

EUREKA RIDGE PLAZA
1470-1490 EUREKA RD
ROSEVILLE, CA
2,275 SF YOGA STUDIO AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

EXCLUSIVELY REPRESENTED BY:

Chase Burke
DRE: #01879336
chase@romecre.com
916-705-8132

Andy Jonsson
DRE: #02076108
andy@romecre.com
916-813-8409

ROME
REAL ESTATE GROUP

916.779.1000

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
- 2nd generation Yoga studio available
- 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
- 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 RATE:

Suite 140: 2,275 SF - \$6,029.00, NNN (\$2.65 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

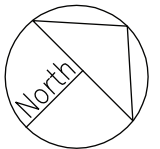
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

EUREKA RIDGE PLAZA | YOGA STUDIO
1470-1490 EUREKA RD
ROSEVILLE, CA

The site map illustrates the layout of the Rocky Ridge Center. The main building complex is divided into two sections, 1470 and 1480. Section 1480 includes businesses such as SIENNA NEW AMERICAN GRILL, INSTA PHYSIQUE, Reuan Thai, SCAVOLINI, Suite 149 (highlighted in red), Suite 150, HOSHALL'S, and Lasabi. Section 1470 includes The Parlor, Nail Salon, Eureka Ridge Dental, Edible Arrangements, and Horizon Vision Center. The map also shows a large parking area, a water feature, and monument signs. Surrounding roads include Eureka Ridge Rd and Rocky Ridge Road.

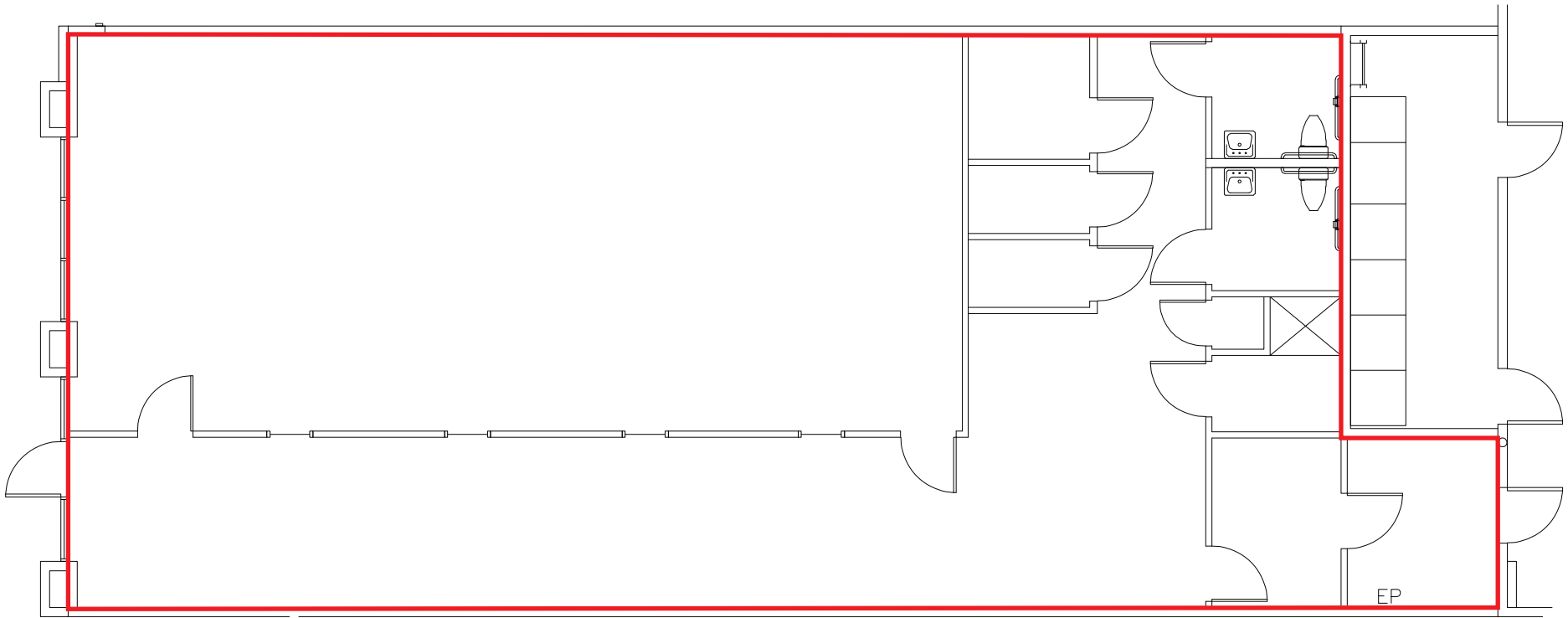


1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

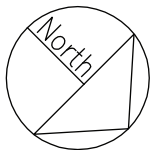
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

FOR LEASE

EUREKA RIDGE PLAZA | YOGA STUDIO
1470-1490 EUREKA RD
ROSEVILLE, CA



**AVAILABLE
SUITE 140
2,275 SF**



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.

FOR LEASE

EUREKA RIDGE PLAZA | YOGA STUDIO
1470-1490 EUREKA RD
ROSEVILLE, CA



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.