

SIERRA OAKS PLAZA



ANCHOR SPACE
AVAILABLE



PAD SPACE
AVAILABLE



THE
EDWARDS
COMPANY

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Anchor, Shop and Pad Space Available in Highly Desirable Granite Bay

4040-4130 Douglas Blvd
Granite Bay, CA



Owned and Managed By: **Vestar**

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SITE PLAN

GRANITE BAY, CA

TENANT LIST

4040	Chick-fil-A	2,800 sf
4060-100	AVAILABLE	1,273 sf
4060-101	AVAILABLE	2,149 sf
4060-102	AVAILABLE	980 sf
4060-103	Awesome Nails	1,050 sf
4060-104	Capriotti's Sandwich Shop	1,400 sf
4060-105	Falafel Corner	1,050 sf
4060-106-107	El Somberg	2,450 sf
4060-108	Ding Tea	1,050 sf
4060-109	The Habit Burger	2,100 sf
4060-110	Parish Family Dental	1,470 sf
4060-111	Elite Cleaners	2,030 sf
4080	AVAILABLE	45,441 sf
4110	La Bou	3,300 sf
4120-301-302	Asian Blossom Restaurant	3,102 sf
4120-303	AVAILABLE	1,050 sf
4120-304	Oasis X Highland Salon	1,050 sf
4120-305	All Seasons Pool & spa	2,450 sf
4120-306	Granite Bay Postal	1,400 sf
4120-307	AVAILABLE	1,050 sf
4120-308	AVAILABLE	1,050 sf
4120-309	Posh Puppy	1,820 sf
4130-401	Crunch Fitness	18,815 sf



PROPERTY PHOTOS

GRANITE BAY, CA



AREA HIGHLIGHTS

GRANITE BAY, CA



Folsom Lake
State Recreation Area
More than
2.5M visitors per year
the highest of all state parks



4.2 miles to
Sierra Community College
18,000+ students
and more than
1,300 employees



Densely populated and affluent
trade area with a strong daytime
business population of
over 96,081 employees
within a 5 mile radius and
a combined traffic count of
+90,000 ADT



Granite Bay
has the wealthiest zip code of the
four-county Sacramento region
+\$185,000 Ave HH Income

**2022 U.S. Census American Community Survey data*



TRADE AREA OVERVIEW

GRANITE BAY, CA



2023 DEMOS FOR SIERRA OAKS

POPULATION	DAYTIME POPULATION
1-Mile: 10,839	1-Mile: 11,023
3-Mile: 71,176	3-Mile: 64,626
5-Mile: 2220,910	5-Mile: 155,048

ROSEVILLE SQUARE

- TRADER JOE'S
- GROCERY OUTLET
- RITE AID
- Starbucks
- Once Upon A Child

ROSEVILLE Auto Mall

- CARMAX
- PET CLUB
- JOHN'S

KAISER PERMANENTE ROSEVILLE MEDICAL CENTER
+ 3,000 Employees

- Walmart

PLACER CENTER PLAZA

- HOBBY LOBBY
- ROSS
- See's CANDIES

ROSEVILLE CENTER

- Target
- Raley's
- PETCO
- Chevys
- BIG 5

TJ MAXX PLAZA

- ANYTIME FITNESS
- FAMOUS FOOTWEAR
- TJ-maxx
- FLEET FEET
- Paints
- Tanera

ROCKY RIDGE TOWN CENTER

- BevMo!
- SPROUTS
- Mazzoni GRILL
- OrangeTheory FITNESS
- NOAH'S

RENAISSANCE CREEK

- SAFeway
- HomeGoods
- FIVE GUYS
- JACK'S
- WELLS FARGO
- CHIPOTLE

SIERRA OAKS PLAZA

- FITNESS
- ABOL
- Capriotti's
- Chick-fil-e
- Habit

195,185 ADT

49,996 ADT

60,444 ADT

34,966 ADT

52,480 ADT

DEMOGRAPHICS

GRANITE BAY, CA

3 Mile Radius

71,176
POPULATION

2.7
AVE HH SIZE

\$185,590
AVE HH INCOME

43.1
MEDIAN AGE

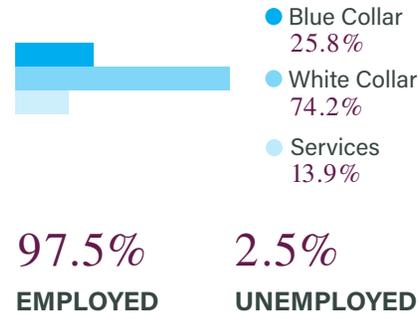
HOME OWNERSHIP



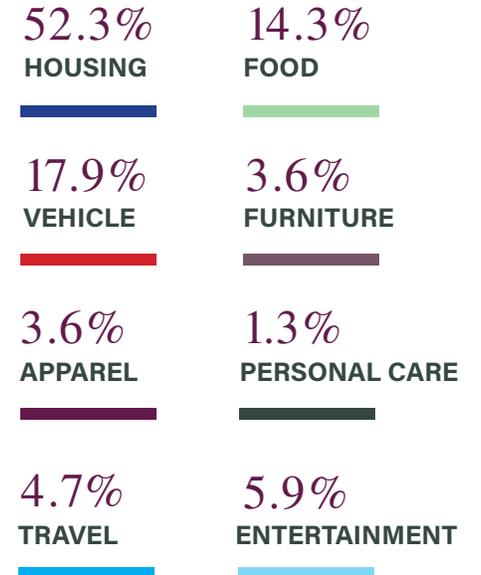
EDUCATION



EMPLOYMENT



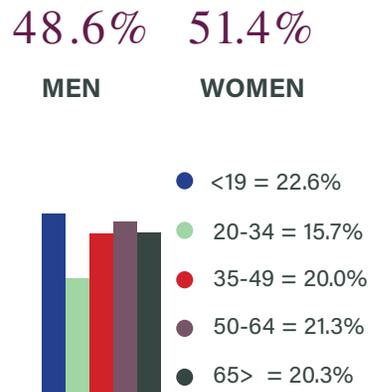
AVERAGE MONTHLY HOUSEHOLD SPENDING



RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD

