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

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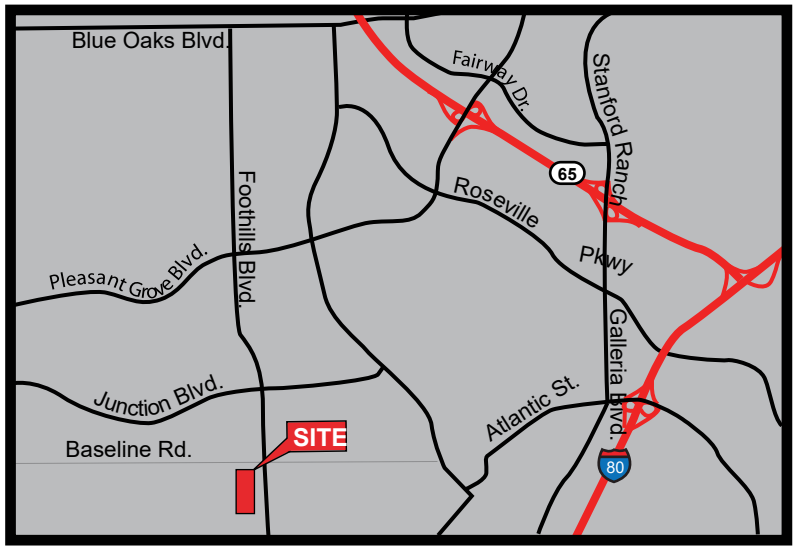
FEATURES:

- 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 @ Foothills Blvd & Basline Rd:	26,664		

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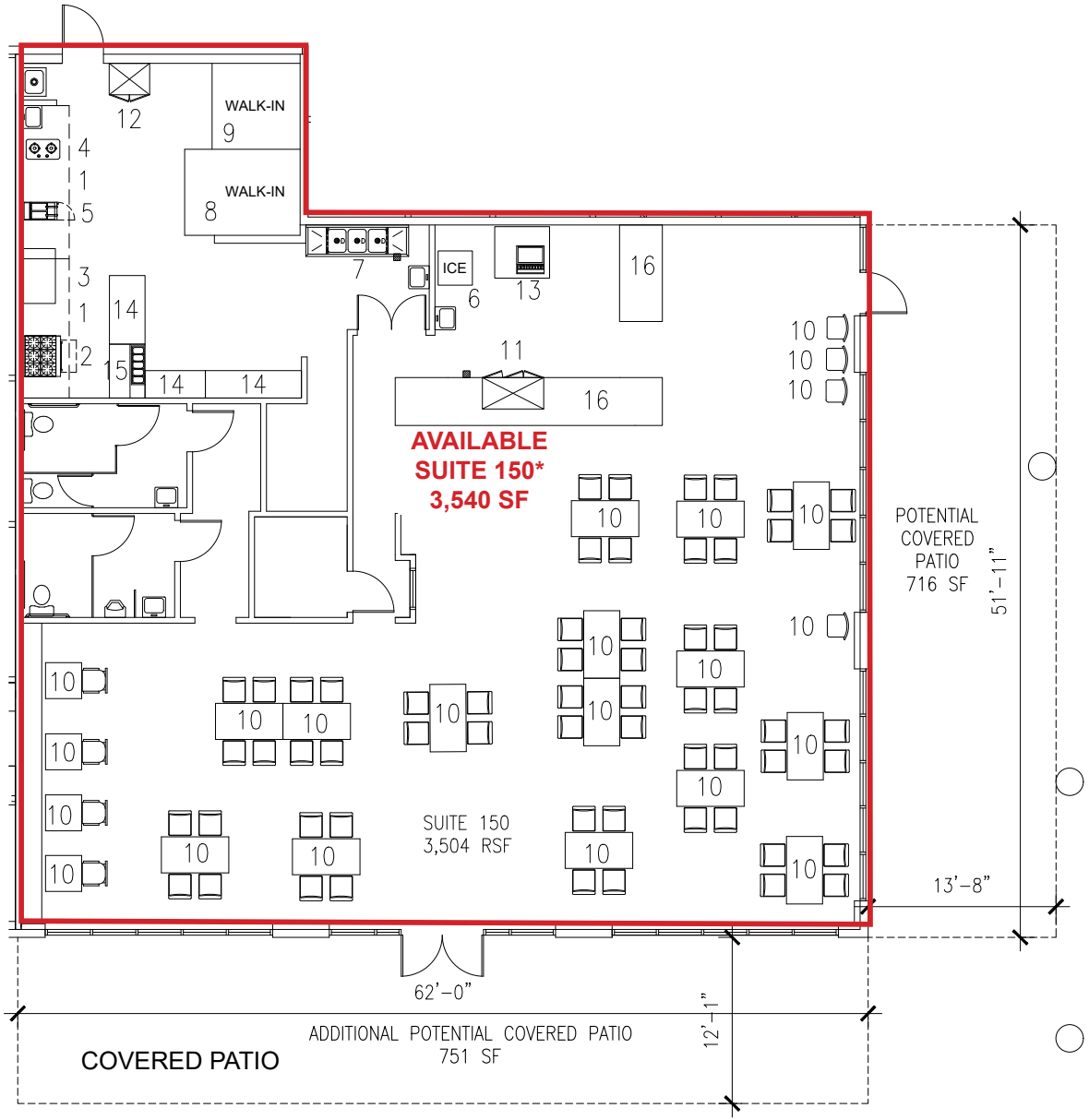
FF&E			
Attached		Non-Attached	
Item #	Item Name	Item #	Item Name
1	Type 1 Hood	10	Tables & Chairs
2	6 Burner Stove	11	Under Bar Fridge
3	Flat Top Grill	12	Low Top Fridge
4	2 Burner Stove	13	Soda Fountain
5	Deep Fryer	14	Food Prep Station
6	Ice Machine	15	Saladette
7	3 Basin Sink		
8	Walk-In Fridge		
9	Walk-In Freezer		
16	Bar		



Suite	SF	Lease Rate	Monthly Rent
150*	3,540	$2.49 PSF, NNN	$8,815.00

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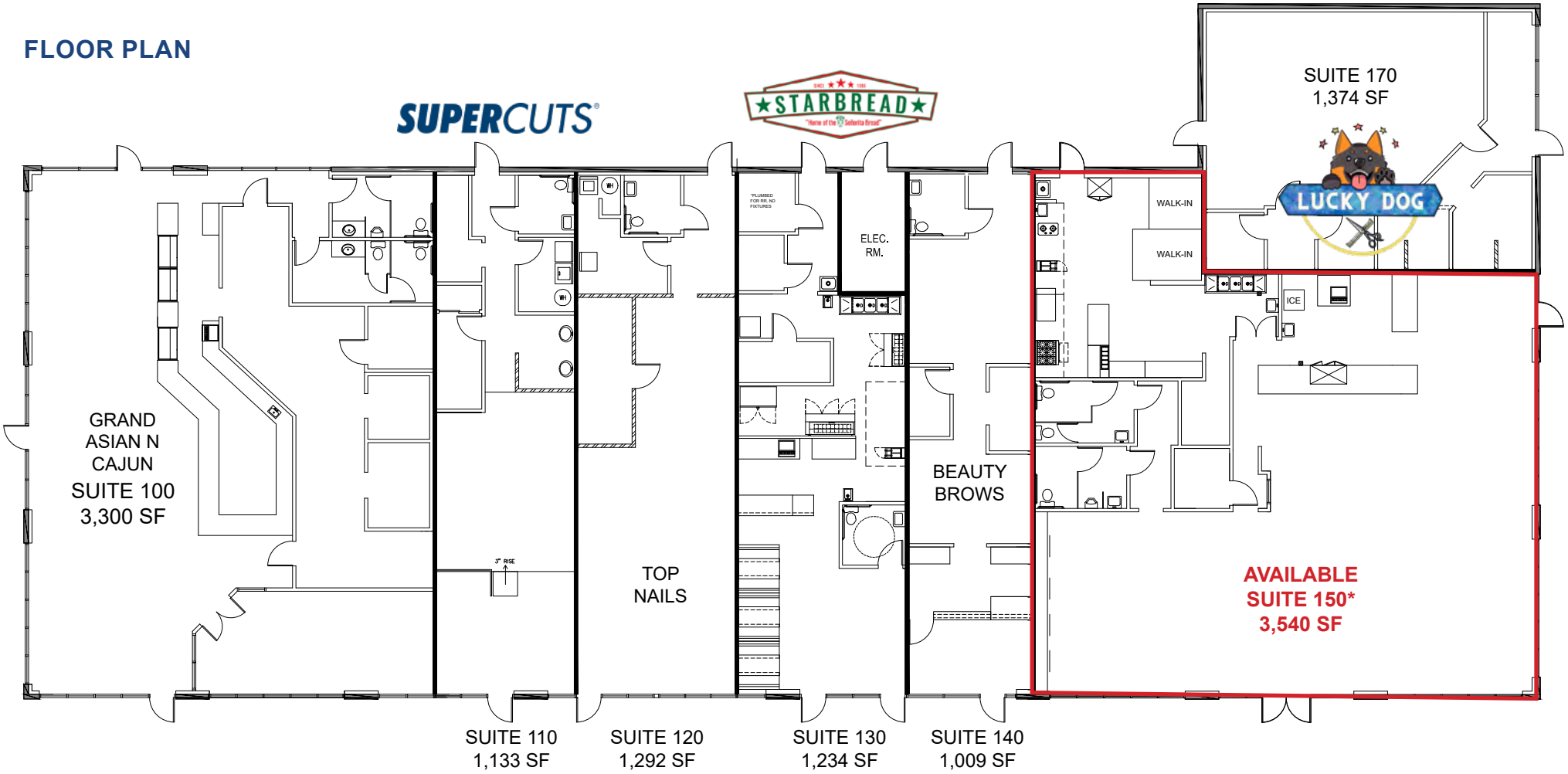
FLOOR PLAN



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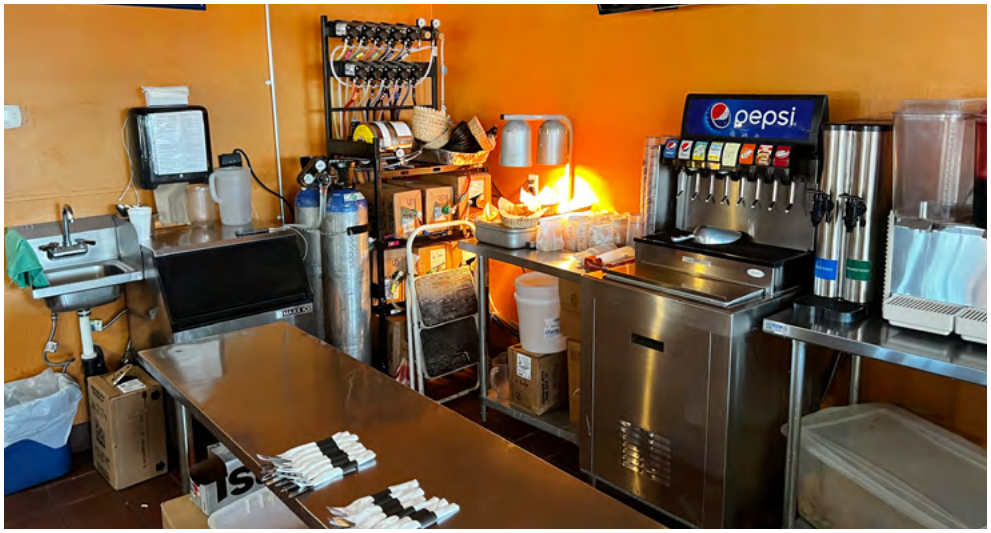

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