

The Marketplace at Granite Bay

6811 Douglas Blvd, Granite Bay, CA 95746



Property Highlights

137,937 Gross Leasable Area

11.49 Total Acres

119,897 5 Mile Population

- Draws from its strategic location on the busiest thoroughfare in Granite Bay at the easterly end of Douglas Boulevard.
- Benefits from the surrounding communities with average household incomes within a 3-mile radius of \$215,000 annually.
- Anchored by the recently renovated dominant grocer in the region, Raley's supermarket.
- Enjoys easy access with multiple entry points on Douglas Boulevard and Auburn Folsom Road.

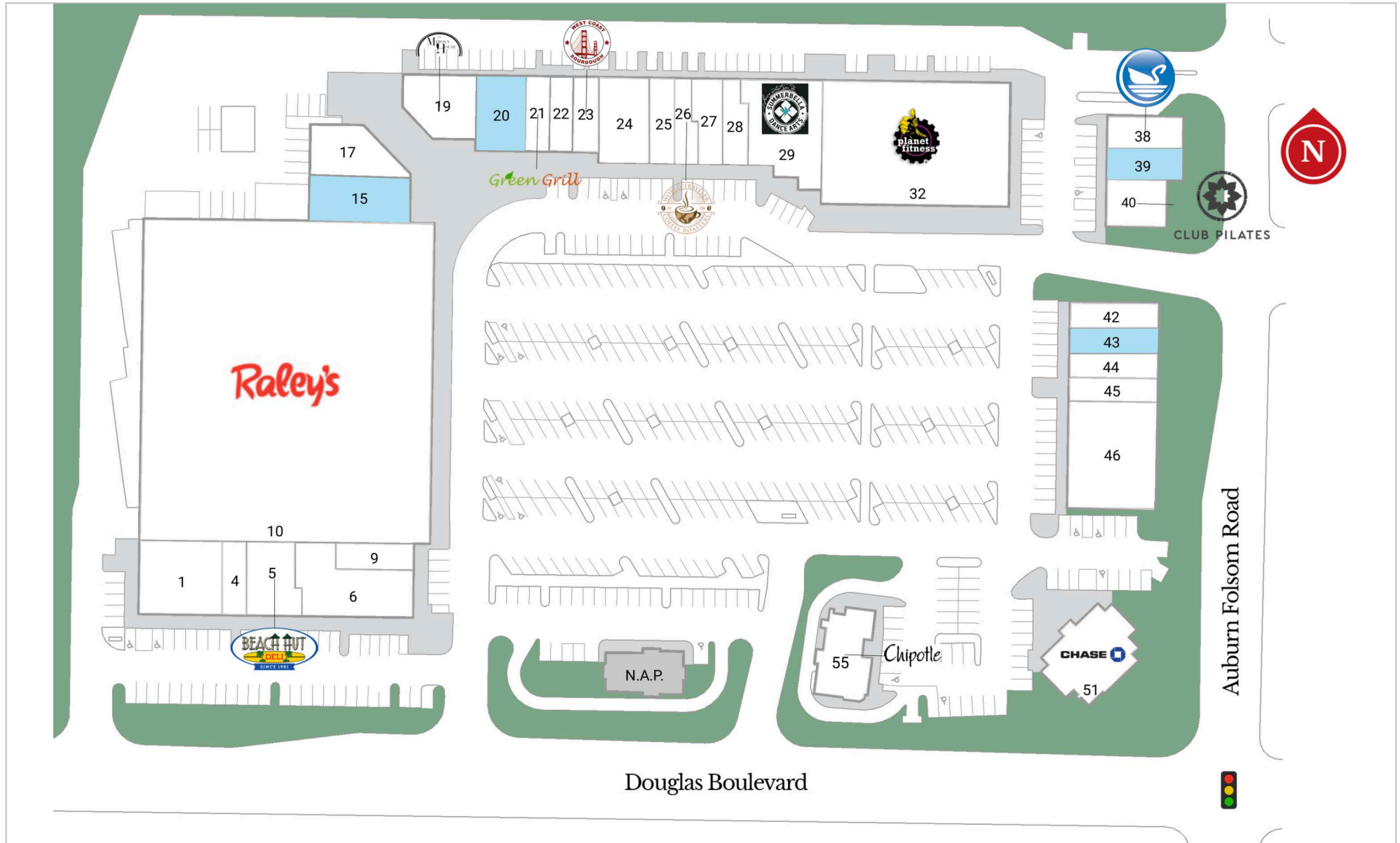
Demographics

	1-Mile	3-Mile	5-Mile
Population	5,504	26,274	119,897
Households	2,092	9,590	44,074
Avg HH Income	\$203,481	\$215,011	\$160,247

Source: Esri, 2023

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Current Tenants

1 Mountain Mike's Pizza	3,378 SF	26 World Traveler Coffee Roa...	1,200 SF
4 Nails Specialty	1,200 SF	27 On Point Flooring	1,600 SF
5 Beach Hut Deli	2,569 SF	28 Postal Annex	1,250 SF
6 Team Wade Fitness	4,025 SF	29 Summerbella Dance Arts	4,950 SF
9 Atrium Salon	1,200 SF	32 Planet Fitness	15,213 SF
10 Raley's	60,114 SF	38 Swanson's Cleaners	1,440 SF
17 Sette Pasta House	2,474 SF	40 Club Pilates	2,114 SF
19 Mimosa House	2,845 SF	42 Powell Real Estate	1,400 SF
21 Green Grill	1,224 SF	44 Pro Dynamic Physical Ther...	1,400 SF
22 Yoshi Ramen	1,223 SF	45 California Probate & Trus...	1,390 SF
23 West Coast Sourdough	1,225 SF	46 Milano Nail Spa	5,860 SF
24 Granite Bay Chinese Resta...	2,752 SF	51 Chase Bank	3,800 SF
25 Pacific Coast Properties	1,400 SF	55 Chipotle Mexican Grill	2,536 SF

Available/Coming Soon

15	Available	3,112 SF
20	Available	2,444 SF
39	Available	1,200 SF
43	Available	1,399 SF