

WESTBROOK BLVD.

BASELINE ROAD

FOR
SALE

±8.5 AC LAND OPPORTUNITY

5009
BASELINE ROAD

ROSEVILLE,
CALIFORNIA



CUSHMAN &
WAKEFIELD

KEY HIGHLIGHTS

PRIME LOCATION

Located at the intersection of Baseline Road and Westbrook Blvd. There are traffic counts of about 17,000 cars per day on Baseline Road. This is a large travel thoroughfare for travelers and workers who live in the city of Roseville. The property sits at a newly signalized intersection. Located in a growing trade area with many residential communities under construction and several proposed retail centers within a mile from this site.

CURRENT USE

The property is currently undeveloped excess land owned by a national brand convenience store. They will sit on the corner piece leaving the rest for potential retail opportunities. The property has curb-gutter-sidewalk on the Westbrook Blvd. side



DEMOGRAPHIC SUMMARY (3 Mile Radius)



POPULATION
76,467



DAYTIME POPULATION
52,426



AVERAGE HOUSHOLD INCOME
52,426



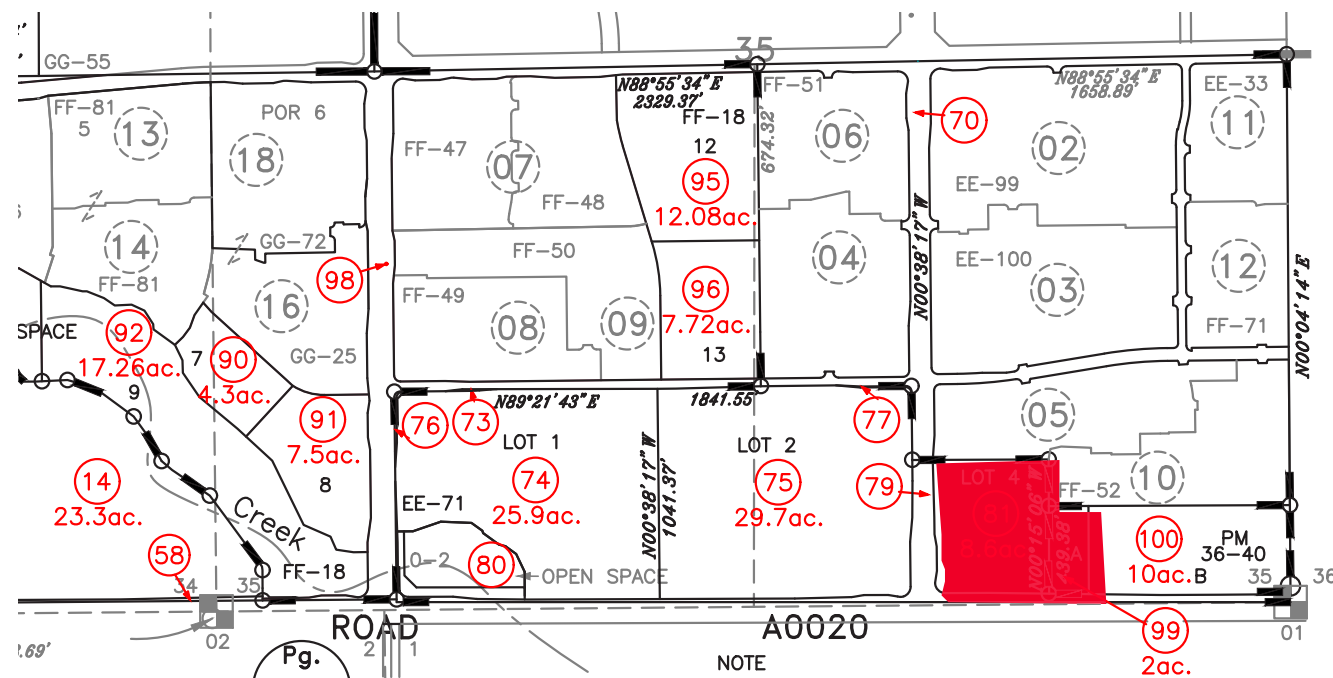
MEDIAN AGE
36.3



PROPERTY DETAILS

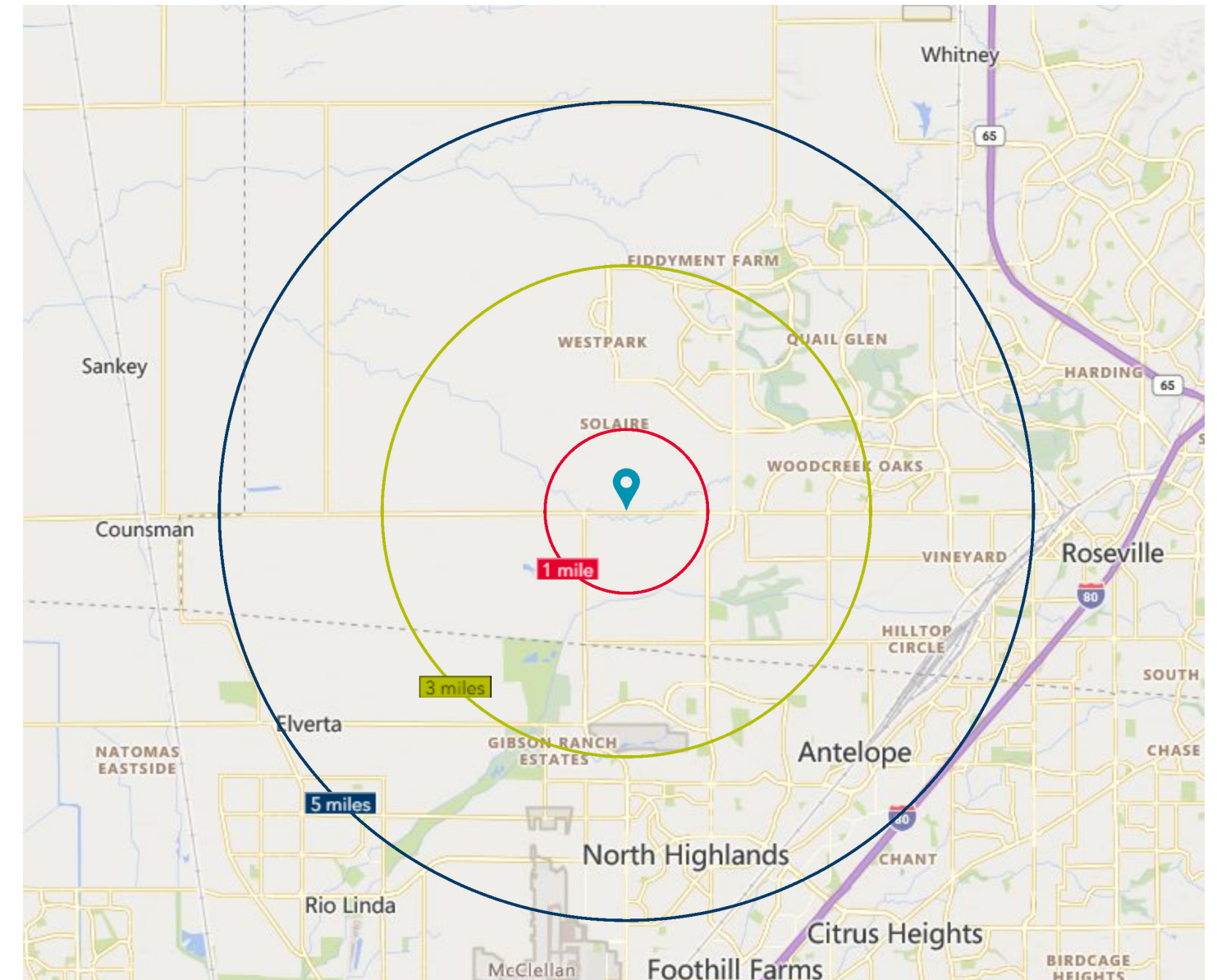
ADDRESS	5009 Baseline Road, Roseville, CA
SITE AREA	±8.5 Acres ±370,260 SF
BULIDING AREA	n/a
FRONTAGE	
Baseline Road	511.8 ft.
Westbrook Blvd.	669 ft.
ZONING	C
PLANNING DESIGNATION	Commercial
PERMITTED USES	Retail

SITE PLAN



DEVELOPMENT POTENTIAL

The site is ideally positioned in the the trade area to serve more than ±44,811 total new homes over the next 20 years. As a result, tenant demand is very high with limited supply today or in the near future. With less than ±100,000 total square feet of existing commercial retail and zero availability within a 2-mile radius, this site will benefit from the growing and under-served residential population in areas that include West Roseville, unincorporated points of Western Placer County, Nicolaus, Rio Oso, Antelope, Elverta and Sutter Point.





±637 Units

±1,832 Units

±769 Units

±513 Units

Creekview Specific Plan

Placer Ranch Specific Plan

Nugget Markets 24 FITNESS



±216 Units

±223 Units

Raley's ONE MARKET

BLUE OAKS BLVD.

±121 Units

West Park High School (1,013 students)

WESTBROOK BLVD.

±1,028 Units

Raley's

WOODCREEK OAKS BLVD.

PLEASANT GROVE BLVD.

CVS pharmacy

Woodcreek High School (2,044 students)

Sierra Vista Specific Plan

±1,424 Units

HIDDENMENT RD.

±1,093 Units

±80 Units

BASELINE ROAD



Placer Vineyards Specific Plan

±931 Units



Housing Under Construction





FOR MORE INFORMATION CONTACT:

James A. Teare, CRX, CLS

Senior Director

+1 916 329 1548

james.teare@cushwake.com

LIC #01111851

400 Capitol Mall, Suite 1800

Sacramento, CA 95814

T: +1 916 288 4800

F: +1 916 446 0024

cushmanwakefield.com

© Copyright - Cushman & Wakefield Inc. - All rights reserved. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

