

FOOTHILLS JUNCTION
5005 - 5015 FOOTHILLS BLVD
ROSEVILLE, CA
2,379 SF RETAIL SUITE FOR LEASE

ETHAN CONRAD
PROPERTIES INC.



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

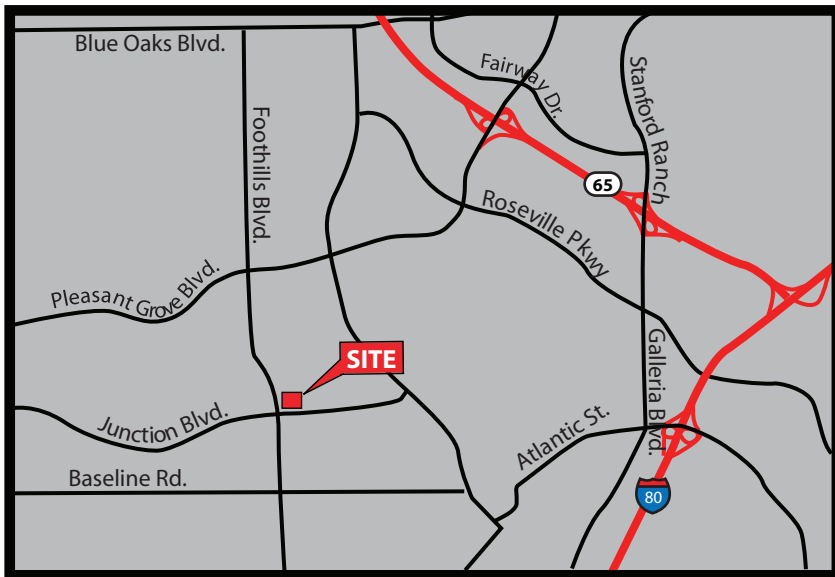
- This Shopping Center is over 95% leased
- California Family Fitness Center, Original Pete's Pizza, Wells Fargo, Boston Market and Sourdough & Co
- Situated at the corner of Foothills Blvd & Junction Blvd
- Abundant on-site parking

PROPERTY DETAILS:

Located along Foothills Blvd at Junction Blvd, serving west Roseville residents.

Strong daytime populations that include employees from Hewlett-Packard, Consolidated Communications, Sutter Shared Services and TSI Semiconductors.

High population numbers and household incomes.



LEASE RATE:

5015 Foothills Blvd, Suite 6
2,379 RSF - \$4,401.00, NNN (\$1.85 PSF)

NNN costs are \$0.50 PSF

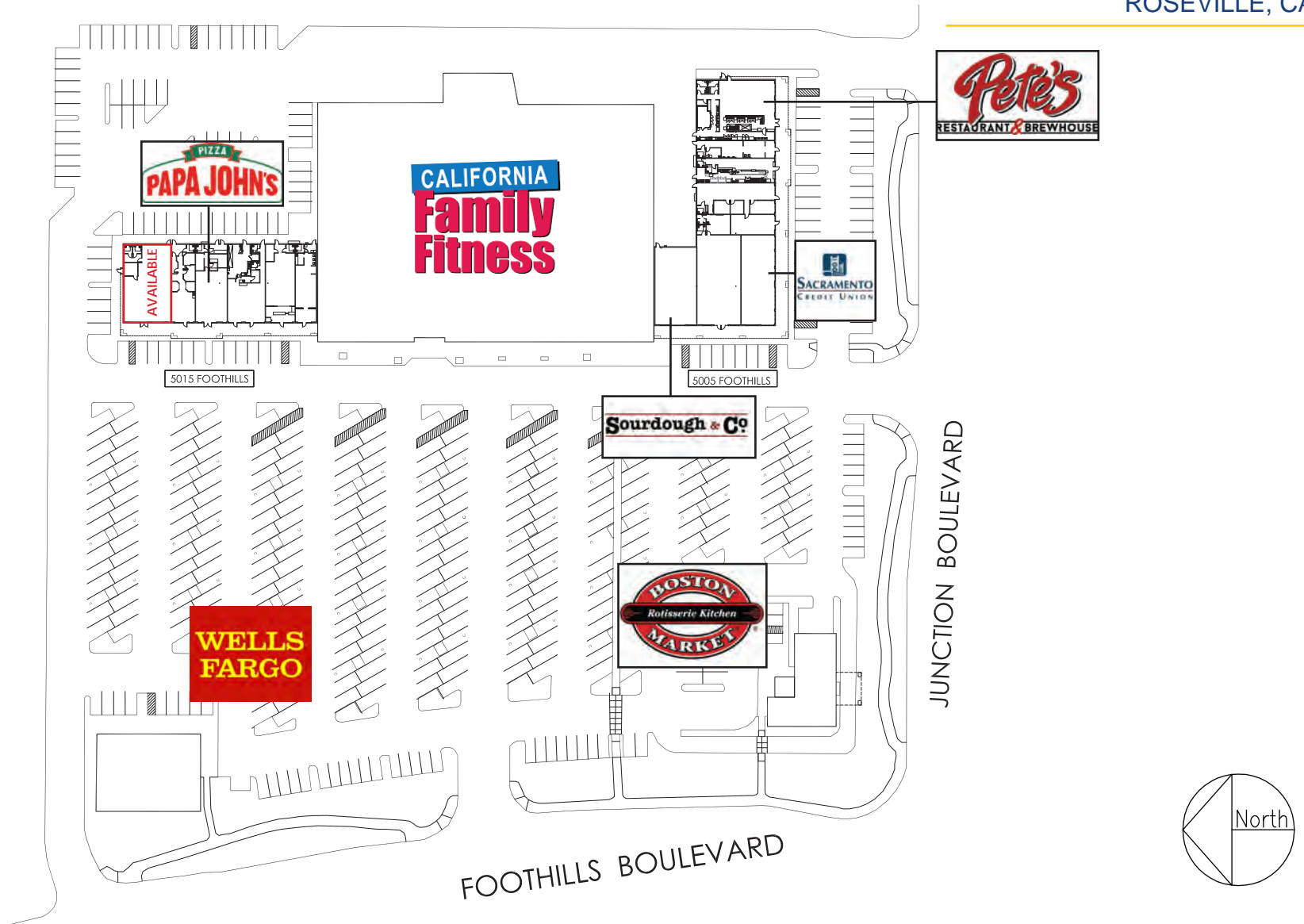
DEMOGRAPHICS:	1 miles	3 miles	5 miles
2018 Population (est):	18,424	101,561	283,026
2018 Avg. HH Income:	\$92,167	\$100,817	\$98,566
Average Daily Traffic:	Foothills and Junction: 32,550		

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SITE PLAN



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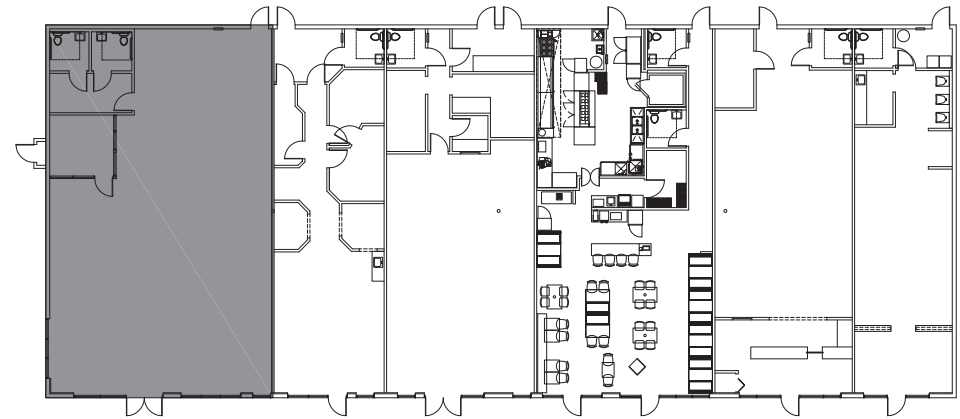
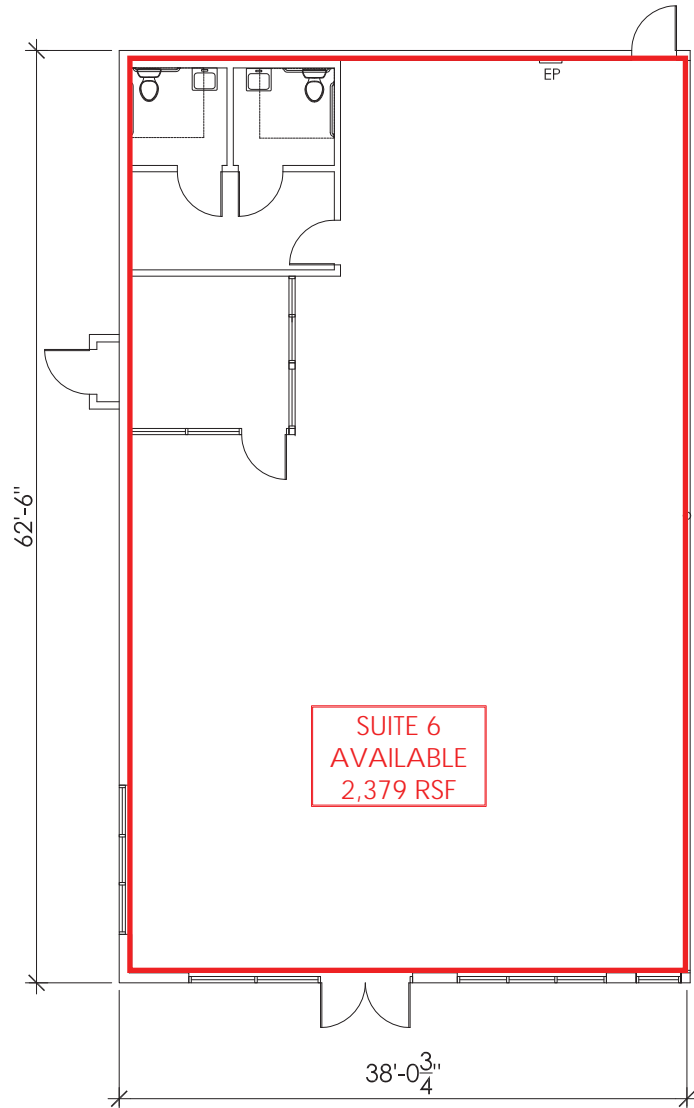
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ROSEVILLE, CA

5015 FOOTHILLS BLVD



KEY PLAN

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