



# FOR LEASE

HILLCREST CENTER  
1014 - 1026 Douglas Blvd | ROSEVILLE, CA



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**NAI**Northgate  
LEASING TEAM

## PROPERTY OVERVIEW



PROPERTY TYPE: Multi-Tenant Retail

LEASE TERMS: Negotiable

LEASE TYPE: NNN

LEASE PRICE: Contact Broker

ZONING: Community Commercial (CC)  
Special Area District- Douglas Harding  
Corridor Specific Plan (SA-DH)

ADDRESS: 1014 – 1026 Douglas Blvd | Roseville, CA

SUITES

AVAILABLE: SUITE 1018: ± 8,786 SF

# PROPERTY HIGHLIGHTS

## LOCATION

Close proximity to downtown Roseville and surrounded by dense residential neighborhoods

## PROPERTY

Ample onsite parking for staff & patrons. Monument & façade signage options for new tenants. Fenced in rear lot.

## CO-TENANTS

H&R Block, Rite Aid, Grocery Outlet, McDonalds, Burger King, Smart & Final, IHOP Starbucks, Big-O, Trader Joe's



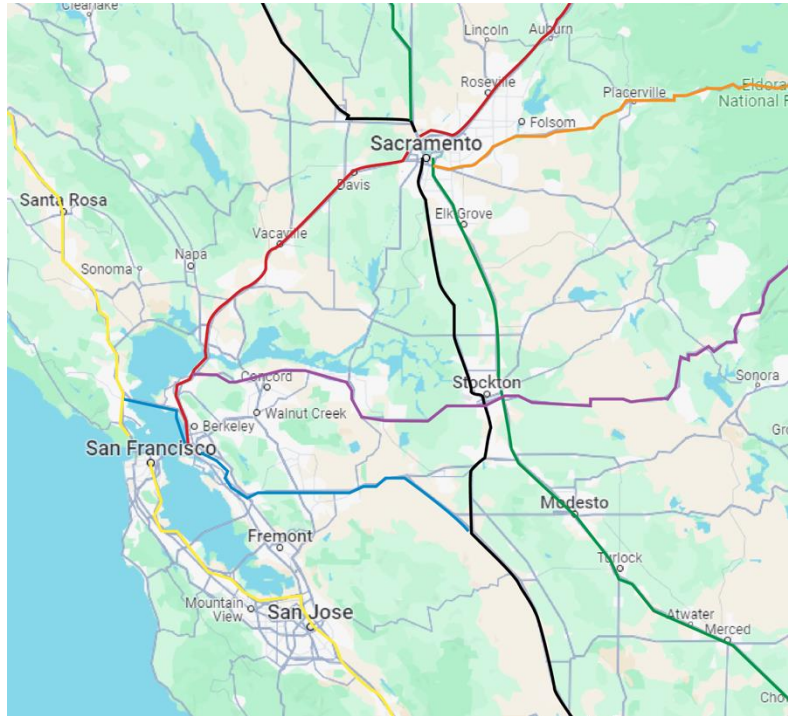
SITES

High exposure multi-tenant retail opportunity located on highly trafficked Douglas Blvd with 30.7K ADT

# DEMOGRAPHICS

## ROSEVILLE, CA

Located in the heart of Placer County, Roseville offers an unparalleled opportunity for businesses seeking a dynamic market. Boasting a thriving economy, diverse population, and strategic location with easy access to major transportation routes, Roseville serves as a bustling hub for commerce and innovation. Its retail scene, anchored by prominent shopping centers like the Westfield Galleria, draws in a steady stream of shoppers seeking both popular brands and unique local offerings. With a strong sense of community, a wealth of recreational amenities, and a population boasting higher-than-average household incomes, Roseville presents an ideal landscape for business success and growth.



POPULATION	1 MILE	3 MILES	5 MILES
2023 ESTIMATE:	15,755	118,127	312,912
2028 PROJECTION:	16,395	122,129	322,724
PROJECTED GROWTH:	4.06%	3.39%	4.24%
DAYTIME POPULATION:	12,146	65,740	115,391
MEDIAN AGE:	41	40	40

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE:	13,824	97,435	249,784
BLACK:	386	3,310	10,668
ASIAN:	447	8,940	29,118
HISPANIC:	4,514	23,150	52,977
NATIVE AMERICAN:	275	1,459	3,566
MIXED RACE:	773	6,473	18,094

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 ESTIMATE:	6,575	46,069	117,489
2028 PROJECTION	6,859	47,704	121,314
PROJECTED GROWTH:	4.32%	3.55%	4.31%
2023 MEDIAN HOME VALUE:	\$370,271	\$431,980	\$438,841

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2023 AVERAGE HH INCOME:	\$78,305	\$109,615	\$112,329
2023 MEDIAN HH INCOME:	\$59,454	\$88,236	\$89,564





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