

ELK HILLS PLAZA II
3992 FOOTHILLS BLVD
ROSEVILLE, CA
FOR LEASE
1,205 SF RETAIL/SPA SUITE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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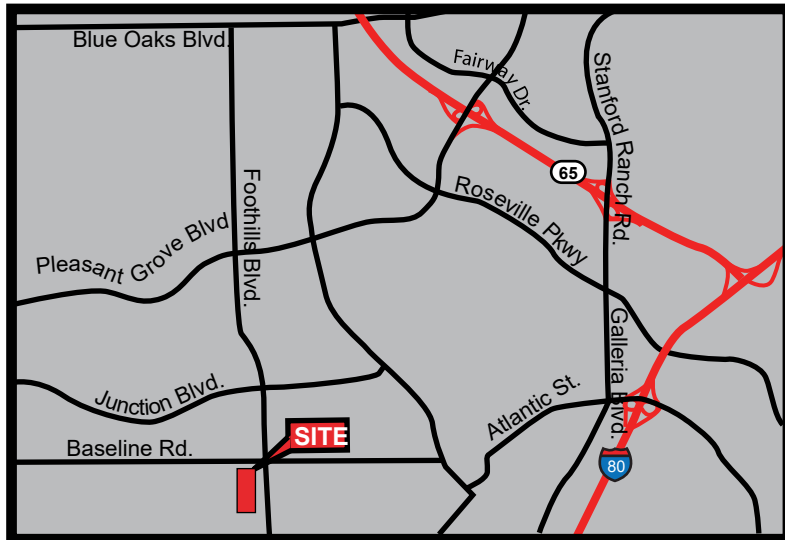
FEATURES:

- Elk Hills Plaza I & II is situated at one of Roseville’s key intersections
- Strong daytime population that includes large companies such as TSI Semiconductors, Hewlett Packard, and Consolidated Communications
- Monument signage on Baseline Rd and Foothills Blvd
- Baseline Rd is a busy commuter route

PROPERTY DETAILS:

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.

Dutch Bros drive-thru coffee kiosk onsite.



LEASE RATE:

Suite 140* 1,205 SF \$2,350.00 (\$1.95 PSF, NNN)

NNN costs are approximately \$0.43 PSF.

*Available with 30 days’ notice.

DEMOGRAPHICS:

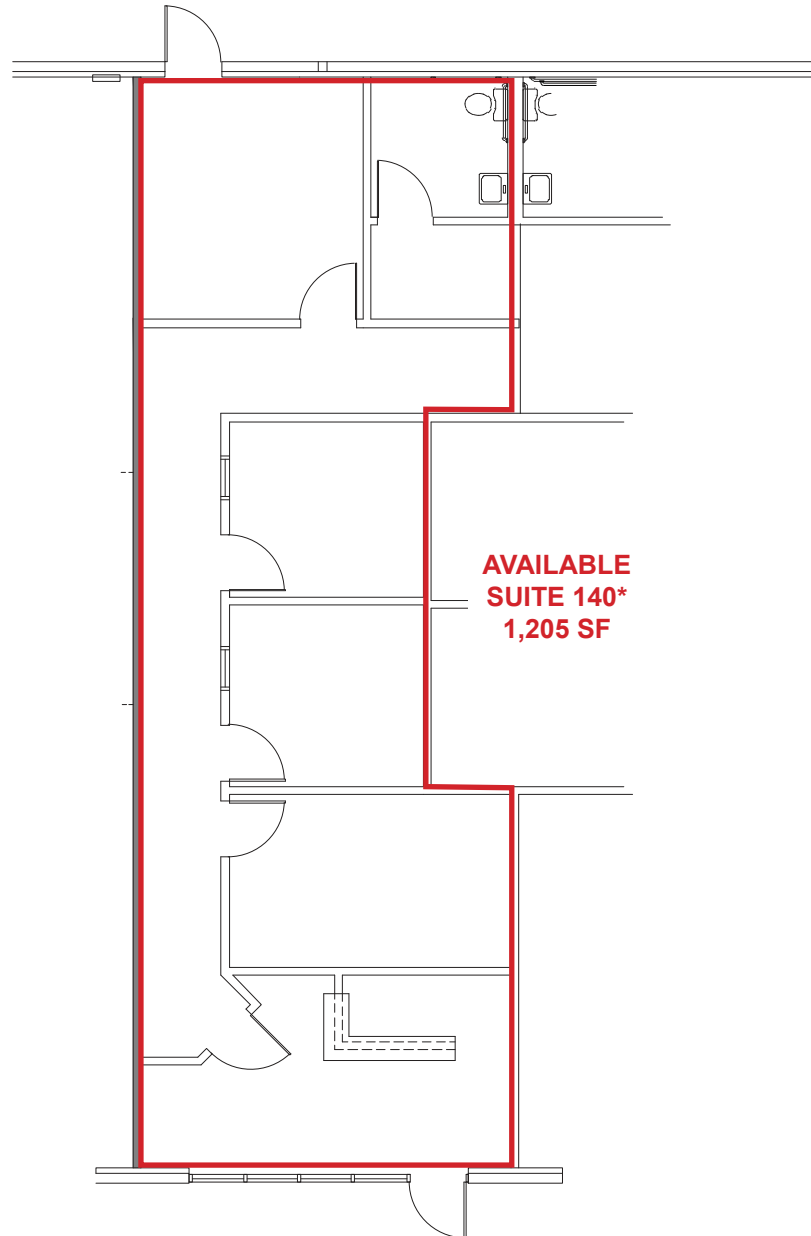
	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	17,502	112,495	339,094
2024 Average HH Income:	\$133,682	\$124,966	\$125,660
Traffic Count @ Foothills Blvd & Basline Rd:	26,664		

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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.

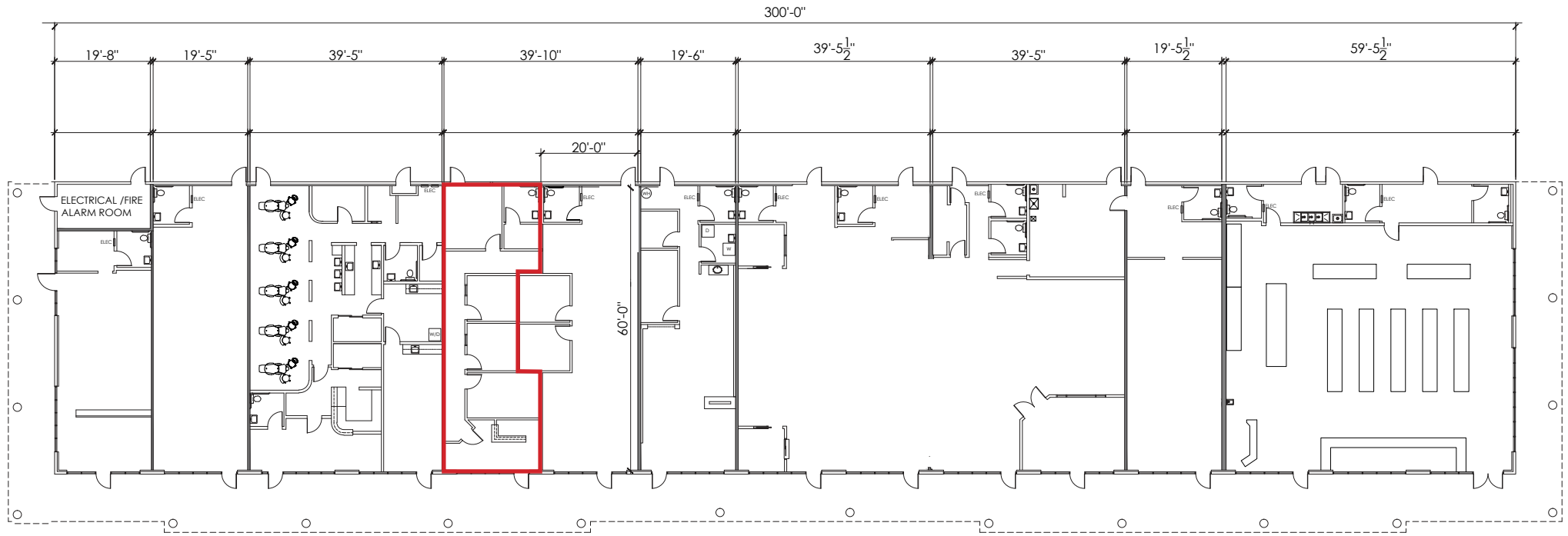


Suite	SF	Lease Rate	Monthly Rent
140*	1,205	\$1.95 PSF, NNN	\$2,350.00
NNN costs are approximately \$0.43 PSF. *Available with 30 days' notice.			

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FLOOR PLAN



SUITE 100 FORWARD SIGNS 1,014 SF	SUITE 110 SUNSHINE DAYDREAM 1,200 SF	SUITE 120 CHILDREN'S DENTAL CARE 2,420 SF	AVAILABLE SUITE 140* 1,205 SF	SUITE 150 CAFE 86 1,245 SF	SUITE 160 CRYSTAL NAILS 1,216 SF	SUITE 170 K3 MARTIAL ARTS 4,850 SF	SUITE 185 SMOKE N VAPE 1,224 SF	SUITE 195 EAST WEST FOOD 3,638 SF
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