

OFFERING MEMORANDUM



PREMIER COMMERCIAL LAND CAMPUS OAKS - ROSEVILLE, CA

CAMPUS OAKS

PROPERTY OVERVIEW

Campus Oaks is located near the southeast corner of Blue Oaks Blvd & Woodcreek Oaks Blvd in Roseville, CA. This is one of the fastest growing yet under-served areas in Placer County. There are expected to be over 40,000 new homes completed in the trade area by 2025.

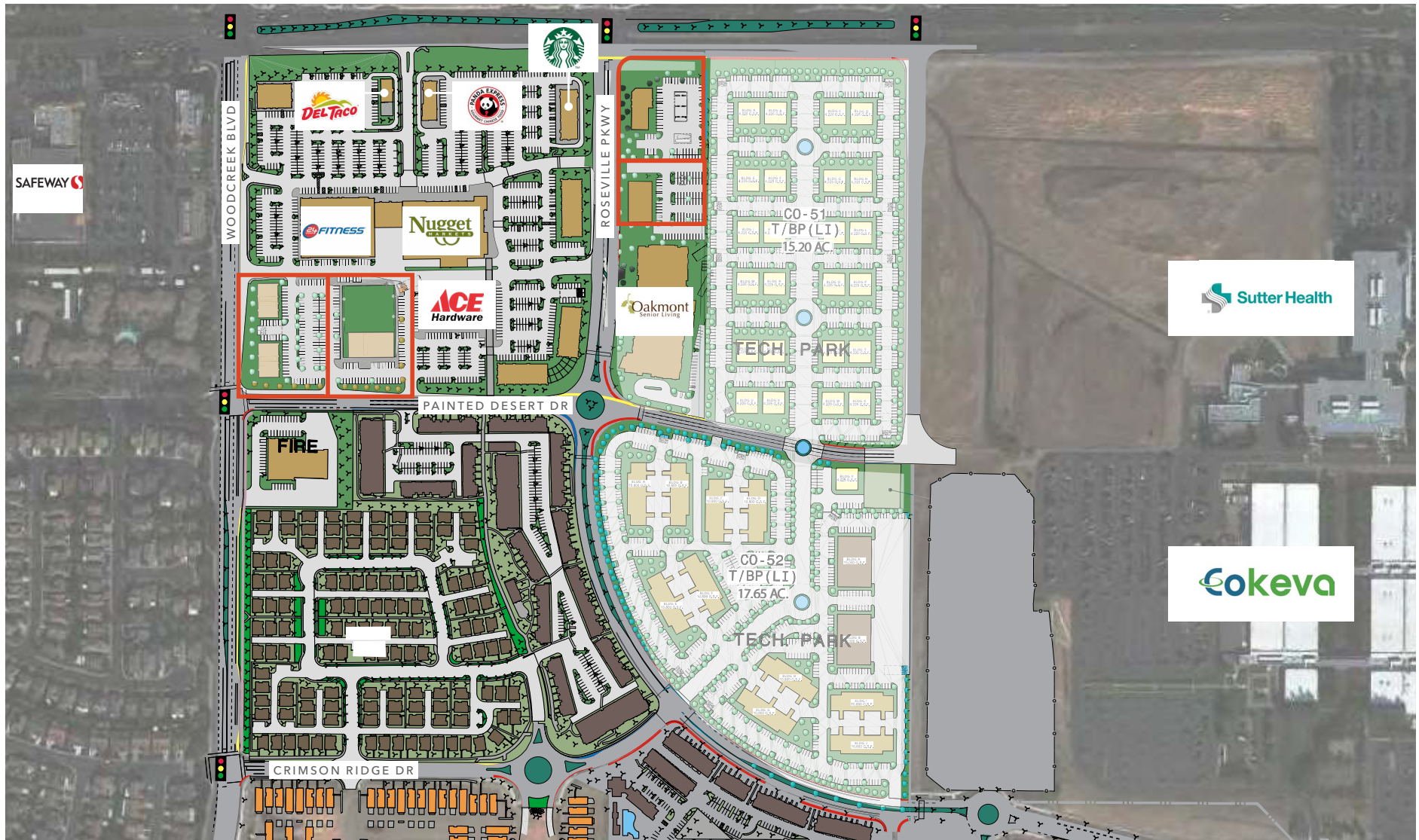
The available parcels for sale are adjacent to Campus Oaks Town Center, anchored by Nugget Market, 24 Hour Fitness and ACE Hardware. This commercial area has greatly benefited from the new Roseville Parkway extension that connects traffic from Blue Oaks Blvd down to the Galleria shopping mall and Interstate 80. The extension has resulted in a major increase of ADT at the intersection to nearly 90,000 cars per day.

This rare commercial land offering is highly visible and has become a major destination for goods and services in the growing West Roseville communities.

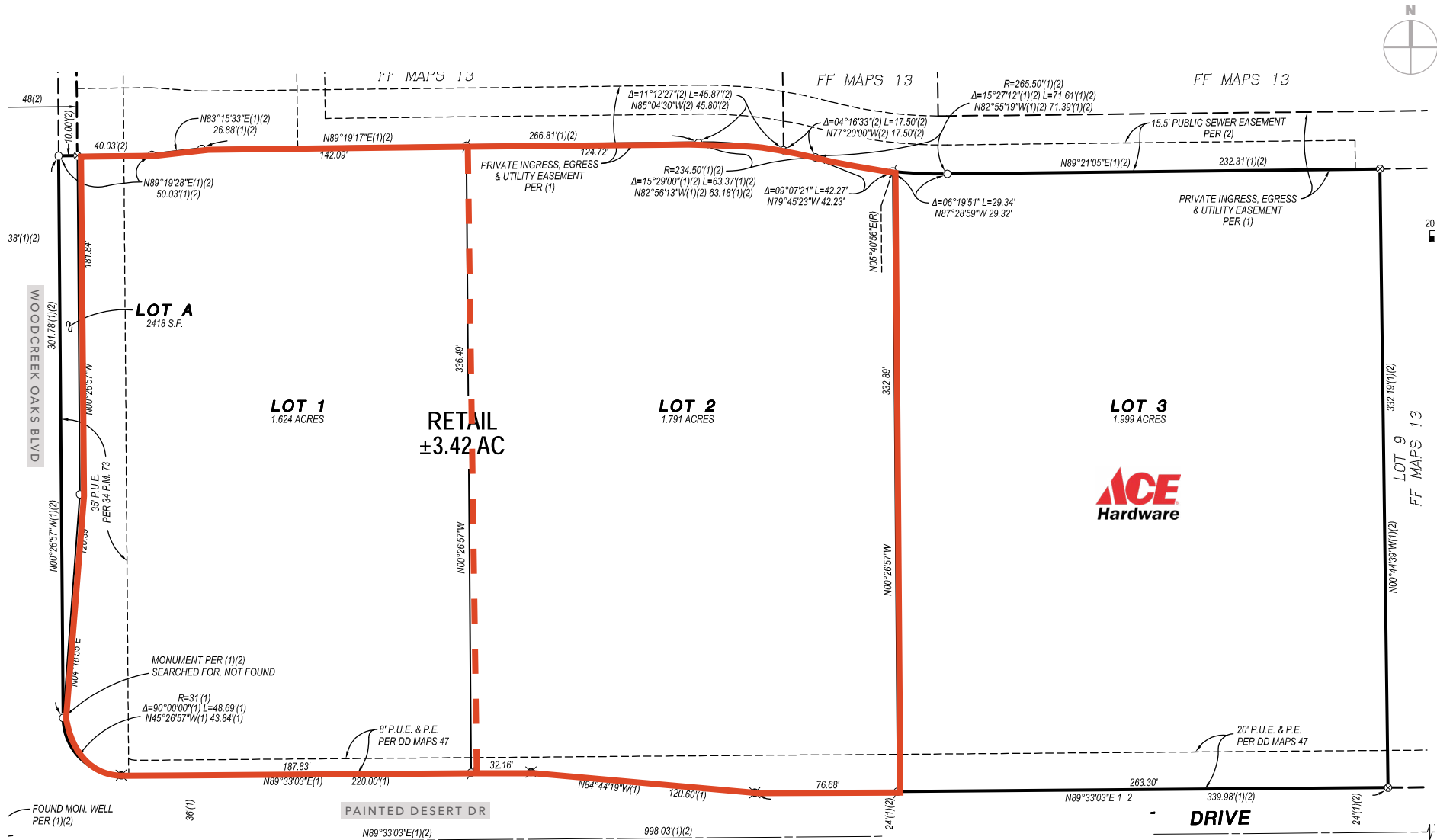
GAS STATION SITE	±1.80 AC
QUICK SERVICE PAD/SITE	±1.00 AC
RETAIL LAND	±1.62 AC
DAYCARE PRESCHOOL SITE	±1.79 AC
EASY ACCESS	Highway 65
SIGNALIZED INTERSECTIONS	2
HIGH TRAFFIC COUNTS	2,000 Vehicles per day
INQUIRE FOR PRICING	Contact Kevin Sheen and Tyler Boyd



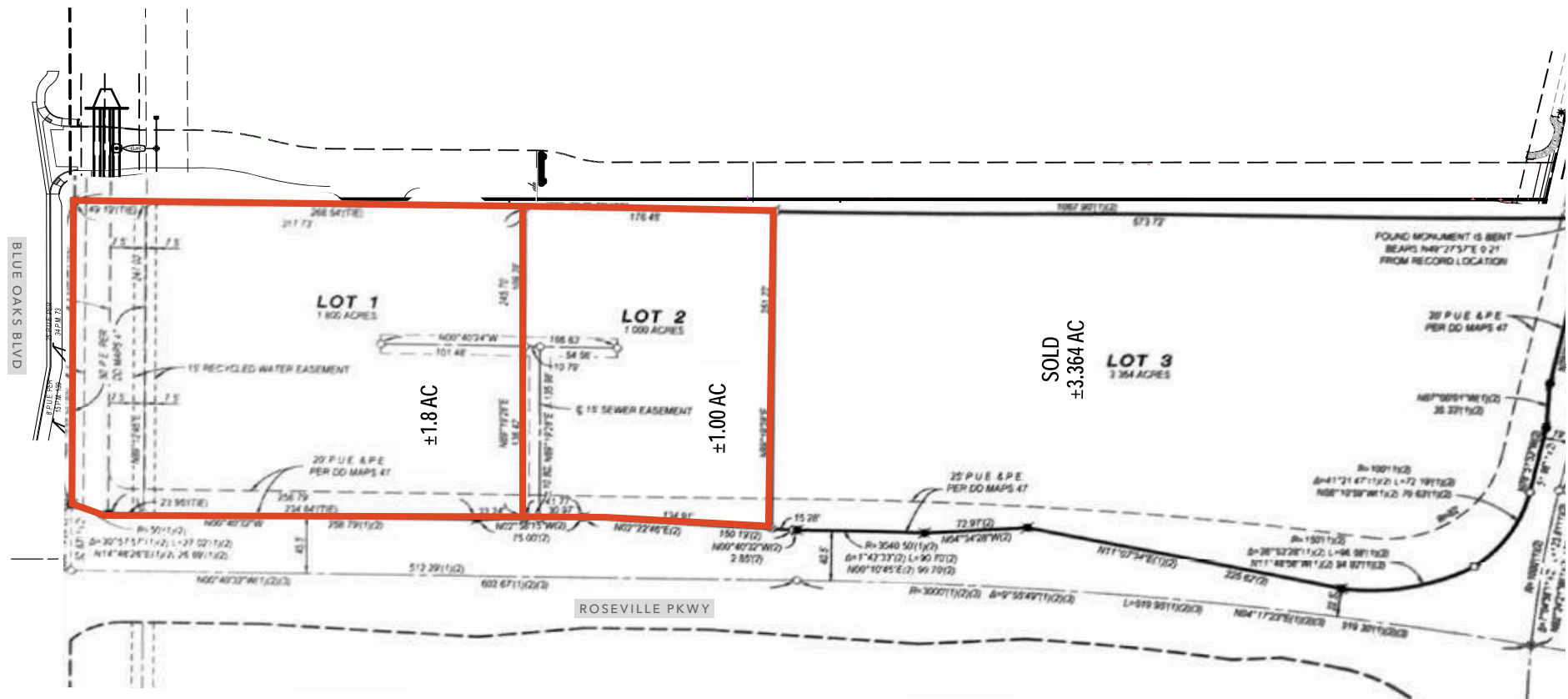
SITE PLAN



PARCEL MAP - WOODCREEK OAKS & PAINTED DESERT



PARCEL MAP - BLUE OAKS & ROSEVILLE PARKWAY



ROSEVILLE AERIAL

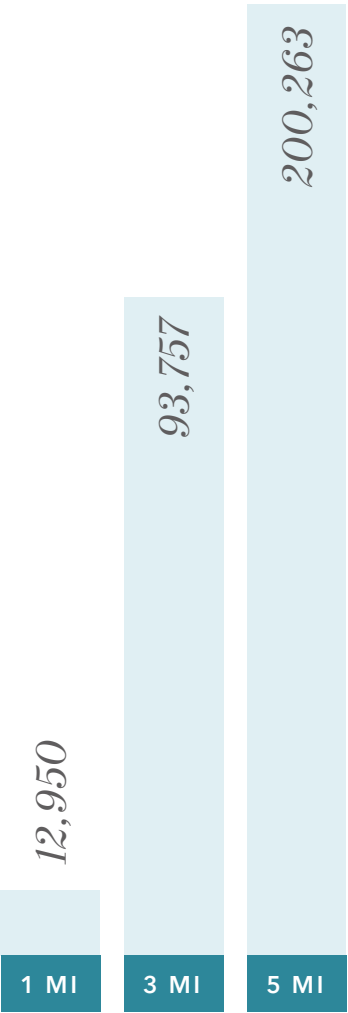


RETAIL LAND FOR SALE

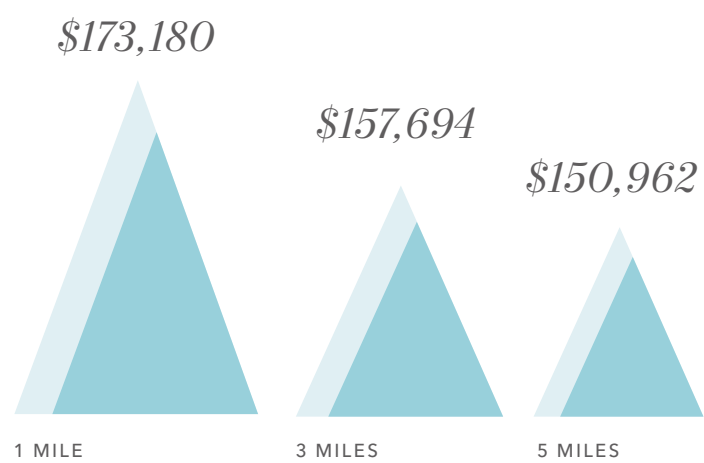


DEMOGRAPHICS

ESTIMATED POPULATION



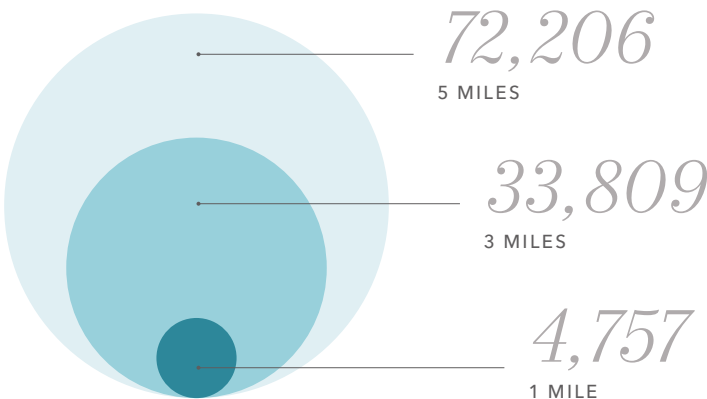
AVERAGE HOUSEHOLD INCOME



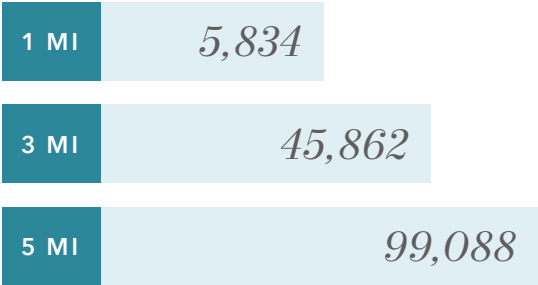
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2024, Sites USA

CAMPUS OAKS LAND

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