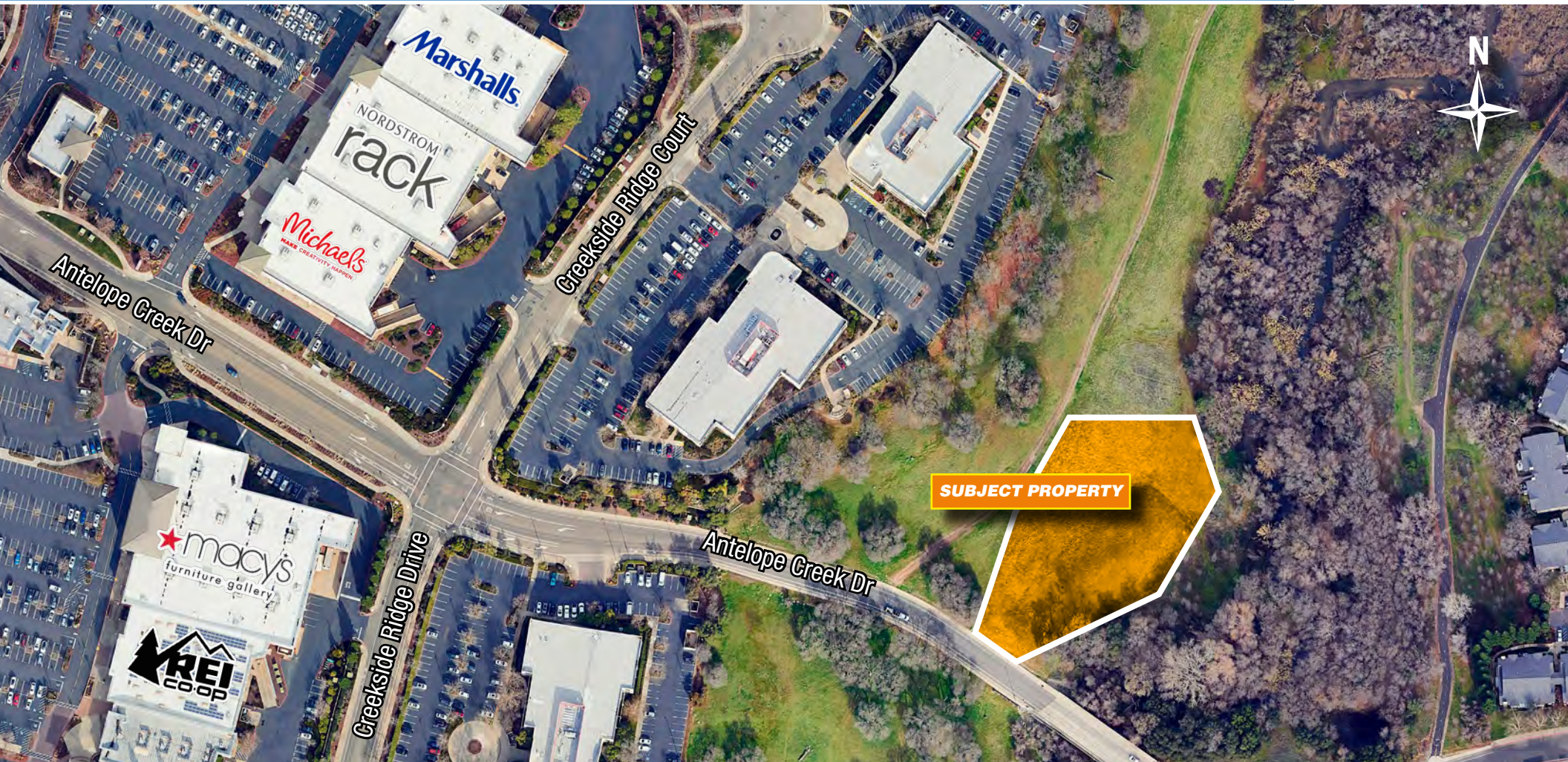


1271 ANTELOPE CREEK DRIVE, ROSEVILLE, CA 95678



Brandon Sessions
Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallrellire.com

Kannon Kuhn
Associate Vice President
DRE #02079314
(916) 789-3333
kkuhn@gallrellire.com

PROPERTY HIGHLIGHTS



- One (1) Parcel of Land in the Heart of Roseville Business and Retail Core
- ± 1.91 acres
- Located within walking distance to the Galleria Mall, Creekside Town Center and Ridge at Creekside Shopping Mall
- Numerous national credit anchors within ½ mile including, REI, Michaels, Nordstrom Rack, Marshalls, Best Buy, Barnes and Noble, Old Navy and Ulta Beauty
- APN: 015-166-014-000
- Zoning CC-SA-NC (Community Commercial, Special Area, North Central Roseville)

PURCHASE PRICE: \$1,200,000

3 MILE DEMOGRAPHICS



79,276
Total Employees
3 miles

39
Median Age
3 miles

\$132,677
Average Household Income
3 miles

41,902
Total Households
3 miles

KEY FACTS



109,646
Population



2.6
Average Household Size

HOUSING STATS



\$98,974
Median Home Value



44.20%
% Renter Occupied
Housing Units

COMMUTERS



1.01%
Used Public Transportation



87.78%
Drove Alone to Work

EMPLOYMENT



29.08%
Blue Collar



70.92%
White Collar

EDUCATION



16.56%
High School Graduate

24.40%
Some College

39.09%
Bachelor's Degree Plus



Westfield®
Galleria at Roseville

RUTH'S
CHRIS
STEAK HOUSE

Apple Store
NORDSTROM

★ macy's

The
Cheesecake
Factory

CINEMARK

JCPenney

Crate&Barrel

H&M

POTTERY BARN

fountains
SO UNEXPECTED

SEPHORA

Yard House

west elm

pet food express
ANTHROPOLOGIE

MIKUNI

ZÓCALO

DSW

DAVE & BUSTER'S

WHOLE
FOODS
MARKET

RED ROBIN
HAMBURGERS & MORE

Michael's
MAKE CREATIVITY HAPPEN

BEST BUY

OLD NAVY

Burlington

MARSHALLS

Bath & Body Works

NORDSTROM
rack

ULTA

BARNES & NOBLE
BOOKSELLERS

SUBJECT PROPERTY

CHIPOTLE
MEXICAN GRILL

COST PLUS
WORLD MARKET

WINDMILL'S

macy's
furniture gallery

KREI

Buffalo Wild Wings

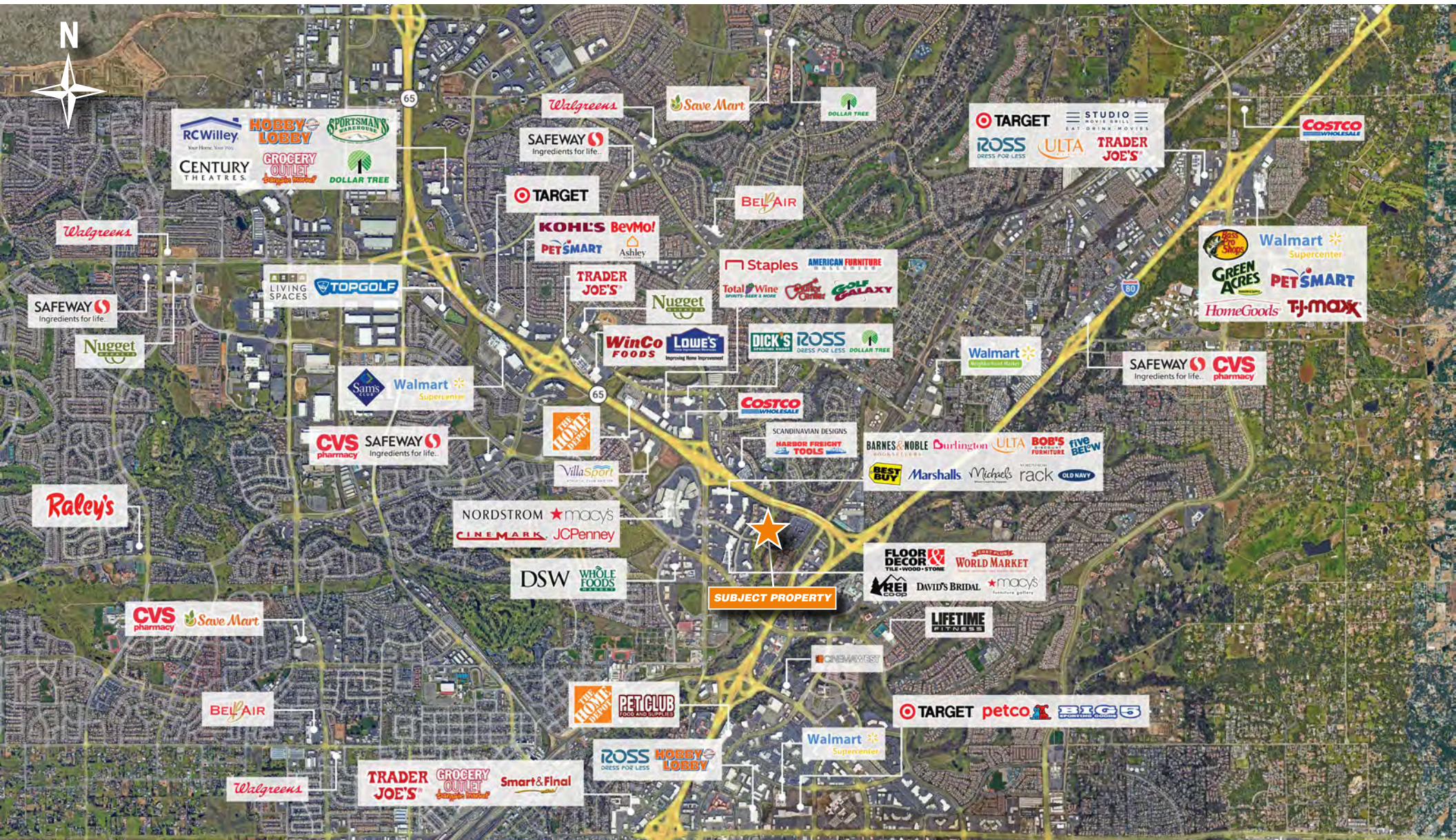
Olive Garden

WELLS FARGO

BOBER

mochi dough

ROSEVILLE/ROCKLIN TRADE AREA



1271 ANTELOPE CREEK DRIVE, ROSEVILLE, CA 95678



Brandon Sessions

Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallire.com

Kannon Kuhn

Associate Vice President
DRE #02079314
(916) 789-3333
kkuhn@gallire.com

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made to the accuracy of the information contained herein.