

EUREKA RIDGE PLAZA
1470-1490 EUREKA RD
ROSEVILLE, CA
1,724 SF - 3,999 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

EXCLUSIVELY REPRESENTED BY:

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ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200
www.ethanconradprop.com

FEATURES:

- Premier location on a busy, signalized intersection
- Located in a strong retail trade area next to the Roseville Auto Mall
- Strong daytime population; 3.5 million SF of office space with 1 mile radius
- Newer construction with beautiful storefronts
- Convenient access to/from I-80



PROPERTY DETAILS:

This ±37,000 SF shopping center is located on a prominent intersection within one of Roseville’s premier trade areas. This property benefits from strong daytime traffic with traffic counts in excess of 32,000 cars per day. The center features many notable tenants including: Sienna, Wasabi Sushi, Hoshall’s Salon & Spa, and Beach Hut Deli.

Neighboring tenants include: Roseville Auto Mall, Carmax, Walmart, Target, Century Theater and Kaiser Permanente Hospital.

LEASE RATES:

Suite 140: 2,275 SF - \$5,892.00, NNN (\$2.59 PSF)
 Suite 150: 1,724 SF - \$4,465.00, NNN (\$2.59 PSF)

NNN costs are approximately \$0.71 PSF.

DEMOGRAPHICS:

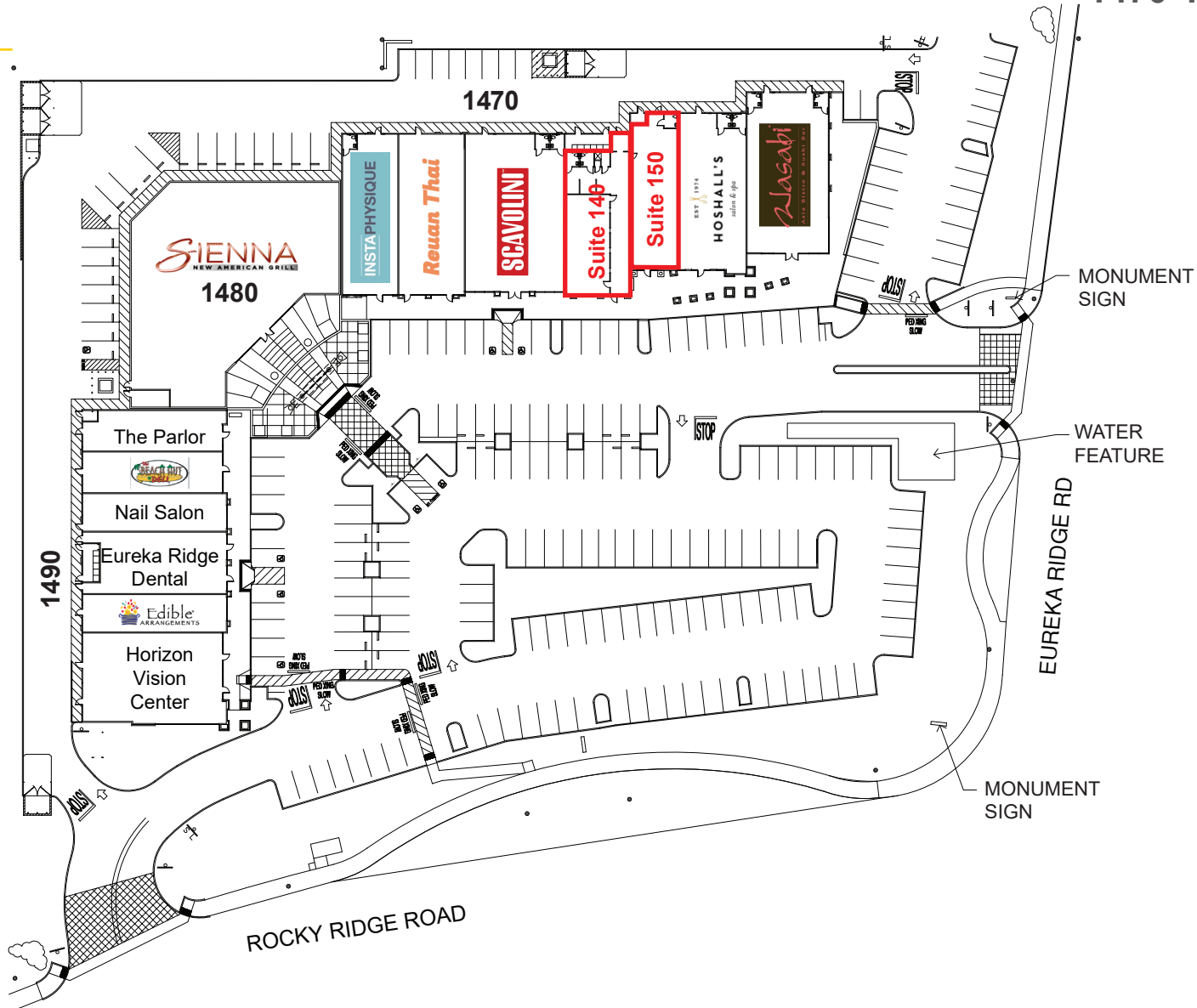
| | 1 mile | 3 mile | 5 mile |
|----------------------|----------|----------|----------|
| 2019 Population: | 7,133 | 102,922 | 251,190 |
| 2019 Avg. HH Income: | \$75,402 | \$76,974 | \$80,219 |

DAILY TRAFFIC COUNT: Eureka Rd 32,256

FOR LEASE

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SITE PLAN

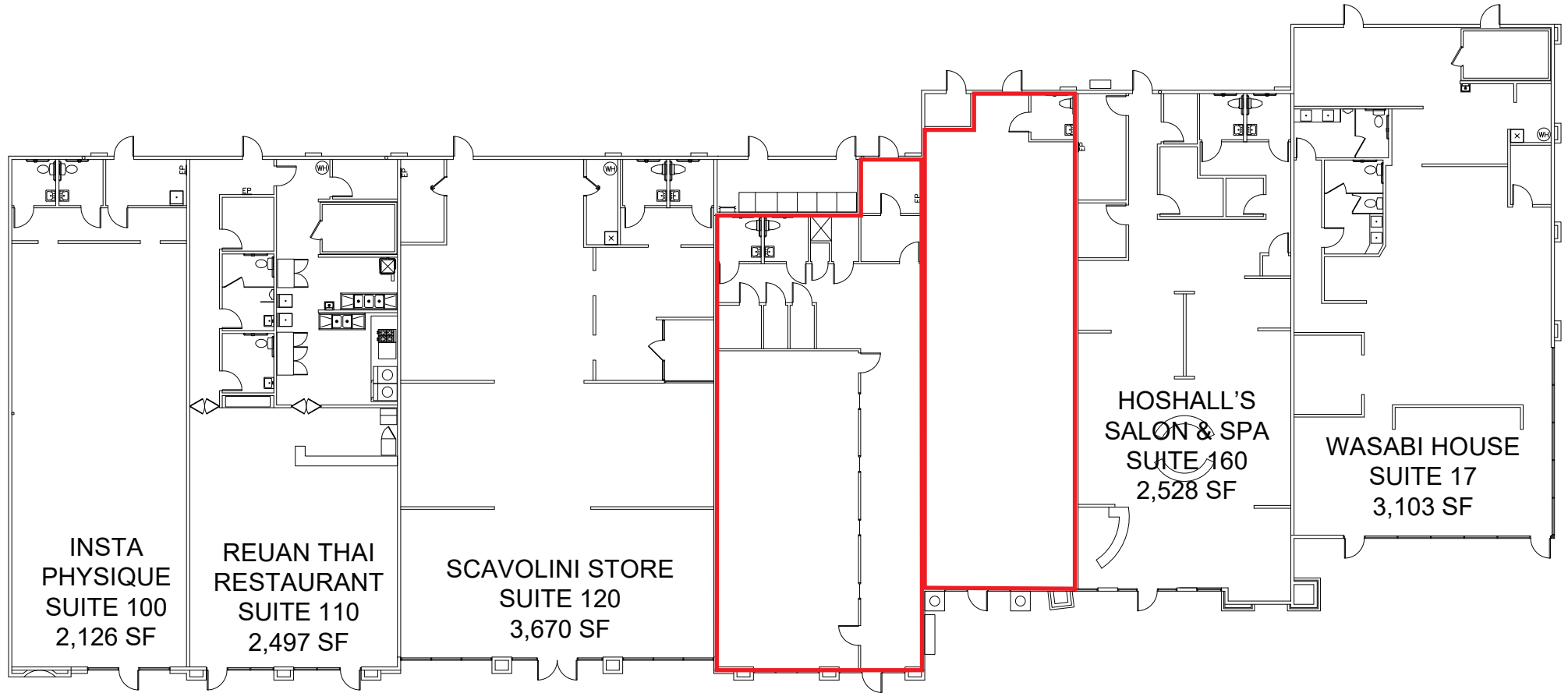


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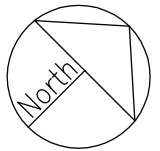
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



AVAILABLE
SUITE 140
2,275 SF

AVAILABLE
SUITE 150
1,724 SF



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