

5060 FOOTHILL BLVD

ROSEVILLE • CALIFORNIA



SHOP SPACE AVAILABLE

RESTAURANT INCENTIVE - HOOD & IMPACT FEES PAID BY LANDLORD*

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FOOTHILL JUNCTION OVERVIEW

A ±107,437 SF center anchored by Save Mart & CVS. Located in the heart of a well-established neighborhood intersection on the corner of Foothill and Junction Blvds with strong traffic counts in a growing and affluent trade area in West Roseville. Within a 3-mile radius of the center are over 5,000 new planned or under construction homes and 37,000 existing.





106,598
Total households



293,779
Total population



\$402,671
Median home price



\$83,416
Median HH income



279,722
Daytime population

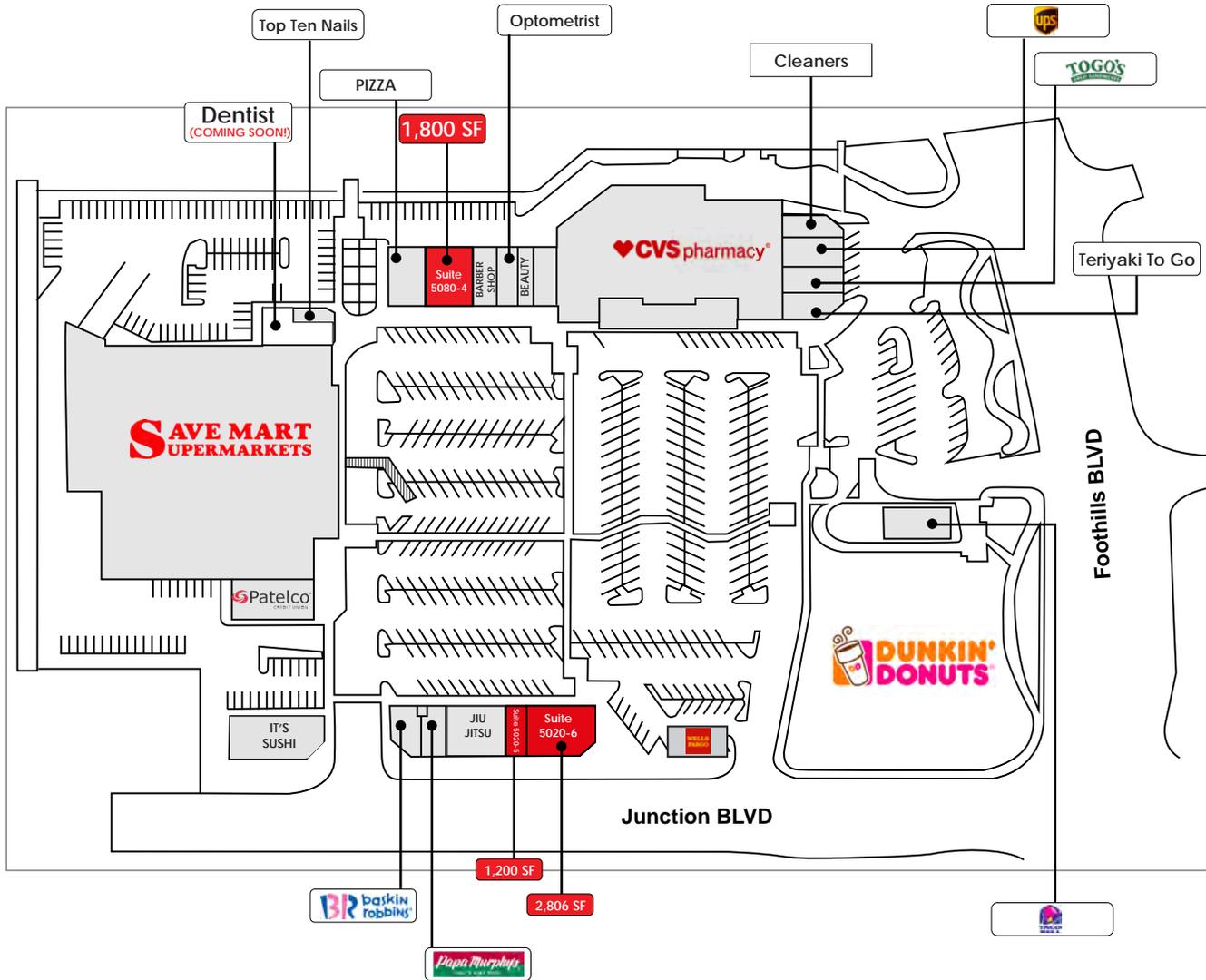
ROSEVILLE BY THE NUMBERS

**Information from Esri 2020, 5-mile radius*

FOOTHILL JUNCTION SITE PLAN



FOOTHILL JUNCTION SITE PLAN



Suite	Tenant	±SF
5020-1	Baskin Robbins	1,126
5020-2	Papa Murphy's Pizza	1,024
5020-3	Jiu Jitsu	2,108
5020-5	AVAILABLE	1,200
5020-6	AVAILABLE	2,806
5030	It's Sushi	3,200
5040	Patelco Credit Union	3,150
5070-1	Top Ten Nails	707
5070-2	Dentist - COMING SOON!	1,693
5080-1A	Smoke Shop	1,111
5080-1 B	Beauty Supply	989
5080-2	Foothill Optometry	1,500
5080-3	Barbershop	1,200
5080-4	AVAILABLE	1,800
5080-5	Flour Dust Pizza	1,800
5098-1	Teriyaki To Go	1,200
5098-2	Togo's	1,470
5098-3	The UPS Store	1,543
5098-4	Roseville Cleaners	1,305
ATM	Wells Fargo	200
NAP	SaveMart Supermarket	NAP
NAP	CVS	NAP
NAP	Taco Bell	NAP

Roseville Crossing

Crocker Ranch Shopping Center

Target Greatland

Woodcreek village

Foothill Village Oaks

Highland Crossing

Foothill Junction

CALIFORNIA Family Fitness

The Fountains

The Brickyard

Walgreens



10-MILE DEMOGRAPHIC HIGHLIGHTS



8.2%

Asian

4.6%

Black

0.9%

American
Indian

73.4%

White

5.9%

Other

Major Employers

Hewlett-Packard

Kaiser

Sutter

Pride Industries

Thunder Valley Casino

Sierra Joint Community
College District



106,598

Total
households



279,722

Daytime
population



\$83,416

Median
HH income



22.6%

Bachelor's
degree



\$402,671

Median
home price



11.1%

Graduate
degree



293,779

Total
population

*Information from Esri 2020, 20-mile radius

TRAFFIC COUNTS



Average Daily Traffic Volume

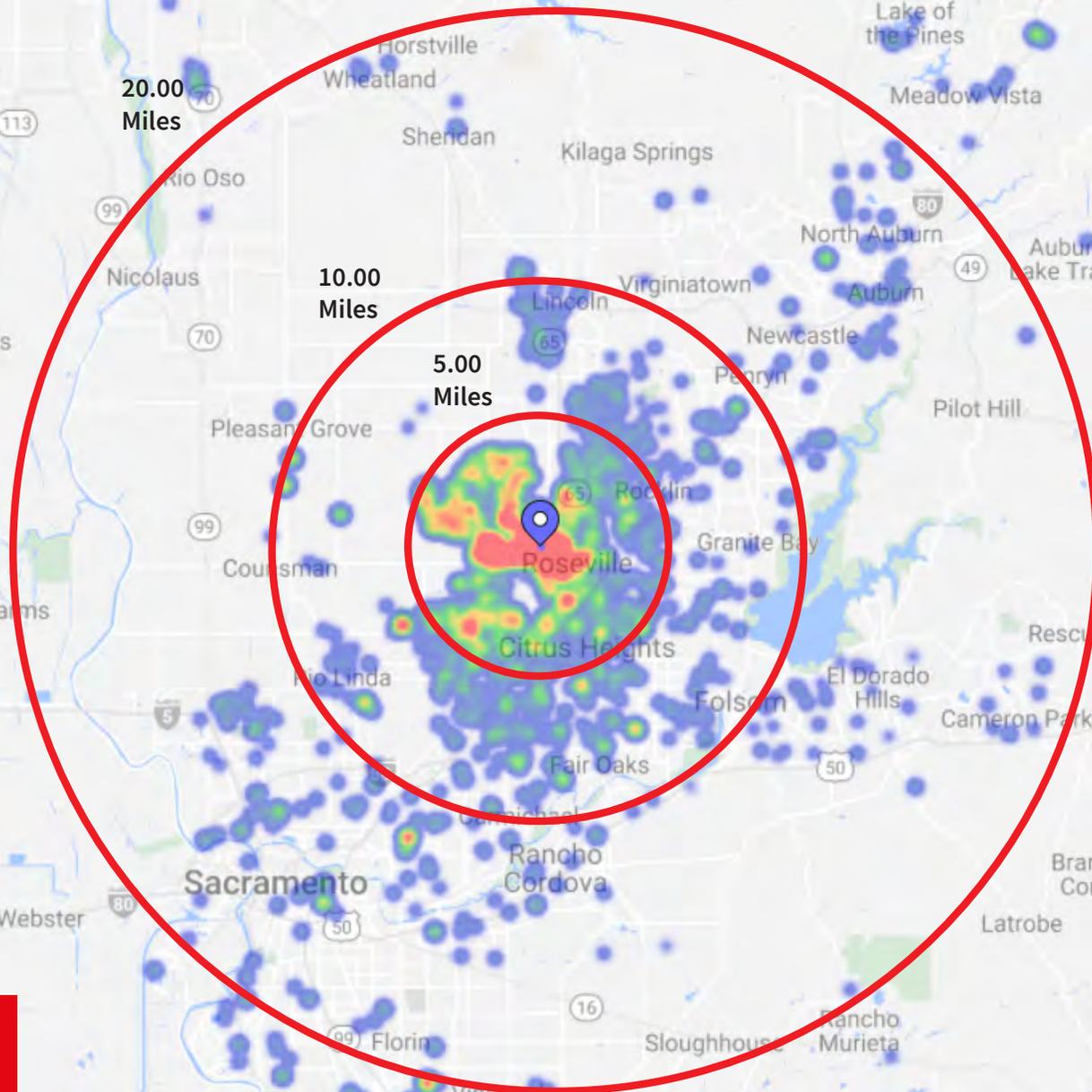
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

of Visits



The heated areas on the map indicate the shopping center patron's home location (based on cell phone data) within a 12 month time period.

*Source: Placer.ai



TRADE AREA

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