

EUREKA RIDGE PLAZA
1470 - 1490 EUREKA RD
ROSEVILLE, CA

FOR LEASE

2,528 SF - 3,670 SF RETAIL SUITES

TURN-KEY SALON SUITE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

EXCLUSIVELY REPRESENTED BY:

Race Merritt
DRE: #01700659
race@ethanconradprop.com

Joey Chiurazzi
DRE: #02123466
joey@ethanconradprop.com

PROPERTY HIGHLIGHT VIDEO

916.779.1000

FEATURES:

- 2,528 SF turn-key salon suite with full FF&E available
- Premier location on a busy, signalized intersection
- Located in a strong retail trade area next to the Roseville Auto Mall
- Strong daytime population; 3.5 million SF of office spaces within a 1-mile radius
- Convenient access to/from I-80



PROPERTY DETAILS:

This ±37,000 SF shopping center is located on a prominent intersection within one of Roseville’s premier trade areas. This property benefits from strong daytime traffic with traffic counts in excess of 32,000 cars per day. The center features many notable tenants including: Sienna, Hoshall’s Salon & Spa, and Beach Hut Deli.

Neighboring tenants include: Roseville Auto Mall, Carmax, Walmart, Target, Century Theater and Kaiser Permanente Hospital.

LEASE RATES:

| | | |
|-------------------|----------|------------------------------|
| 1470 - Suite 120: | 3,670 SF | \$9,138.00, NNN (\$2.49 PSF) |
| 1470 - Suite 160: | 2,528 SF | \$6,952.00, NNN (\$2.75 PSF) |

NNN costs are approximately \$0.71 PSF.

DEMOGRAPHICS:

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------|---------------|---------------|---------------|
| 2023 Total Population (est): | 5,757 | 100,466 | 256,825 |
| 2023 Average HH Income: | \$120,399 | \$110,588 | \$115,211 |
| Traffic Count @ Blue Ravine Rd: | 24,586 | | |

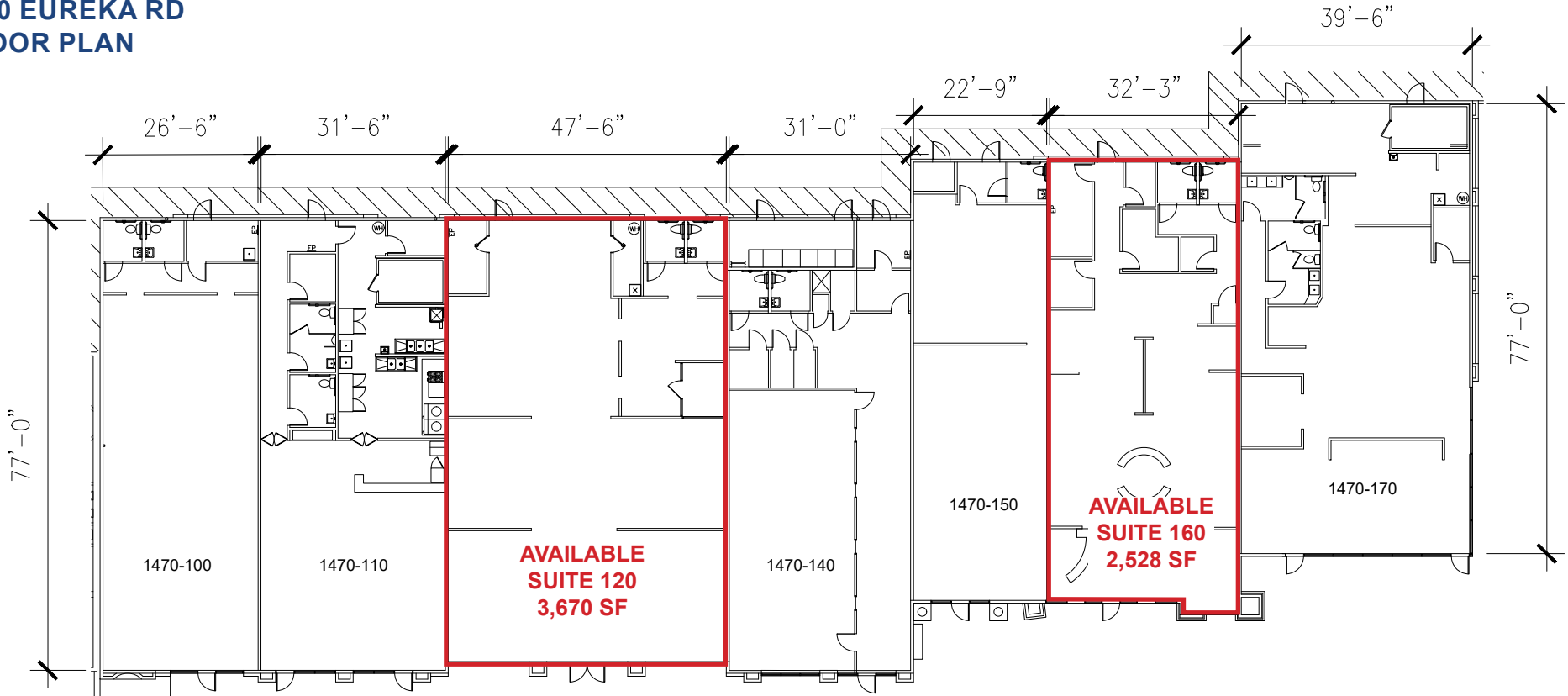
Watch Property Highlight on Youtube
[Click Here](#)

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

1470 EUREKA RD
FLOOR PLAN

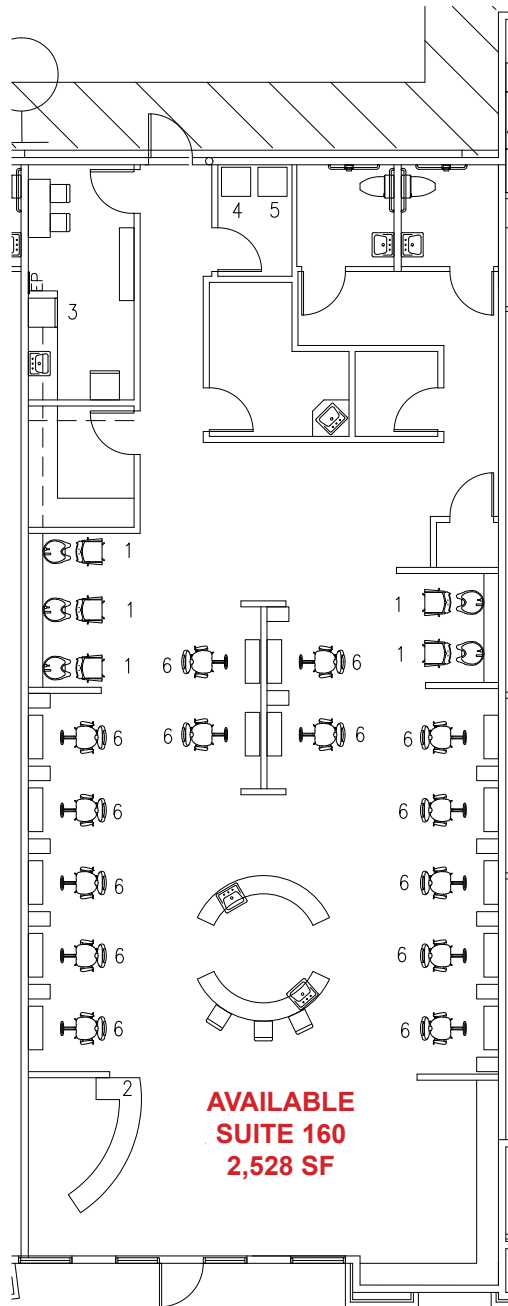


| Suite | SF | Lease Rate | Monthly Rent | Suite | SF | Lease Rate | Monthly Rent |
|---|-------|-----------------|--------------|---|-------|-----------------|--------------|
| 120 | 3,670 | \$2.49 PSF, NNN | \$9,138.00 | 160 | 2,528 | \$2.75 PSF, NNN | \$6,952.00 |
| NNN costs are approximately \$0.71 PSF. | | | | NNN costs are approximately \$0.71 PSF. | | | |

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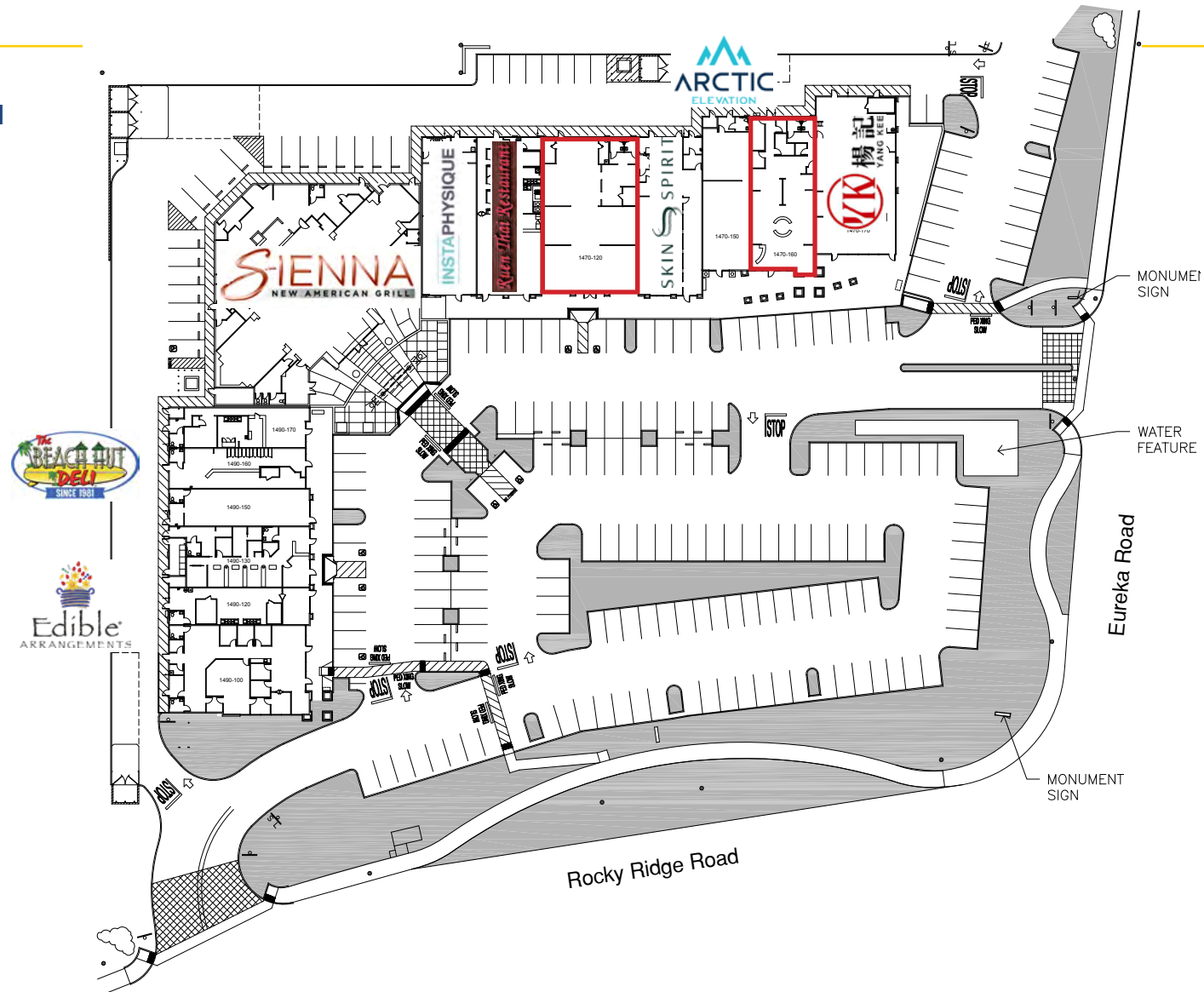
| FF&E | |
|--------------------------|--------|
| Attached | |
| Item Name | Item # |
| Salon Hair Washing Bowls | 1 |
| TV | 2 |
| Dish Washer | 3 |
| Washing Machine | 4 |
| Dryer | 5 |
| Non-Attached | |
| Item Name | Item # |
| Salon Chairs | 6 |
| Refrigerator | 7 |
| Desk | 8 |
| Computer | 9 |
| High Bar Style Chair | 10 |

| Suite | SF | Lease Rate | Monthly Rent |
|---|-------|-----------------|--------------|
| 160 | 2,528 | \$2.75 PSF, NNN | \$6,952.00 |
| NNN costs are approximately \$0.71 PSF. | | | |

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SITE PLAN



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