







Economic Development Department contact: Karen Garner (916) 774-5473 kgarner@roseville.ca.us

Roseville Business Activity

September 15, 2010

Retail Tenant Improvements

We have great news on the reuse of two large empty retail spaces!

- A tenant improvement was submitted for the former Ross space in Roseville Square. The T.I. is for Sunflower Farmers Market a fullservice grocery store offering quality natural and organic products at the lowest possible price. Farmers Market style stores are a fast growing concept in the grocery and retail industry. Sunflower Farmers Market was just awarded the 2010 'Hot Retailers' award from the International Council of Shopping Centers as the "most original and innovative in the industry." With stores in UT, CO, AZ, NM and TX, this store would be one of the first if not the first in California. www.sfmarkets.com
- How big is the 'Farmers Market' trend? Sprouts Farmers Market, has
 also submitted a T.I. and a Design Review Permit for the former
 Linen's 'N Things space on Stanford Ranch Road and Five Star
 Blvd. next to Costco! Sprouts specializes in farm fresh produce, purchased from local growers when possible. Sprouts has stores in AZ,
 CO, TX and CA. Most CA stores are in Southern California, with
 only one Northern California store in Sunnyvale. www.sprouts.com
- Westfield Galleria has tenant improvements in for several new stores including *Diva*, *Francesca's*, *ECCO*, *Clarks Shoes*, *As Seen* on *TV* as well as a kiosk for *Gordon Biersch*.
- Century Theaters is remodeling one of their auditoriums with a larger format screen and new seating.
- Ben's Bark Avenue Bistro has just opened in the Nugget Plaza (near Top This Yogurt & Sharp Bicycles). Billing itself as "the health food store for dogs and cats", Ben's Bark Avenue Bistro also carries grooming products, bedding, crates and carriers.
- Also locating in the Nugget Plaza is *Veera Yoga* (near Mary's Pizza Shack), scheduled to open in October.
- Wacky Tacky, a "soft play" indoor entertainment venue for kids is expanding at their Galilee Road location and adding over 1,500 square feet of new play area.
- A T.I. has been submitted for Pause Lounge. The new restaurant/ bar will be located in the former Utopia Grill space near Paul Martin's on Eureka Rd. The owners of Pause Lounge also own Bloom Coffee & Tea in the same retail center.
- Sam's Club is planning a major \$3 million remodel of their 150,000 sf store on Pleasant Grove Blvd.









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Office Tenant Improvements

Office activity seems to be picking up with several tenant improvements for both new and remodeled office space.

- Dr. Ronald Rasi Medical, 2,657 sf, 568 Sunrise Ave., Ste 290 (new)
- Center for Weight Management, 2,906 sf, 2510 Douglas Blvd., Ste. 200 (remodel)
- HQ Global, cubicle to offices, 3017 Douglas Blvd., Ste. 300 (remodel)
- Old Republic Title, 2,476 sf, 925 Highland Pointe, Ste. 150 (new expansion; this site is an extension of their larger main office on Gibson Drive)
- Fehr & Peers, 7,032 sf, 2990 Lava Ridge Dr., Ste. 200 (remodel)
- Campbell Taylor Co., 1,700 sf, 3741 Douglas Blvd., Ste. 350 (remodel)
- Downey Brand, 4,916 sf, 1420 Rocky Ridge Dr. Ste. 250 (remodel)
- Globe Runners, Inc., 4,407 sf, 3300 Douglas Blvd., Ste. 305 (remodel)
- Huber Medical, 2,409 sf, 2250 Douglas Blvd., Ste. 140 (remodel)
- Lennar Homes-9,010 sf, 1420 Rocky Ridge Dr., Ste. 320 (new; relocation from office on Creekside Ridge Dr.)
- PGP Valuation, 4,412 sf, 1508 Eureka Rd., Ste. 250, (remodel)

Redevelopment Activity

 A building permit was issued September 1 for Java Jungle at 400 Vernon Street (Minard Building corner of Vernon & Grant).

Other Business Activity

- Country Gables restaurant will be reopening tomorrow (9/16) and N.Y. Pizza will be reopening soon on Washington Blvd. after the devastating fire that destroyed their building in May 2009.
- Roseville sales tax is up 3.5% over the same quarter one year ago (through June 2010). Every region in California experienced increases in sales tax cash receipts from the same quarter a year ago.

