

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

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
- 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:

2019 Population:

1 mile

3 mile

5 mile

7,133

102,922

251,190

2019 Avg. HH Income:

\$75,402

\$76,974

\$80,219

DAILY TRAFFIC COUNT: Eureka Rd 32,256

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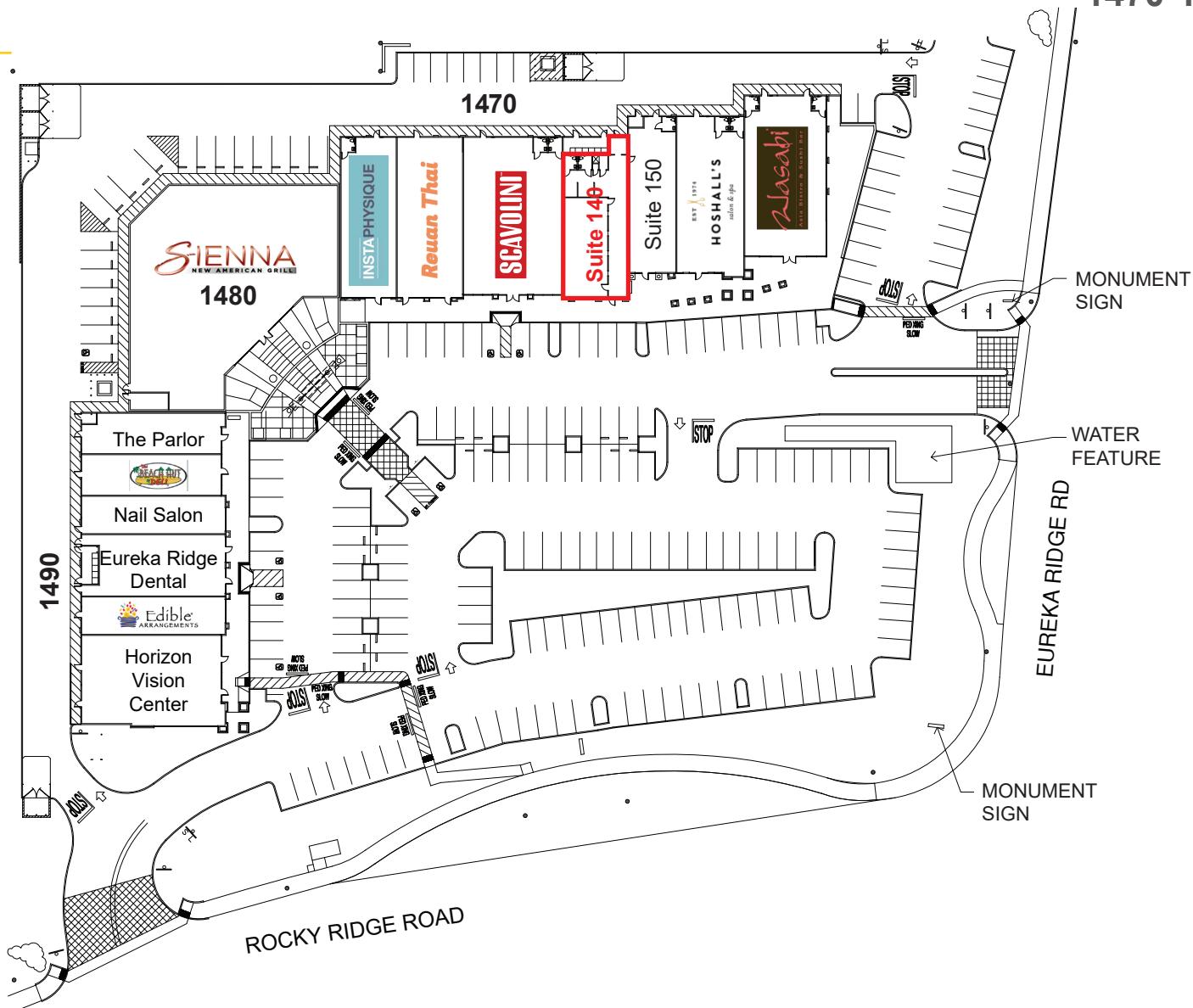
FOR LEASE

EUREKA RIDGE PLAZA | YOGA STUDIO

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SITE PLAN



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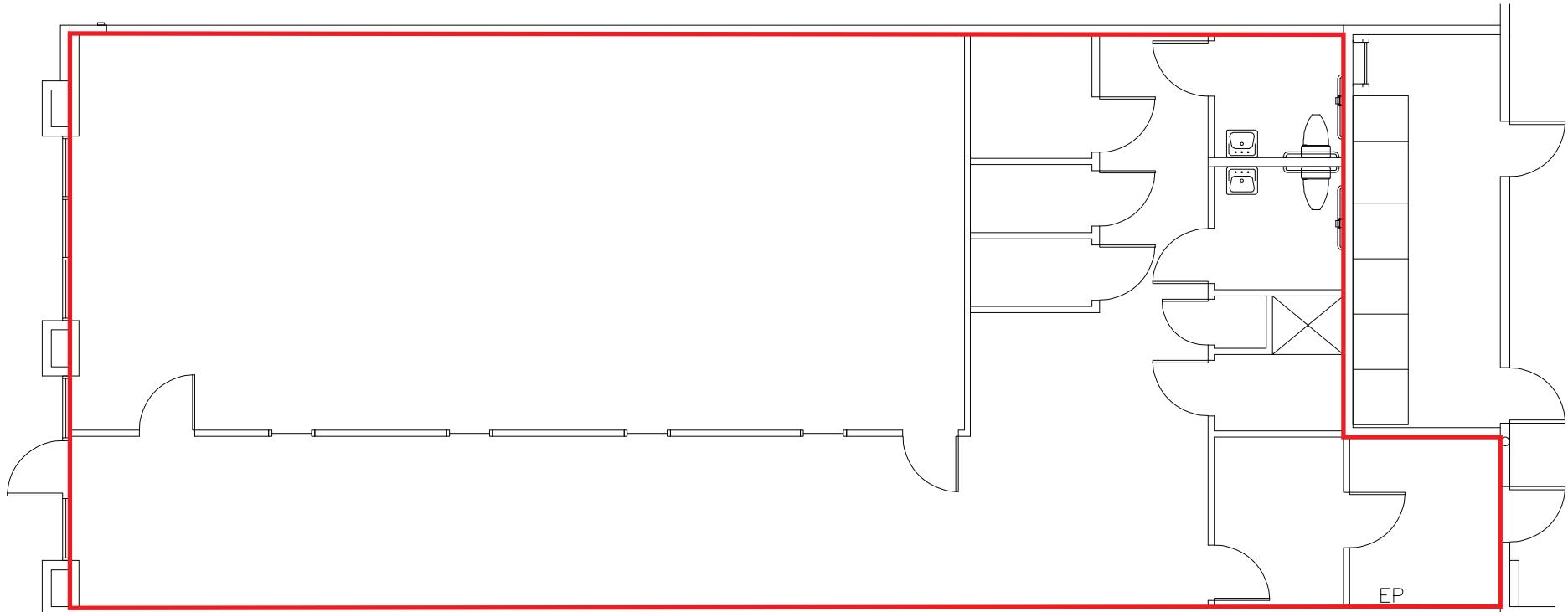
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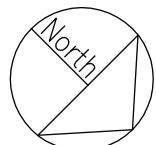
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AVAILABLE
SUITE 140
2,275 SF



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