

EUREKA RIDGE PLAZA
1470 - 1490 EUREKA RD
ROSEVILLE, CA

FOR LEASE

2,528 SF - 3,670 SF RETAIL SUITES

TURN-KEY SALON & MEDICAL SUITES
AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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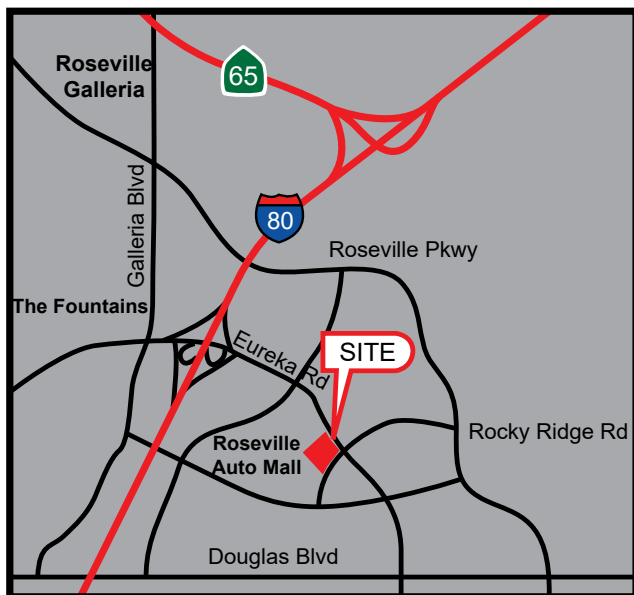
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PROPERTY HIGHLIGHT VIDEO

916.779.1000

FEATURES:

- Turn-key salon suite with full FF&E available
- Medical tenant improvements, endcap space (Suite 100)
- 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)
1490 - Suite 100:	3,011 SF	\$8,882.00, NNN (\$2.95 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		

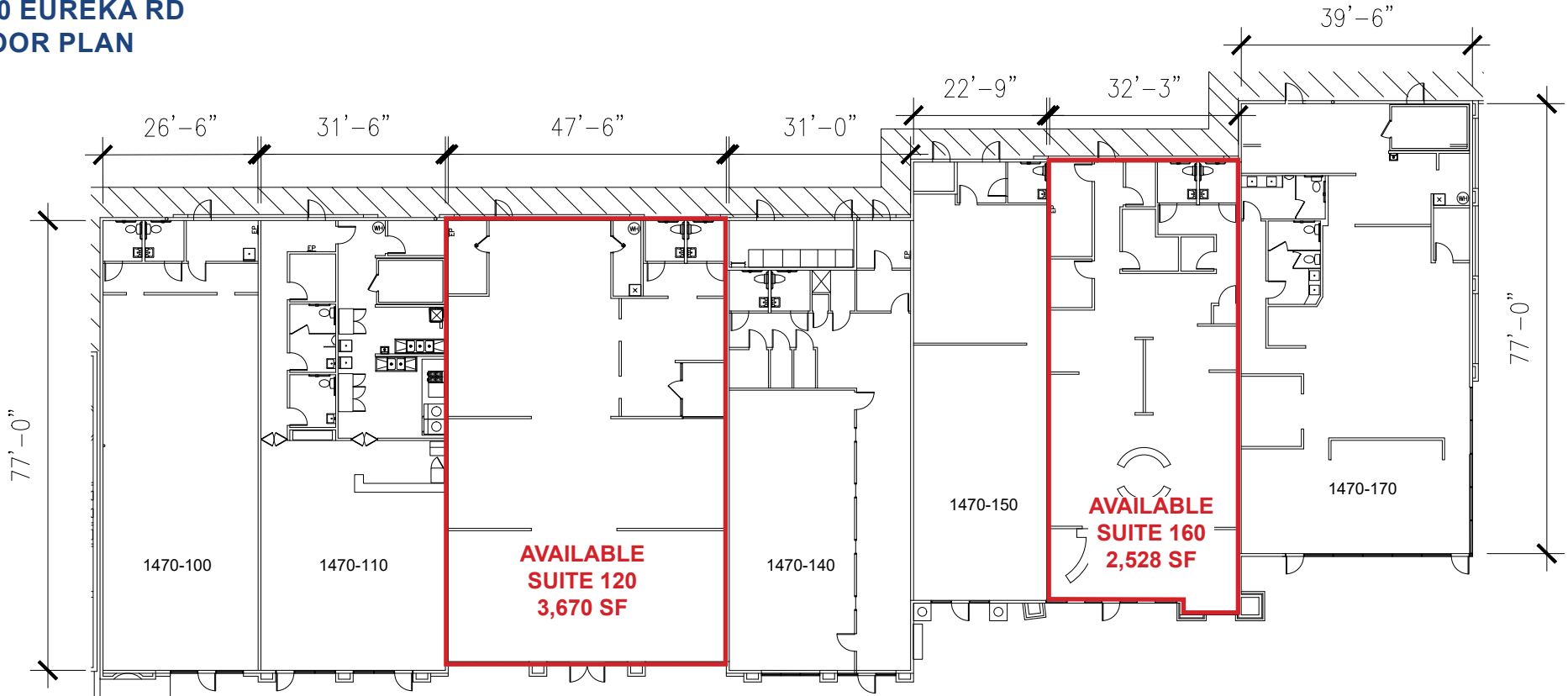
Watch Property Highlight on Youtube
[Click Here](#)

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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

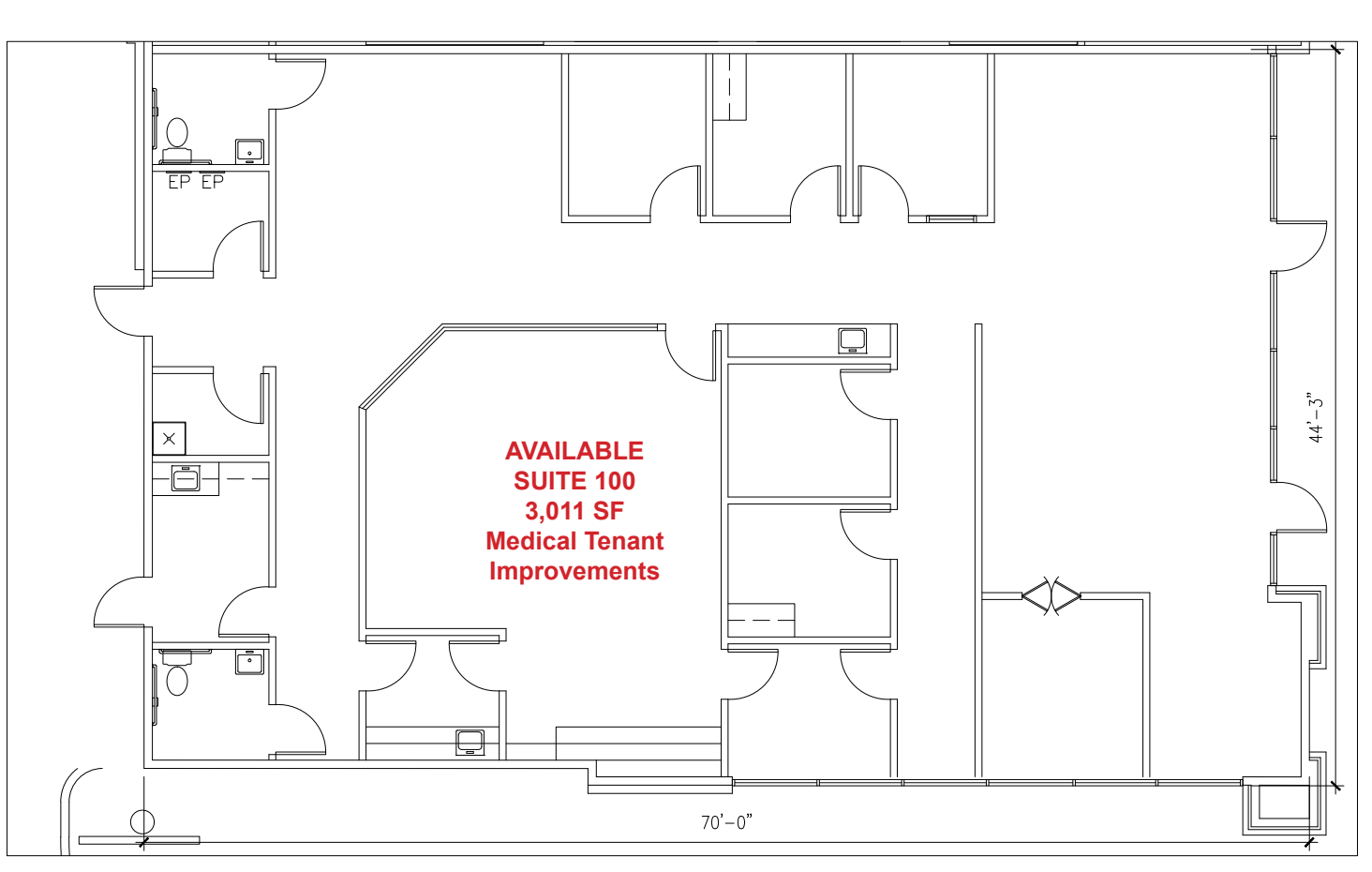


Suite	SF	Lease Rate	Monthly Rent	Suite	SF	Lease Rate	Monthly Rent
120	3,670	\$2.49 PSF, NNN	\$9,138.00	160	2,528	\$2.75 PSF, NNN	\$6,952.00
NNN costs are approximately \$0.71 PSF.				NNN costs are approximately \$0.71 PSF.			

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1490 EUREKA RD
FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
100	3,011	\$2.95 PSF, NNN	\$8,882.00
NNN costs are approximately \$0.71 PSF.			

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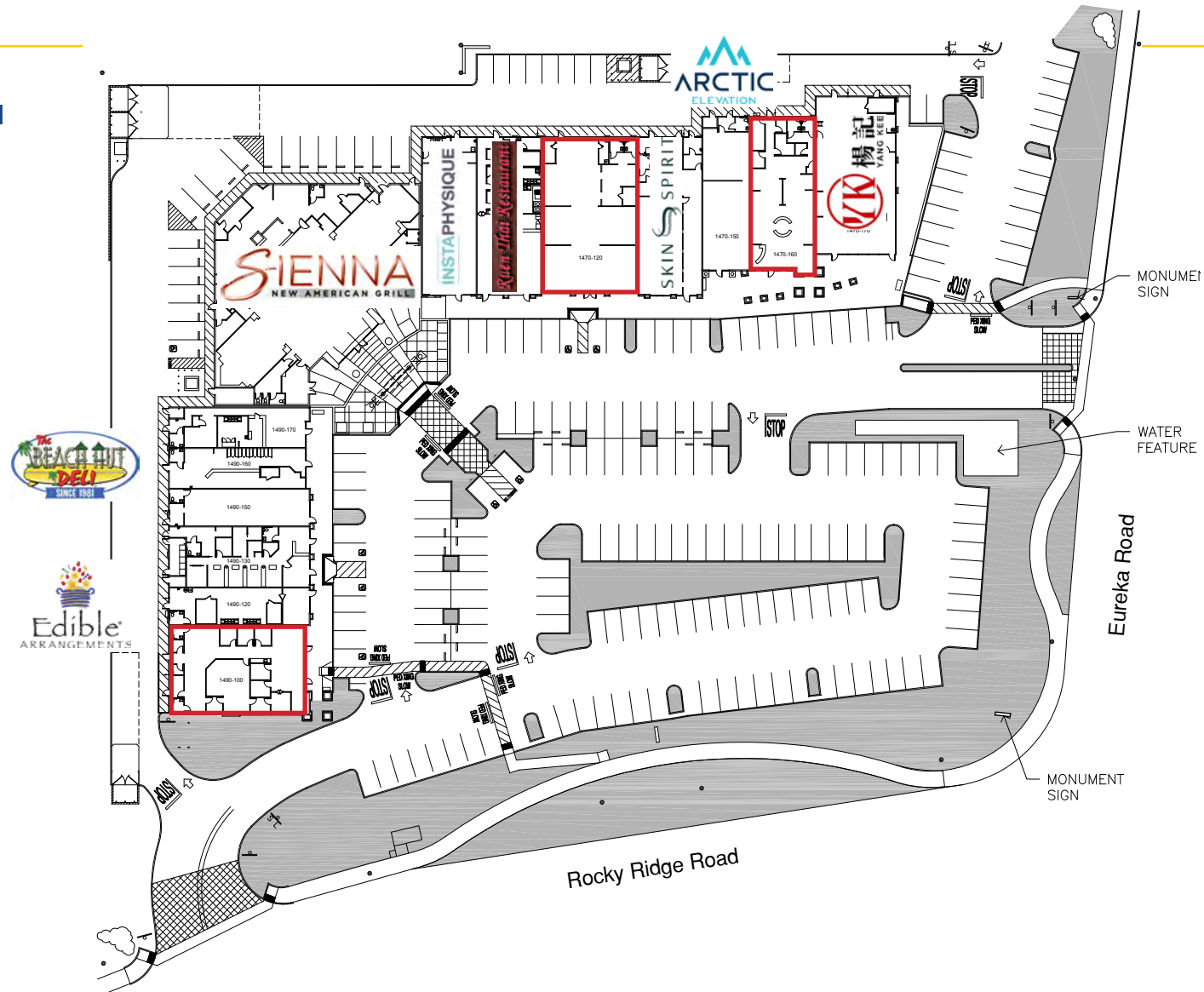
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SITE PLAN



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