

EUREKA RIDGE PLAZA

1470 EUREKA RD

ROSEVILLE, CA

FOR LEASE

2,528 SF TURN-KEY SALON SUITE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

Race Merritt

DRE: #01700659

race@ethanconradprop.com

Joey Chiurazzi

DRE: #02123466

joey@ethanconradprop.com

PROPERTY HIGHLIGHT VIDEO

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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 RATE:

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 @			
Eureka Ridge:		12,097	
Rocky Ridge Dr:		4,222	

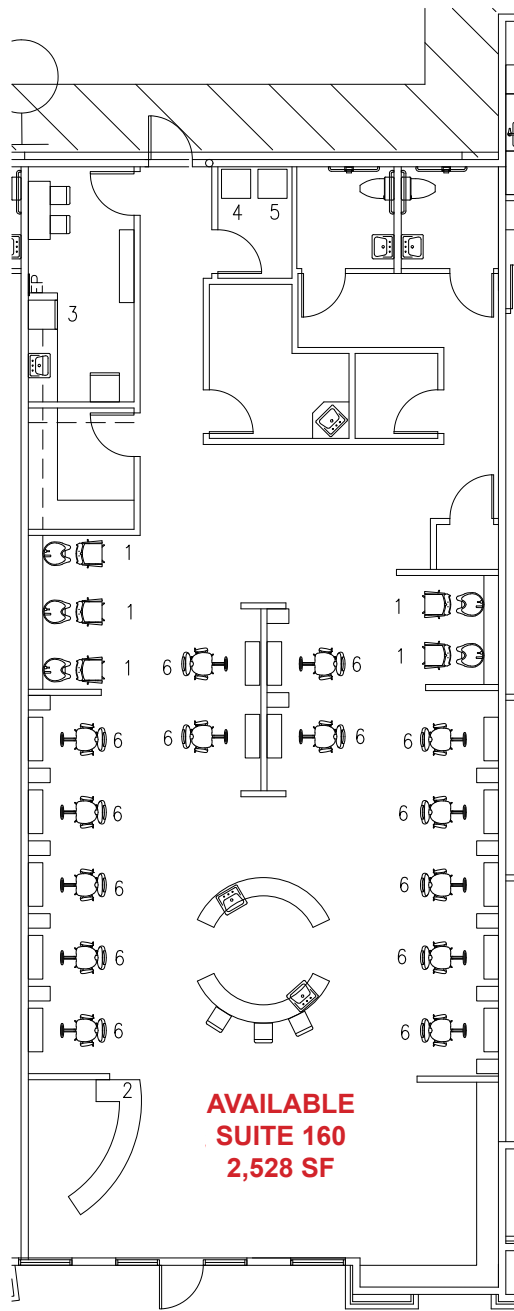
Watch Property Highlight on Youtube
[Click Here](#)

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1470 EUREKA RD
FLOOR PLAN



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
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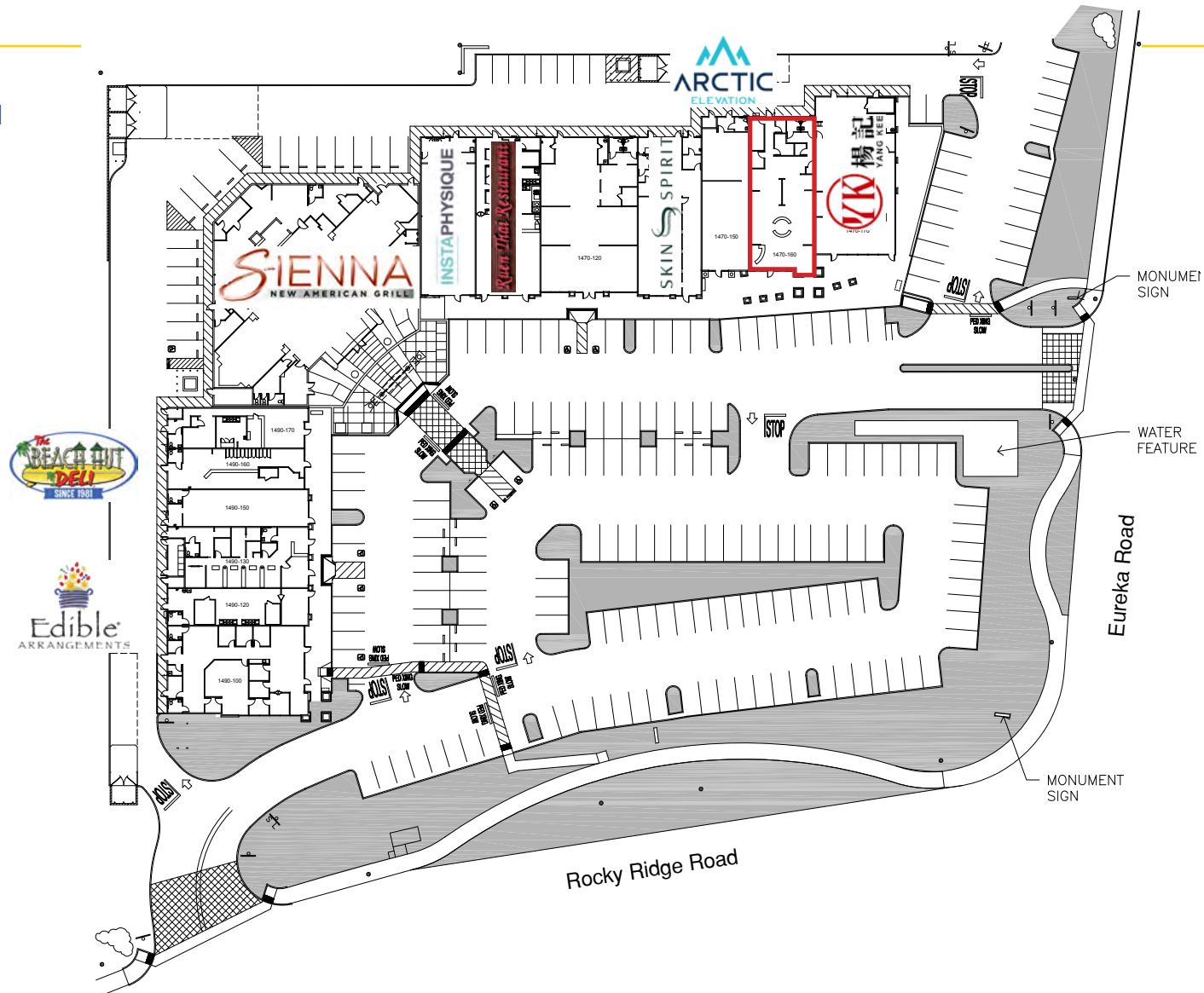
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SITE PLAN



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