

ELK HILLS PLAZA I
1251 BASELINE RD
ROSEVILLE, CA
FOR LEASE
3,540 SF TURN-KEY
RESTAURANT SUITE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

Race Merritt
DRE: #01700659
race@ethanconradprop.com

Joey Chiurazzi
DRE: #02123466
joey@ethanconradprop.com

916.779.1000

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

FEATURES:

- 2nd generation restaurant space w/ FF&E
- Two large, covered patios for outside dining
- Convenient access from Baseline Rd and Foothills Blvd
- Strong daytime population and dense residential population
- Monument signage on Baseline Rd and Foothills Blvd
- Baseline Rd is a busy commuter route

PROPERTY DETAILS:

Elk Hills Plaza I & II is situated at one of Roseville’s key intersections. This center is across the street from a high volume Bel-Air and Rite Aid. Located in close proximity to the densely populated Del Webb Sun City neighborhood which is a 1,200 acre community of active adults with approximately 3,000 single family homes.

Surrounded by several schools (Roseville School District, Roseville Montessori Academy) as well as churches and temples.

Dutch Bros drive-thru coffee kiosk onsite.

LEASE RATE:

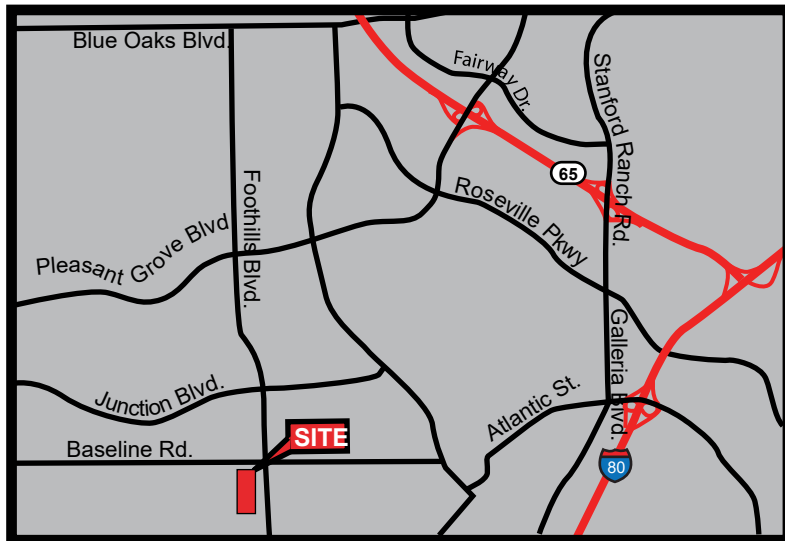
Suite 150* 3,540 SF \$8,815.00 (\$2.49 PSF, NNN)

NNN costs are approximately \$0.43 PSF.

*Available with 30 days’ notice.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	17,502	112,495	339,094
2024 Average HH Income:	\$133,682	\$124,966	\$125,660
Traffic Count @ Basline Rd:	18,844		
Foothills Blvd:	31,622		



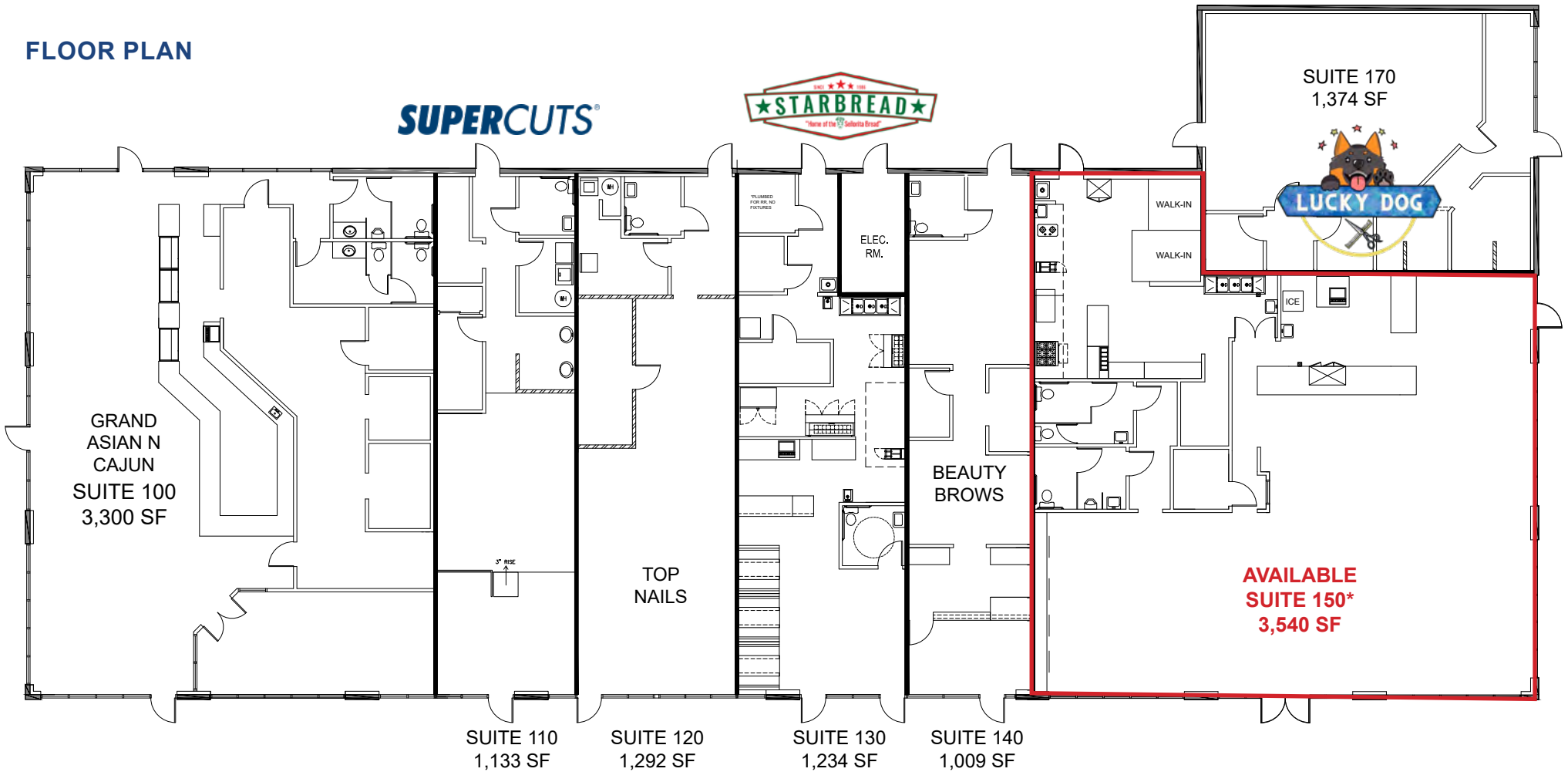
ETHAN CONRAD PROPERTIES, INC.

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

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



*Available with 30 days' notice.

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

FOR LEASE

ELK HILLS PLAZA I
1251 BASELINE RD
ROSEVILLE, CA



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.

ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com



ETHAN CONRAD PROPERTIES, INC.

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

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.