

ELK HILLS PLAZA I & II
1251 BASELINE RD &
3992 FOOTHILLS BLVD
ROSEVILLE, CA
1,374 RETAIL SUITE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.

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FEATURES:

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

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

Next door to the new Dutch Bros drive thru coffee kiosk.

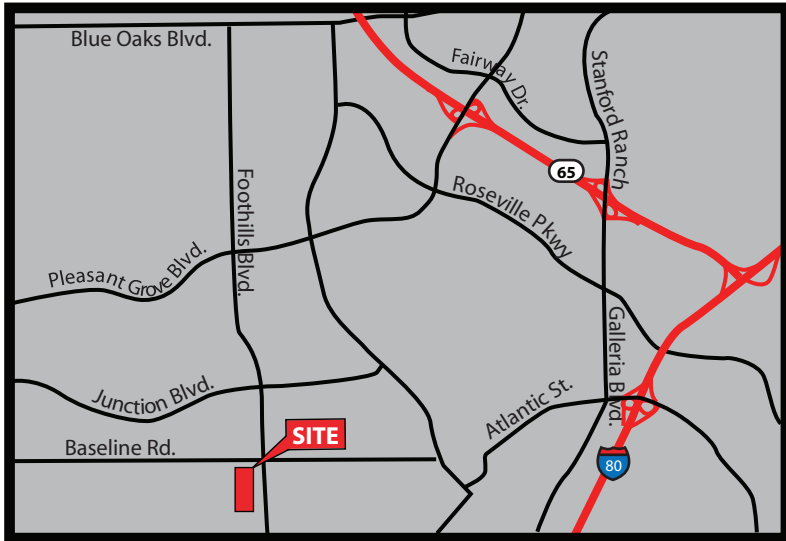
LEASE RATE:

1251 Baseline Rd - Suite 170: \$2,047.00, NNN (\$1.49 PSF)

NNN costs are \$0.58 PSF

DEMOGRAPHICS

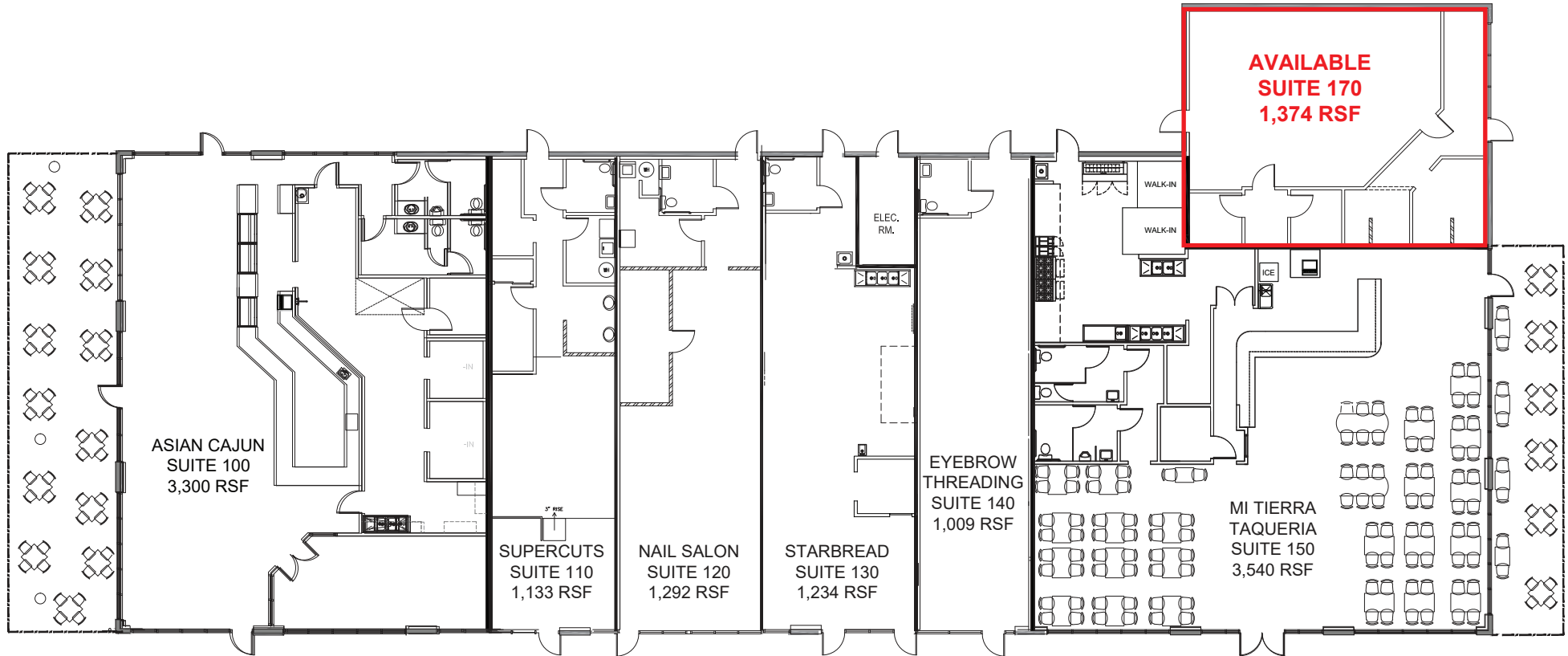
	1 Mile	3 Mile	5 Mile
2018 Population (Est):	17,495	104,320	309,705
2018 Avg. HH Income:	\$87,877	\$95,666	\$93,346
Average Daily Traffic:		Foothills Blvd 40,600	Baseline Rd 26,664



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Suite	Suite Size	Lease Rates	Monthly Rent
170	1,374 SF	\$1.49 PSF, NNN	\$2,047.00

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FOR LEASE

ELK HILLS I & II PLAZA
1251 BASELINE RD - 3992 Foothills Blvd
ROSEVILLE, CA



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