

EUREKA CORPORATE CENTER



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1520 EUREKA ROAD, ROSEVILLE, CA 95661



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EXECUTIVE SUMMARY

1520 EUREKA ROAD, ROSEVILLE, CA 95661



PRICE

\$5,000,000

PRICE PER SQ. FT.

\$335.57

TOTAL SQ. FT.

±14,900 SF

1520 Eureka Road is a fully leased one story office building, within the Eureka Corporate Plaza, and offers excellent access to I-80 and Highway 65. It is located within walking distance to the area's finest restaurants, shops and theaters.

Located in the Roseville/Rocklin Submarket, one of Sacramento's largest office submarkets, includes a wealth of high-end product. One of Sacramento's most affluent suburban areas, many of the metro's noteworthy tech employers are located here, in addition to other corporate occupiers. Non-tech tenants in large blocks of spaces include a number of healthcare companies: Sutter Health, Adventist Health, and Kaiser Permanente each occupy more than 100,000 SF.

INVESTMENT SUMMARY

Property:	Eureka Corporate Center	Street Address:	1520 Eureka Road, Roseville, CA 95661
Building Area:	±14,900 SF	Land Area:	±0.45 Acres
APN:	459-050-005-000	Zoning:	BP/SA/NE
Year Built:	2000	Parking:	Reciprocal

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1520

REGIONAL MAP

1520 EUREKA ROAD, ROSEVILLE, CA 95661



Auburn Lake Trails



INVESTMENT HIGHLIGHTS

1520 EUREKA ROAD, ROSEVILLE, CA 95661



Excellent Location with Many Amenities

Excellent location in one of the busiest office submarkets in the region. 1520 Eureka Road, located across from the Kaiser Permanente Roseville Medical Center, is surrounded by an abundance of retail with a wide variety of entertainment and dining choices, from fast food to fine dining.



High Traffic Counts

Eureka Road is one of the main arterials in Roseville traveling from Interstate 80 to Granite Bay, with Average Daily Traffic counts being an average of 13,371 cars per day at the intersection of Eureka Road and Lead Hill Boulevard.



Ideal for Investor or Owner-User

Possible sale leaseback situation, for an investor looking for a stable tenant already established in the region. New buyer has the potential to occupy any portion or 100% of the building.



PROPERTY AERIAL

1520 EUREKA ROAD, ROSEVILLE, CA 95661



ADT - 9,282

ADT - 13,371

Rocky Ridge Dr

Lead Hill Blvd

Eureka Rd

AMENITIES MAP

1520 EUREKA ROAD, ROSEVILLE, CA 95661



IN-N-OUT
BURGER

UNITED ARTISTS
Theatres
CHICAGO FIRE

24 HOURS FITNESS
Wendy's
TACO BELL

Paul Martin's AMERICAN GRILL
Fish nam
BLOOM COFFEE & TEA
Costa Vida FRESH MEXICAN GRILL
BRICKYARD KITCHEN & BAR
Q227

THE HOME DEPOT
PET CLUB FOOD AND SUPPLIES

ROSEVILLE Auto Mall
www.rosevilleautomall.com

FAT'S

California BACKYARD



Fry's ELECTRONICS

ROSS DRESS FOR LESS
HOBBY LOBBY
See's CANDIES
LA BOU
JIMBOY'S TACOS EST. 1974

Target
Raley's
FedEx Where the packages go.
PETCO
Chevy's FRESH MEX
Payless SPORTWEAR
515
Jack in the Box
rubio's COASTAL GRILL
Papa Murphy's TAKE 'N BAKE PIZZA

CENTURY THEATRES

MIKUNI japanese restaurant & sushi bar
THE CHEESE STEAK
BENNETT'S kitchen · bar · market
Cielo AGA CAFE

Walmart

Lead Hill Blvd

KAISER PERMANENTE

Pete's RESTAURANT & BREWHOUSE

Office DEPOT
Golden1 Credit Union
DEL TACO
99c Only STORES
SCHOOLS FINANCIAL CREDIT UNION
Carls Jr.

Bank of America

Denny's

Moe's THE ORIGINAL
CHASE

SPROUTS FARMERS MARKET
BevMo!
WELLS FARGO
STARBUCKS COFFEE
UMPQUA B-A-N-K

Douglas Blvd

Rocky Ridge Dr

Eureka Rd

E. Roseville Pkwy

TRI COMMERCIAL
CORFAC International

TJ-maxx
ANYTIME FITNESS
UnionBank
FLEET FEET
GNC LIVE WELL
FAMOUS footwear
CROSSROADS
Sizzler
Tanera BREAD
verizon
Sunrise Natural Foods
Jenny Craig
Mountain Mike's
PIZZA
Guzzetta Jewelers

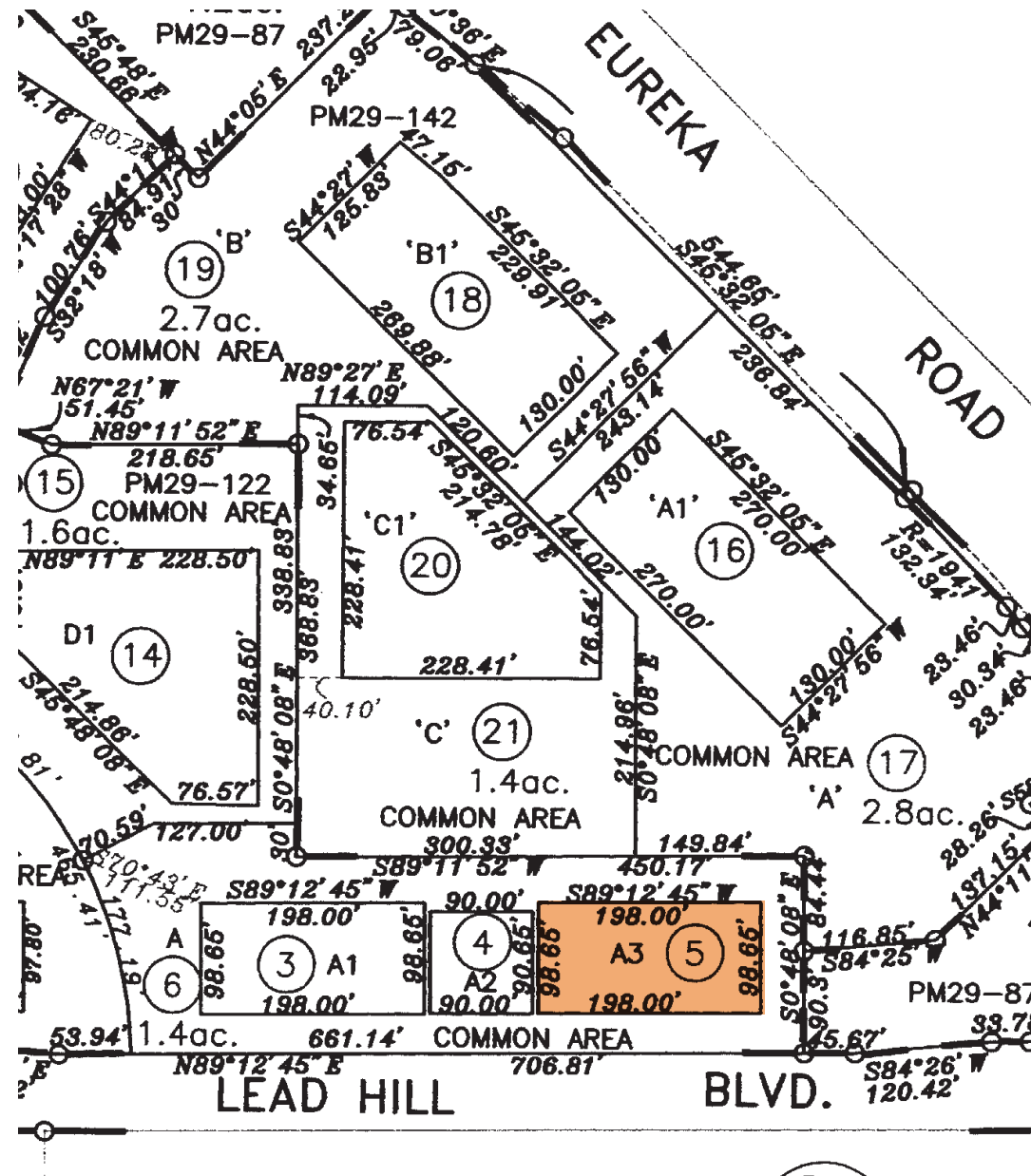
PRELON
POS COCKTAILS
Subway
Paradyme Sound & Vision
Jamba Juice
SportClips HAIRCUTS
Adams Jewelers
NOAH'S NY BAGELS
at&t



PROPERTY DETAILS

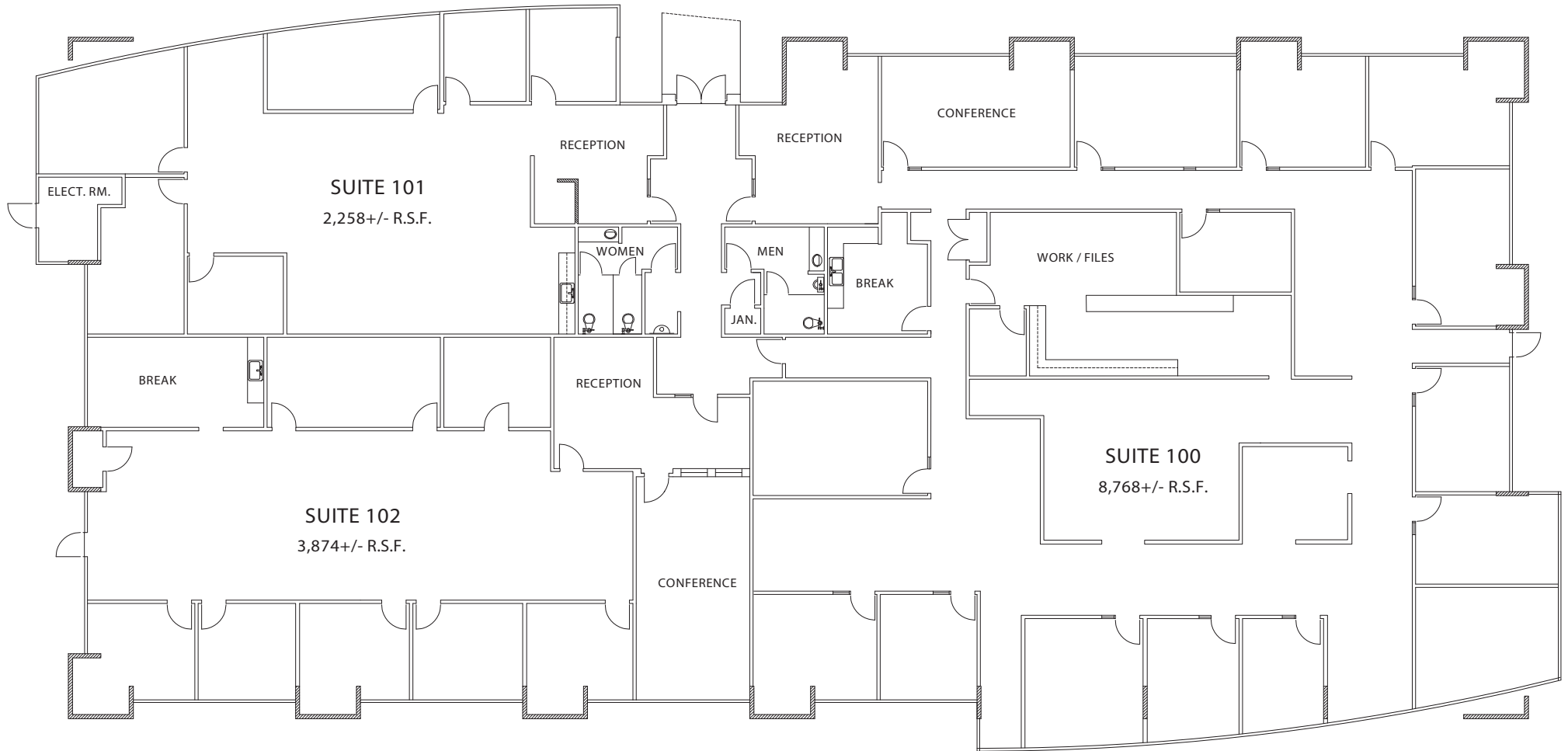
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PROPERTY:	Eureka Corporate Center
STREET ADDRESS:	1520 Eureka Road
LOCATION:	Roseville, CA
APN:	459-050-005-000
BUILDING AREA (SQ FT):	14,900
NUMBER OF BUILDINGS:	1
CONSTRUCTION	Reinforced Concrete
LAND AREA:	0.45 Acres
LAND USE DESCRIPTION:	Commercial Office (General)
ZONING:	BP/SA/NE
AGE OF CONSTRUCTION:	2000
PARKING:	Reciprocal



FLOOR PLANS

1520 EUREKA ROAD, ROSEVILLE, CA 95661



INTERIOR PHOTOS

1520 EUREKA ROAD, ROSEVILLE, CA 95661



DEMOGRAPHICS

1520 EUREKA ROAD, ROSEVILLE, CA 95661

SUMMARY WITHIN 1, 2, 3 - MILE (FEBRUARY 2020)



POPULATION:
1 MILE - 7,365
2 MILE - 41,875
3 MILE - 97,347



HOUSEHOLDS:
1 MILE - 3,183
2 MILE - 17,166
3 MILE - 38,571



AVG. HOUSEHOLD INCOME:
1 MILE - \$102,617
2 MILE - \$103,549
3 MILE - \$102,694



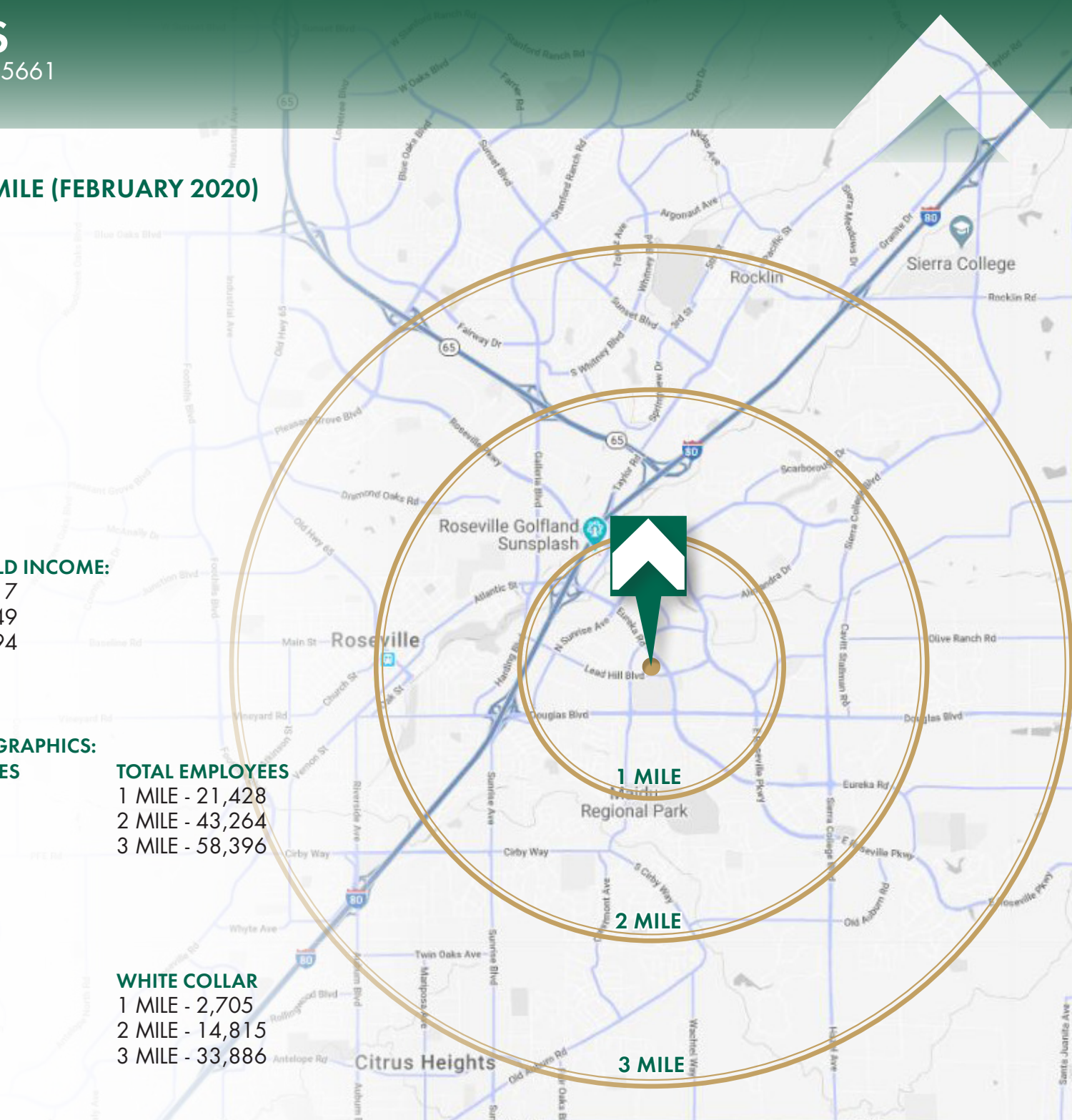
DAYTIME DEMOGRAPHICS:
TOTAL BUSINESSES
1 MILE - 2,401
2 MILE - 5,089
3 MILE - 6,998

TOTAL EMPLOYEES
1 MILE - 21,428
2 MILE - 43,264
3 MILE - 58,396



OCCUPATION:
BLUE COLLAR
1 MILE - 1,154
2 MILE - 5,448
3 MILE - 14,491

WHITE COLLAR
1 MILE - 2,705
2 MILE - 14,815
3 MILE - 33,886



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