



1025 Creekside Ridge Dr, Roseville, CA

±5,000-30,370 SF OFFICE WITH BUILDING TOP SIGNAGE AVAILABLE

FOR LEASE



COMPLETE REMODEL (INSIDE AND OUT) FINISHING IN OCTOBER



CLASS A
OFFICE SPACE

±30K

TOTAL AVAIL.
SQUARE FEET



100,000 ADT
BLDG TOP
SIGNAGE

I-80/
HWY-65

EASILY
ACCESSED



OPEN, CREATIVE
BUILD-OUTS

Kidder Mathews

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Ideally located with numerous amenities within walking distance and immediate Highway 65 and I-80 access

AVAILABLE ±5,000 - 30,370 SF

RENTAL RATE \$2.35/SF, Full Service Gross

FRONTAGE Creekside Ridge & Roseville Parkway

SIGNAGE Building top signage available, visible to 100,000 cars per day

AMENITIES Several hotels, restaurants, and retail services within walking distance

PARKING 4.5/1,000

AVAILABILITIES

First Floor	±12,622 SF	divisible to ±5,000 SF
Second Floor	±17,748 SF	



PREVIOUS LOBBY, REMODEL UNDERWAY

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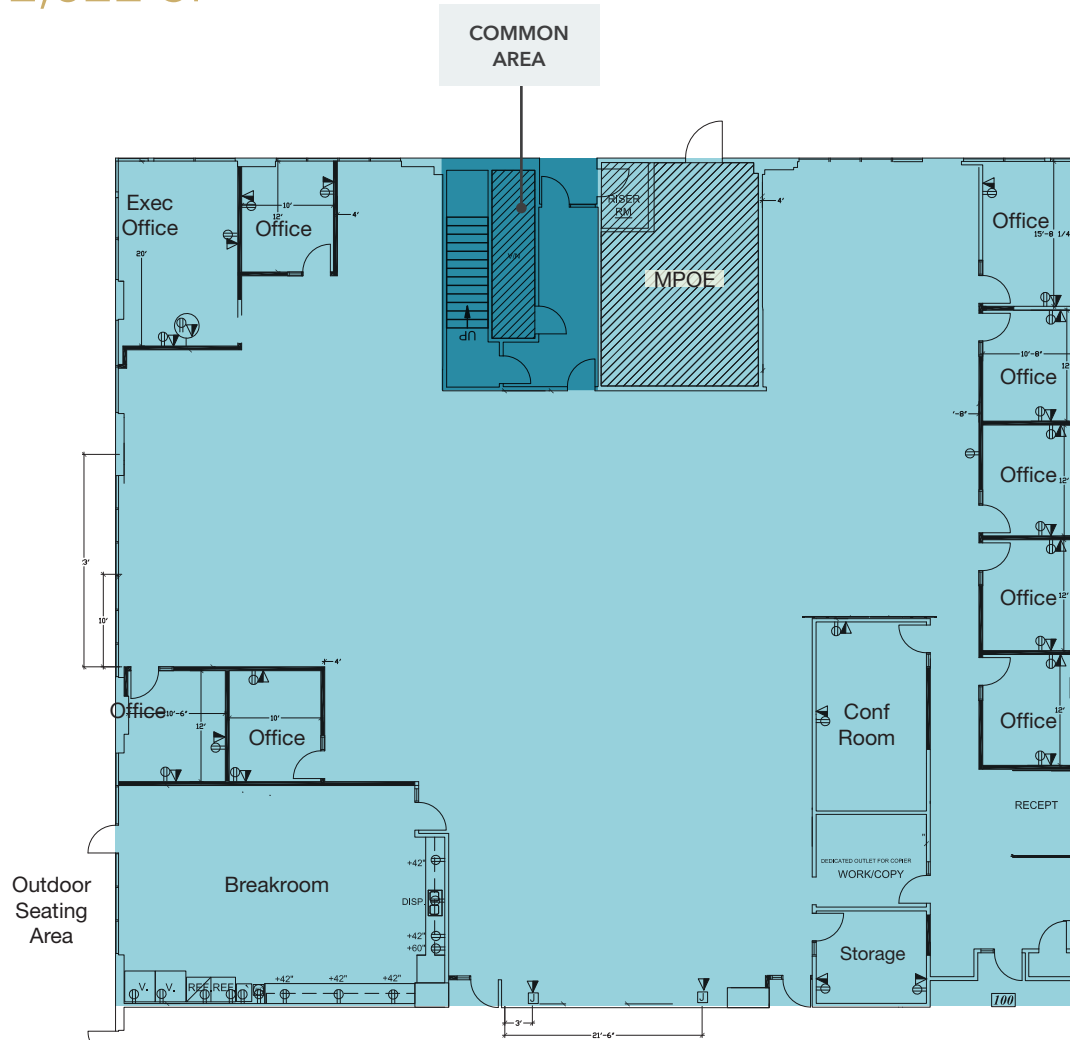
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First Floor ±12,622 SF

DIVISIBLE TO ±5,000 SF



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Second Floor ±17,748 SF



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Location Highlights

1/2 MILE to over 2.3 million SF of retail and dining at The Galleria, The Fountains, Creekside Town Center, and The Ridge at Creekside

SEVERAL HOTELS WITHIN MINUTES including Homewood Suites, Courtyard Marriot, Hilton Garden, and Fairfield Inn by Marriot

CORPORATE NEIGHBORS INCLUDE Allstate Insurance, Psomas Engineering, York Insurance, & Microsemi

BACKS UP TO GREENBELT with access to the Antelope Creek Bike Path and Miners Ravine Trail in Roseville

FOOD OPTIONS WITHIN 400 YARDS: Arigato Sushi, Blast 825 Pizza, Buca Di Beppo, Buffalo Wild Wings, Chipotle, Menchie's, Mimi's Café, Nothing Bunt Cakes, Olive Garden, Red Robin, BJ's Brewhosue, Umai Savory Hot Dogs, Starbucks, Jamba Juice, On the Border, PF Changs, & Smash Burger

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City of Roseville Accolades



Home to the 5th Largest Shopping Mall
in California



10th Best Place in America for Families

ECONOMICS IN ROSEVILLE

Median Home Price	\$452,106
Homes Owned	35.8%
Homes Rented	64.2%
Median Rent	\$2,150 (3 Bed 2 Bath)

"Lying about 20 miles northeast of Sacramento is Roseville, our pick for the best city to raise a family in California. Roseville offers young families a good education system combined with a strong local economy. Roseville ranks fourth in the number of high school graduates taking college preparatory courses and 93% of high school students graduate. The city also scores in the top 25 for both its unemployment rate and its poverty rate. Plus, Roseville is one of the leading cities where millennials are buying homes." source: www.smartasset.com



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