

**MELBOURNE PLAZA**  
**1265 PLEASANT GROVE BLVD**  
**ROSEVILLE, CA**

FOR SALE  
4,243 SF RETAIL BUILDING  
FOR LEASE  
1,649 SF RETAIL SPACE

**ETHAN CONRAD**  
PROPERTIES INC.



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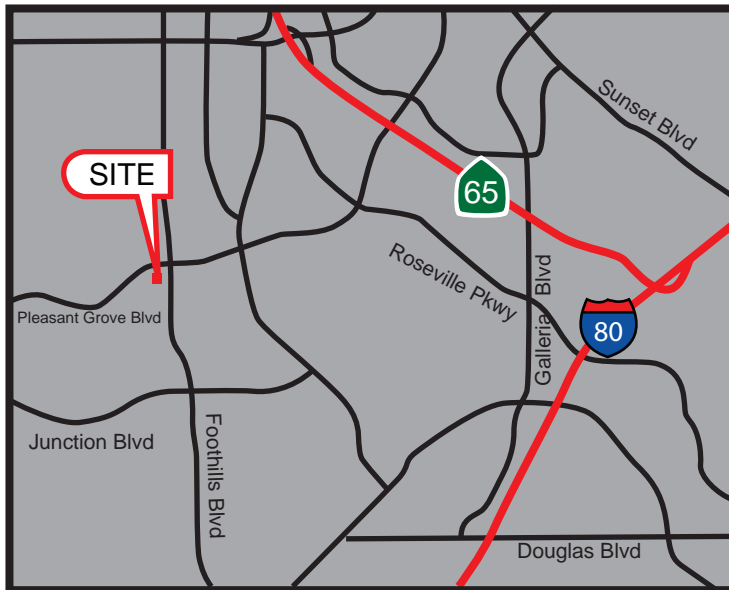
**916.779.1000**

# FOR SALE OR LEASE

# MELBOURNE PLAZA 1265 PLEASANT GROVE BLVD ROSEVILLE, CA

## FEATURES:

- Located along Pleasant Grove Blvd, the main East/West commercial arterial from Hwy 65 to West Roseville
- Major employers include Hewlett Packard, Sutter and TSI Semiconductors
- India Market Current Lease Term: 10 Years thru 6/30/2028 at average rent of approximately \$3,200.00 per month, NNN.



## PROPERTY DETAILS:

This center is adjacent to Arco/AMPM. Occupants include Beach Hut Deli, Campelli's Pizza, Sushi Mon, and Eye Level Learning.

Strong daytime population that includes large companies such as TSI Semiconductors, Hewlett Packard, Consolidated Communications and Sutter Health Shared Services.

## LEASE RATE:

Suite 120 - 1,649 SF: \$2,292.00, NNN (\$1.39 PSF)  
NNN costs are approximately \$0.63 PSF.

## PURCHASE PRICE:

4,243 SF: \$997,000.00 (\$235.00 PSF)

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 Population (Est):	13,230	104,275	242,467
2019 Avg. HH Income:	\$109,735	\$108,410	\$103,756
Average Daily Traffic:	Foothills Blvd 30,647 & Pleasant Grove 35,781		

## ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

[www.ethanconradprop.com](http://www.ethanconradprop.com)

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**FLOOR PLAN**



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