655 |
| | Historical Annual Growth 1990 to 2000 | 3.30% | 2.34% | 2.81% |
| | Historical Annual Growth 2000 to 2010 | 0.47% | 1.02% | 1.43% |
| | Estimated Annual Growth 2010 to 2023 | 0.59% | 0.63% | 0.69% |
| | Projected Annual Growth 2023 to 2028 | -0.52% | -0.25% | 0.40% |
| | Median Age | 42.9 | 41.9 | 41.4 |
| Households | Q4 2023 Estimated Households | 3,759 | 38,697 | 102,178 |
| | 2028 Projected Households | 3,656 | 38,146 | 104,157 |
| | 2010 Census Households | 3,575 | 35,458 | 92,606 |
| | 2000 Census Households | 3,338 | 31,382 | 79,013 |
| | 1990 Census Households | 2,163 | 24,312 | 59,082 |
| | Historical Annual Growth 1990 to 2000 | 4.43% | 2.59% | 2.95% |
| | Historical Annual Growth 2000 to 2010 | 0.69% | 1.23% | 1.60% |
| | Estimated Annual Growth 2010 to 2023 | 0.37% | 0.64% | 0.72% |
| | Projected Annual Growth 2023 to 2028 | -0.56% | -0.29% | 0.38% |
| | Population per Household | 2.38 | 2.56 | 2.62 |
| Population by Race | White | 64.0% | 66.6% | 66.2% |
| | Black or African American | 2.0% | 2.0% | 2.3% |
| | Asian & Pacific Islander | 7.9% | 7.2% | 7.8% |
| | Other Races | 8.4% | 6.8% | 7.1% |
| | Hispanic Population | 17.7% | 17.5% | 16.6% |
| Income | Average Household Income | \$129,939 | \$126,122 | \$125,442 |
| | Median Household Income | \$104,200 | \$95,893 | \$97,322 |
| | Per Capita Income | \$54,572 | \$49,176 | \$47,809 |
| Education (Age 25+) | Elementary | 1.9% | 2.2% | 2.1% |
| | Some High School | 3.1% | 3.8% | 3.9% |
| | High School Graduate | 15.9% | 18.5% | 19.4% |
| | Some College | 25.5% | 26.1% | 25.7% |
| | Associates Degree Only | 11.6% | 10.4% | 11.0% |
| | Bachelors Degree Only | 27.0% | 25.5% | 25.1% |
| | Graduate Degree | 14.9% | 13.5% | 12.7% |
| Business | Number of Businesses | 1,973 | 6,261 | 11,160 |
| | Total Number of Employees | 28,076 | 79,002 | 123,166 |
| | Employees per Business | 14.23 | 12.62 | 11.04 |
| | Residential Population per Business | 4.61 | 16.03 | 24.21 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.