

EUREKA RIDGE PLAZA

1490 EUREKA RD

ROSEVILLE, CA

FOR LEASE

3,011 SF MEDICAL SUITE AVAILABLE

ETHAN CONRAD

PROPERTIES INC.

LASIK
SPECIALISTS

HORIZON VISION CENTERS

COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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PROPERTY HIGHLIGHT VIDEO

916.779.1000

ETHAN CONRAD PROPERTIES, INC

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

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FEATURES:

- Medical tenant improvements, endcap space
- 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.

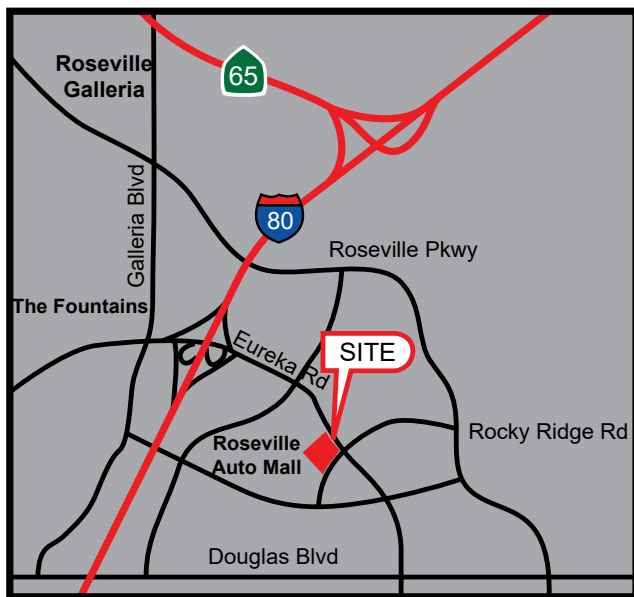
LEASE RATE:

Suite 100*: 3,011 SF \$8,882.00, NNN (\$2.95 PSF)

NNN costs are approximately \$0.71 PSF. *Available 03/31/25.

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		



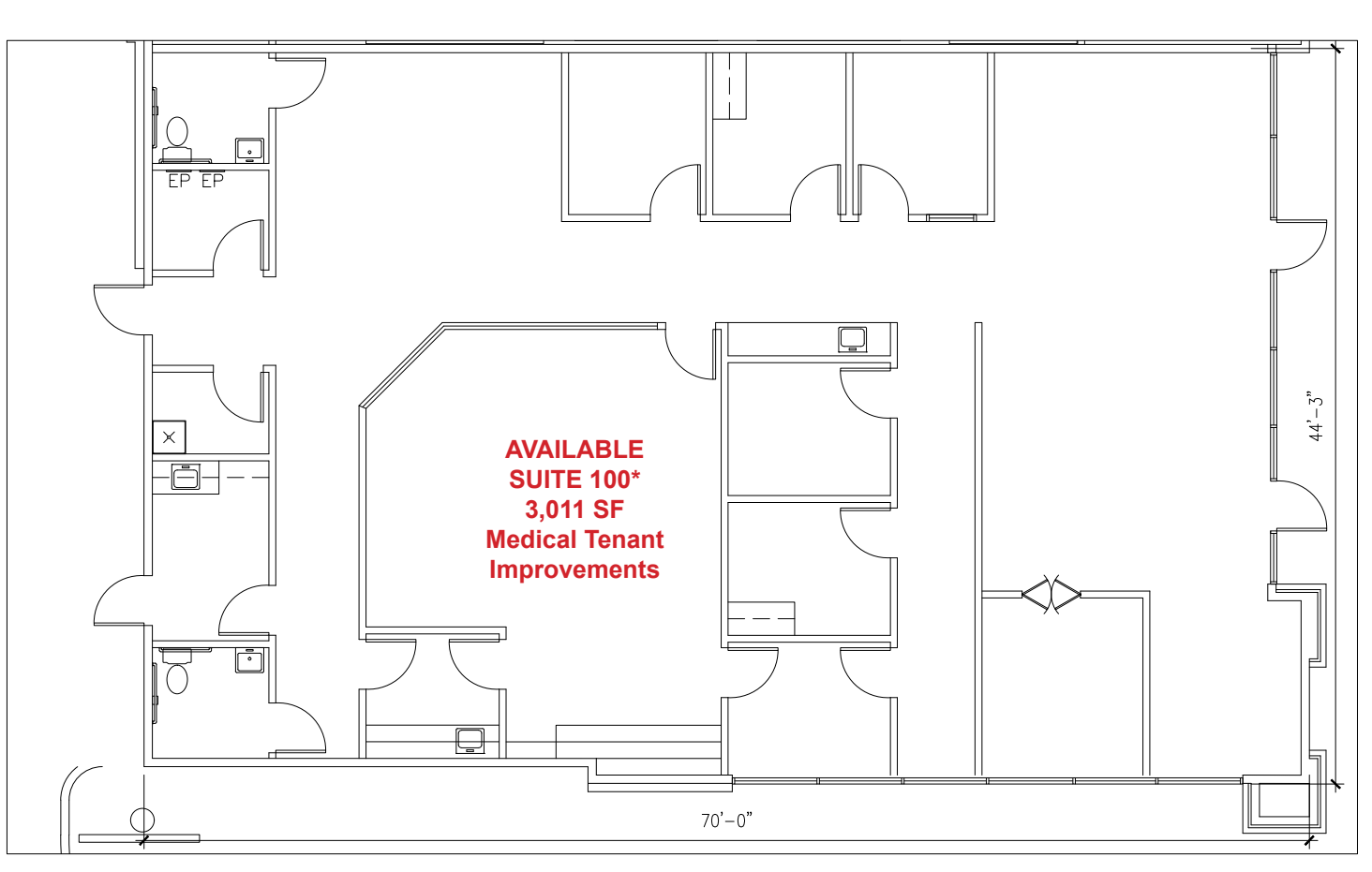
Watch Property Highlight on Youtube
[Click Here](#)

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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.

1490 EUREKA RD
 FLOOR PLAN

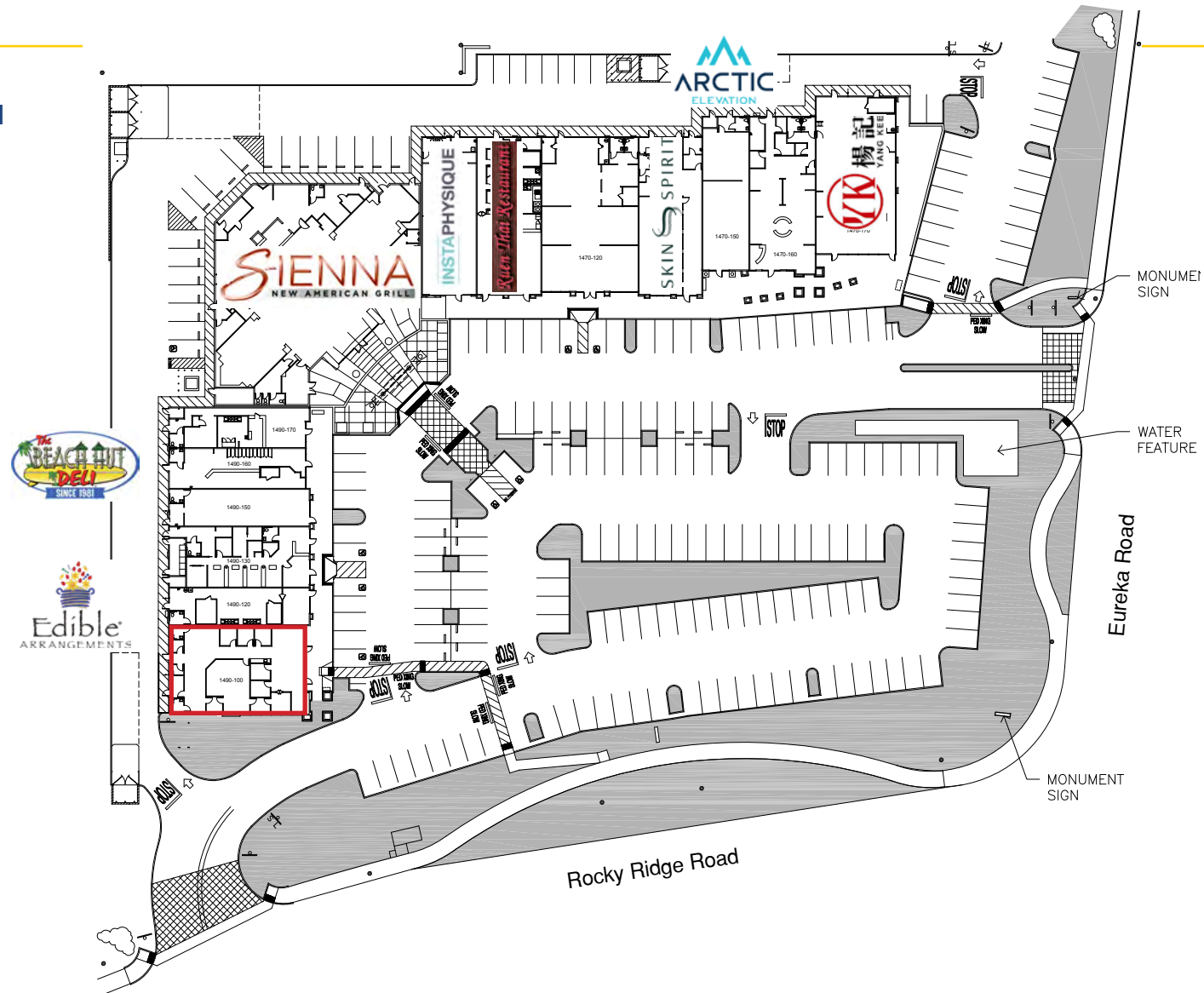


Suite	SF	Lease Rate	Monthly Rent
100*	3,011	\$2.95 PSF, NNN	\$8,882.00
NNN costs are approximately \$0.71 PSF. *Available 03/31/25.			

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SITE PLAN



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1490 - SUITE 100



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