



BASELINE PLAZA

SEC BASELINE ROAD & WALERGA ROAD
ROSEVILLE, CA

- MIXED USE DEVELOPMENT
- GAS, QSR, RETAIL, OFFICE OR MEDICAL
- GROWING TRADE AREA

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Property Tour
Video Link



BASELINE PLAZA

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ROSEVILLE, CA**

THE PROPERTY

The Baseline Plaza is located in the growing West Roseville trade area. This is a mixed use project that will feature Retail, Gas, Fast Food, Office and Medical uses. This is an underserved portion of the trade area, which has created significant demand for the goods and services in the market.

THE DEVELOPMENT

The surrounding trade area of the Baseline Plaza features over 30,000 households within 3 miles, with plans for an additional 21,886 residential units as part of the Sierra Vista Specific Plan and Placer Vineyards Specific Plans. Traffic at this intersection is expected to more than double in the coming years as these new projects develop.



SITE PLAN



BASELINE ROAD

Gas Station
In negotiations

MULTI-TENANT
BUILDING
6,300 SF

QSR BUILDING
2,500 SF

Car Wash
In negotiations

Oil Change

Medical/Office
10,000 SF

WALERGA ROAD

DEMOGRAPHICS



2023 POPULATION

1 MI: 8,385
2 MI: 34,370
3 MI: 97,324



AVG. HH INCOME

1 MI: \$144,356
2 MI: \$133,963
3 MI: \$120,760



HOUSEHOLDS

1 MI: 2,790
2 MI: 12,267
3 MI: 34,126



AVG. DAILY TRAFFIC

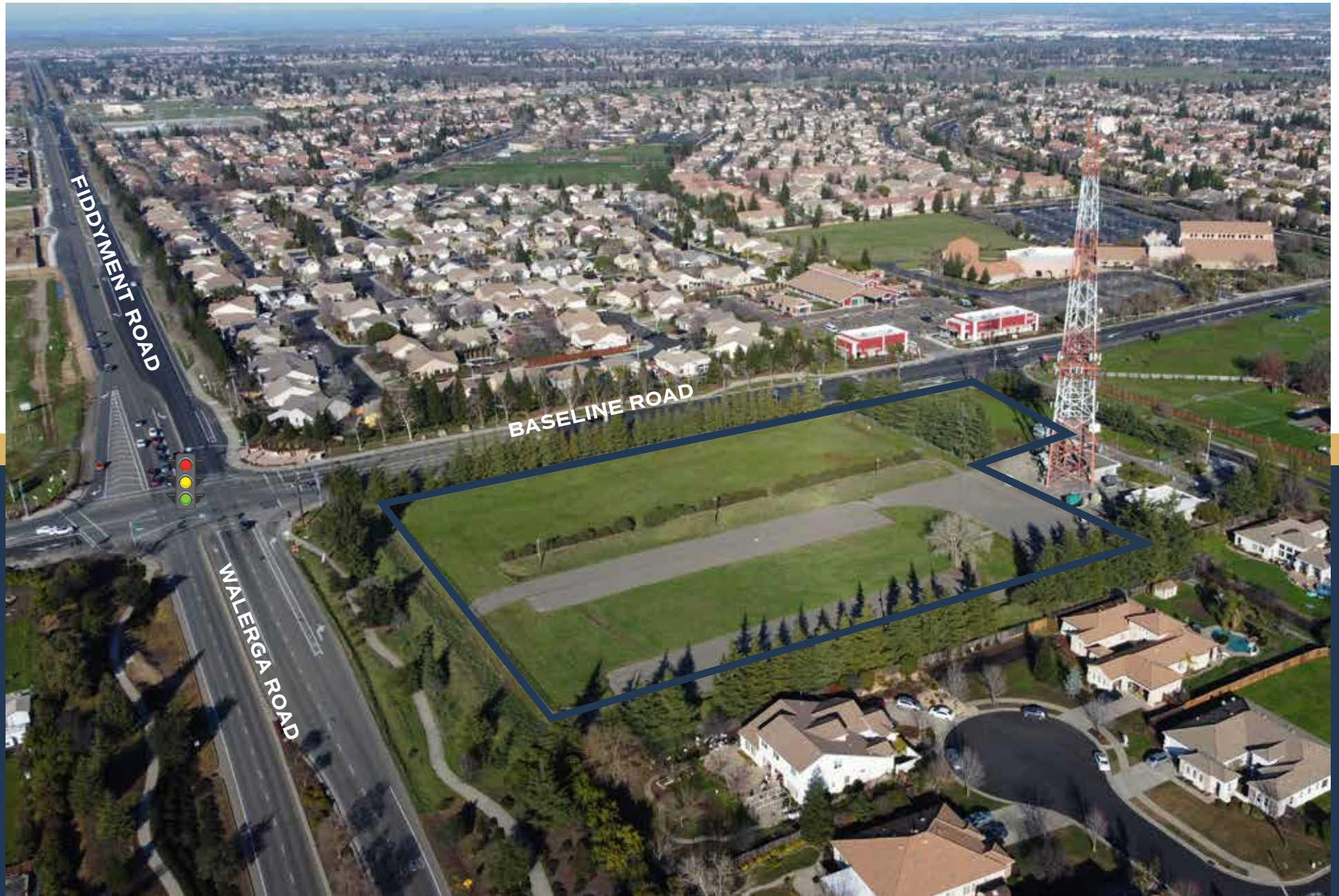
Fiddymont Road: 27,347
Baseline Road: 15,098
Foothills Blvd: 39,032



BASELINE PLAZA



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SITE LOCATION



BASELINE PLAZA





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