

The Marketplace at Granite Bay

6811 Douglas Blvd, Granite Bay, CA 95746



Property Highlights

137,937 Gross Leasable Area

11.49 Total Acres

121,588 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 \$202,000 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.
- Received 2023 Best Projects from the Sacramento Business Journal.

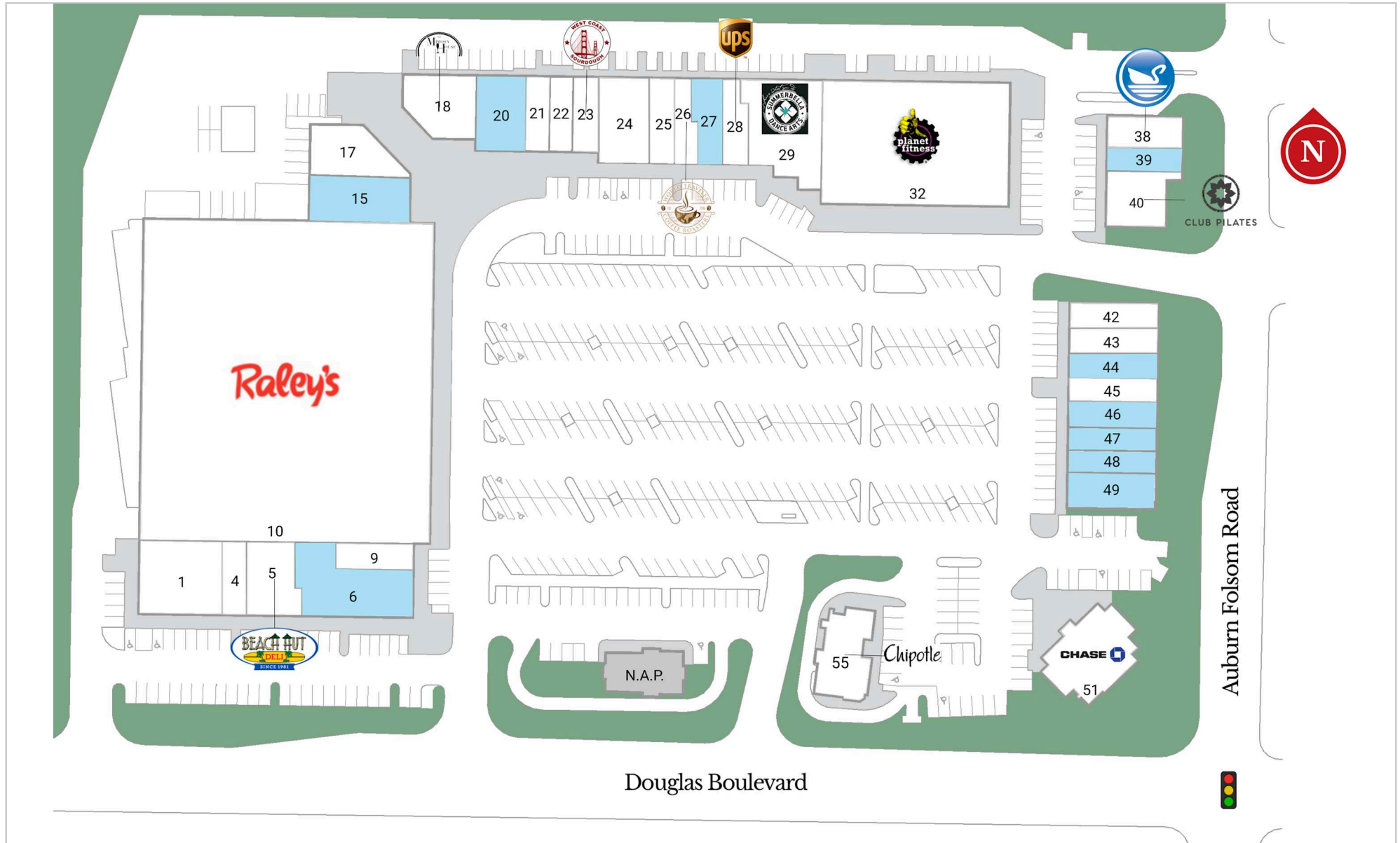
Demographics

	1-Mile	3-Mile	5-Mile
Population	5,574	27,683	121,588
Households	2,162	10,502	45,068
Avg HH Income	\$208,187	\$202,933	\$161,566

Source: Esri, 2026

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Current Tenants

1 Mountain Mike's Pizza	3,378 SF	26 World Traveler Coffee Roa...	1,200 SF
4 Flourish Nails	1,200 SF	28 The UPS Store	1,250 SF
5 Beach Hut Deli	2,569 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
18 Mimosa House	2,845 SF	42 Powell Real Estate	1,400 SF
21 Yummy Hot Chicken	1,224 SF	43 Pure Green	1,399 SF
22 Yoshi Ramen	1,223 SF	45 California Probate & Trus...	1,390 SF
23 West Coast Sourdough	1,225 SF	51 Chase Bank	3,800 SF
24 Granite Bay Chinese Resta...	2,752 SF	55 Chipotle Mexican Grill	2,536 SF
25 Sacred Barbers	1,400 SF		

Available/Coming Soon

6	Available	4,025 SF
15	Available	3,112 SF
20	Available	2,444 SF
27	Available	1,600 SF
39	Available	1,200 SF
44	Available	1,400 SF
46	Available	1,391 SF
47	Available	1,295 SF
48	Available	1,299 SF
49	Available	1,875 SF