

An aerial photograph of a commercial district in Roseville, California. The image shows a mix of commercial buildings, parking lots, and green spaces. A specific 5.69-acre plot is highlighted with a yellow outline, situated near a major road intersection. The surrounding area includes various commercial structures, some under construction, and extensive parking areas.

**LAND FOR SALE**

**5.69 Acres**

**Roseville, CA**

**CBRE**



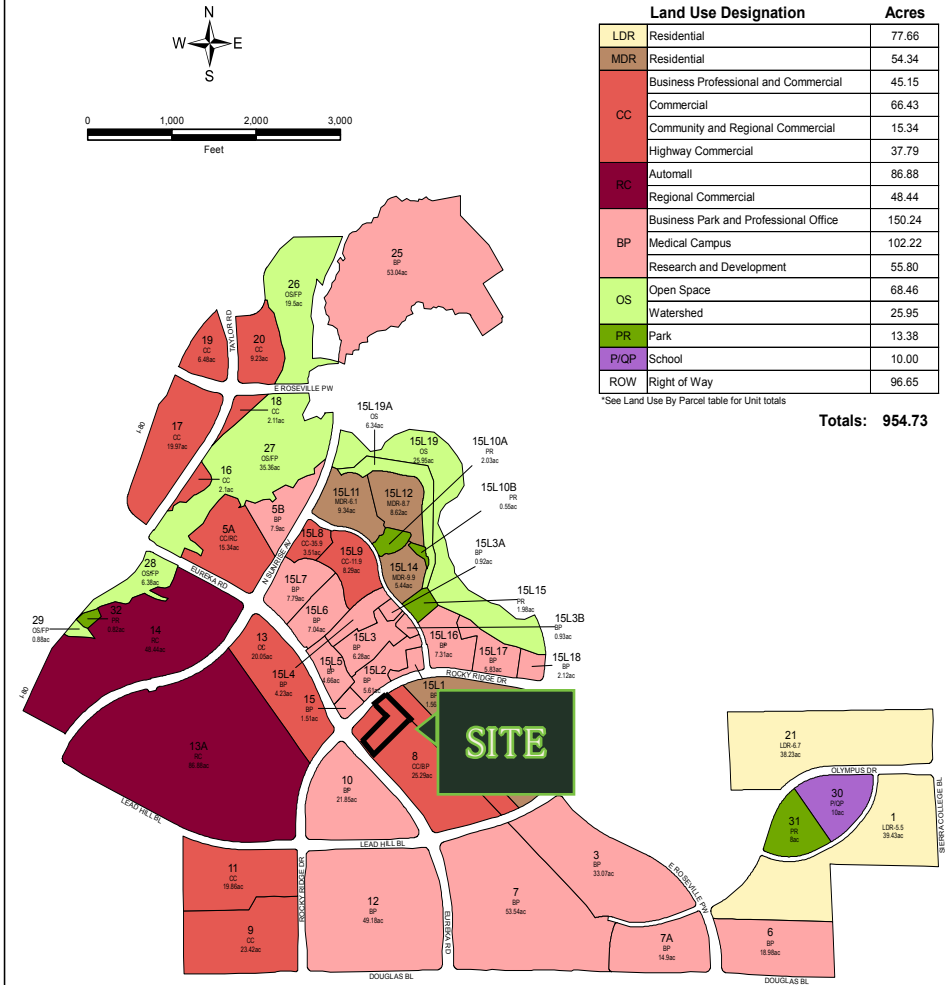
# PROPERTY HIGHLIGHTS

- \* **Parcel Size:** ±5.69 acres
- \* **Zoning:** CCSA-NE (Community Special Area- Northeast Roseville Specific Plan)
- \* **Previous Entitlements:** ±77,100 SF, 3 Story, Medical building and a ±97,000 SF, Auto Sales & Service Center
- \* **Potential Uses:** Retail, Medical Practices, Dental Offices, Banks & Financial Services, Restaurants / Bar, Auto Sales & Services, and Business & Professional Services
- \* **Location:** Located within minutes to Roseville's outdoor lifestyle mall known as The Fountains, the Westfield Regional Mall, a major theater, shops, banking, restaurants; and adjacent to two major hospitals - Kaiser Permanente and Roseville Sutter Hospital
- \* **Water:** 12" Water line running down Rocky Ridge Drive and Eureka Road in front of property
- \* **Sewer:** 12" Sewer line stubbed to site on both Rocky Ridge Drive and Eureka Road

NOTE: All potential uses and completion of existing improvements are subject to City of Roseville approvals, and may also be further restricted by project CCRs.

## NORTHEAST ROSEVILLE LAND USE PLAN

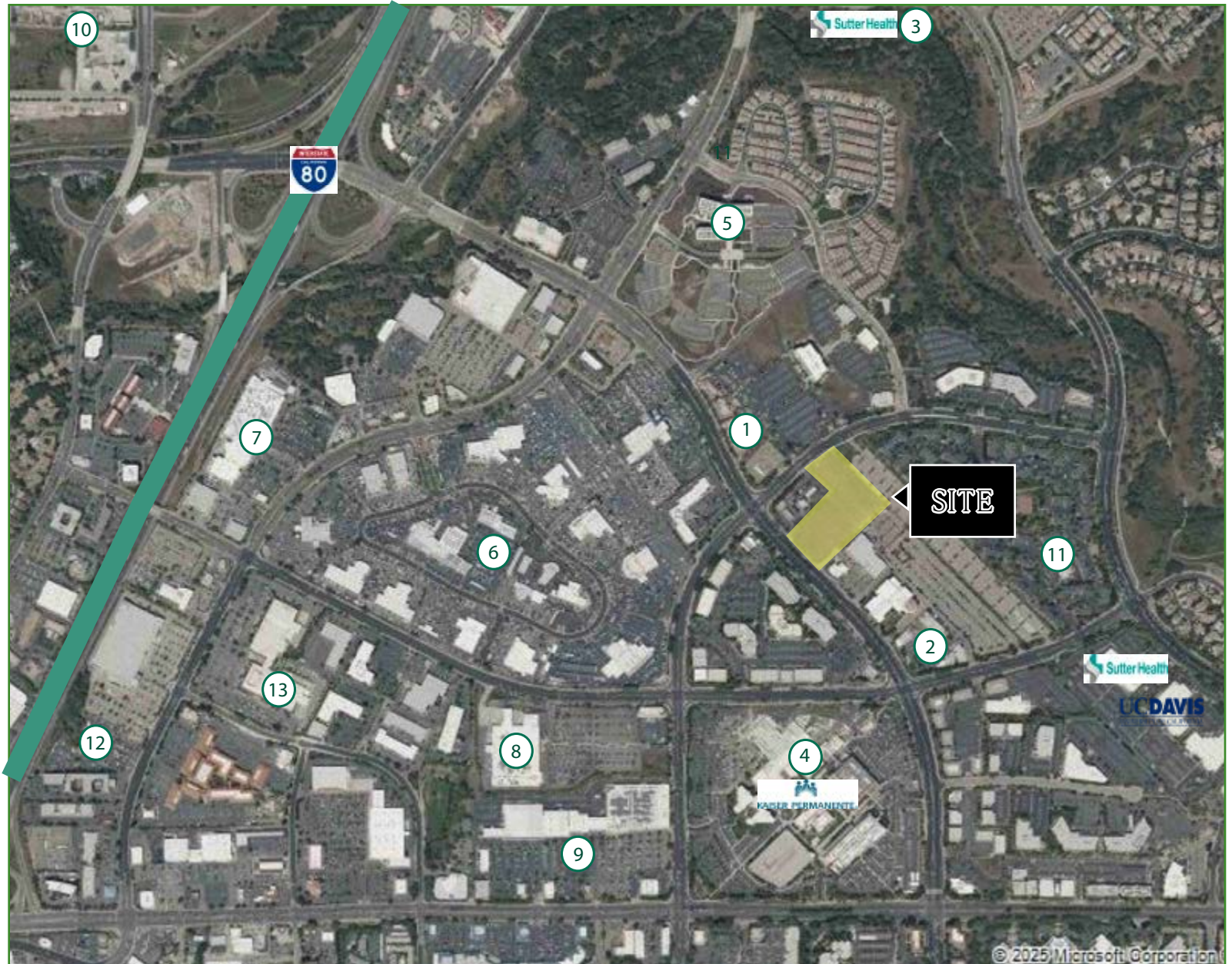
### Exhibit 8B



Northeast Roseville Specific Plan  
Last Updated: October 28, 2014

# AERIAL MAP

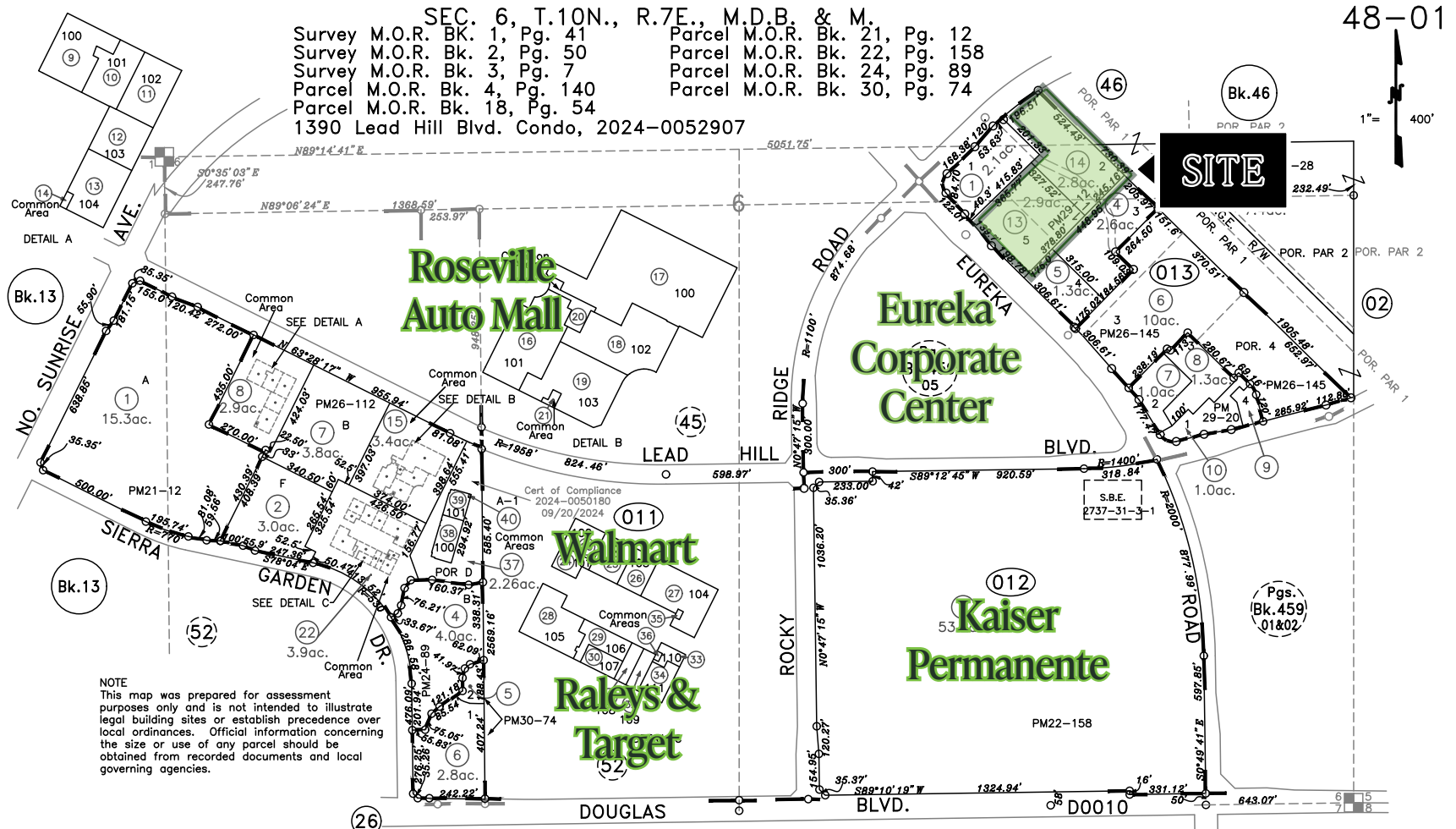
1. Stone Point: Blue Nami Sushi, Paul Martin's American Grill, Bloom Coffee 7 Kitchen, Costa Vida
2. Mikuni Sushi, Casa Ramos, Bennett's Kitchen Bar Market
3. Sutter Medical Campus
4. Kaiser Medical Campus
5. Adventist Health Campus
6. Roseville Auto Mall/ CarMax
7. Sunrise Shopping Center: Home Depot, 24 Hour Fitness
8. Walmart
9. Roseville Center: Target, Raley's, Big 5, FedEx, Chevy's
10. Fountains at Roseville
11. Rosemeade Apartments
12. Enterprise
13. United States Post Office





# PARCEL MAP

Placer County APN: 048-013-013-000 and 048-013-014-000



NOTE  
Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

Parcel split by Tax Rate Area line = ②  
Assessment split = ⑦

One Parcel, multiple APNs = ①  
Portion of Original Lot = ①

Parcel M.O.R. Bk. 32, Pg. 28 #03-11  
Parcel M.O.R. Bk. 26, Pgs. 112,145  
Parcel M.O.R. Bk. 29, Pgs.12,20,87  
Northeast Plan Unit 2, M.O.R. Bk. P, Pg. 97  
South Placer Bus. Pk. 1376 Lead Hill Condos Subd  
South Placer Bus. Pk. 1386 Lead Hill Condos Subd  
South Placer Bus. Pk. 1830-1836 Sierra Gardens Condos Subd

Assessor's Map Bk.48 Pg.01  
County of Placer, Calif.

**CBRE**

03-18-2025  
11-04-2024  
12-15-2017  
01-19-2016  
01-05-2005  
08-27-2001  
11-30-99 SKS  
Page Redrawn Electronically.

# 1513 - 1521 Eureka Road

## Market Demographic Quick Facts

The City of Roseville is located in Placer County and encompasses **43.056** square miles.

Source: [www.roseville.ca.us](http://www.roseville.ca.us)

### ROSEVILLE ANNUAL SALARY BREAKDOWN

Over \$200K. **15%** \$150K-\$200K. **21%** \$100K-\$150K. **20%**  
\$60K-\$100K. **21%** \$60K-\$40K. **11%** \$40K-\$25K. **8%**  
\$25K-\$10K. **8%** Under \$10K. **4%**

\$95,519

AVERAGE HOUSEHOLD INCOME

75,400

DAYTIME EMPLOYEES

60,107

TOTAL HOUSING UNITS

57,921

2017 HOUSEHOLDS

6,997

TOTAL BUSINESSES

175,000

DAYTIME POPULATION

### TRAFFIC AADT COUNTS

#### Local Streets

Eureka Rd@ Lead Hill Blvd - 2016	±23,054
Eureka Rd @ Rocky Ridge Dr - 2012	±26,798

Source: CoStar (Claritas)

### ROSEVILLE GRADES

Source: [www.areavibes.com](http://www.areavibes.com)

LIVEABILITY	78
AMENITIES	C
COST OF LIVING	F
CRIME	B+
EDUCATION	B
EMPLOYMENT	A+
HOUSING	A+
WEATHER	B+

**CBRE**

# 1513 - 1521 EUREKA ROAD, ROSEVILLE, CA

Roseville is located in South Placer County. Placer County has been one of the fastest growing regions in California for the last 25 years.

Roseville is the strongest office market in all of Sacramento and continues to be the leader in absorption of space quarter after quarter. With the local communities of Roseville, Granite Bay, Rocklin, and Lincoln it allows for housing for the executives to the staff of employees in a variety of income levels. The City of Roseville is by far one of the best planned cities in California with continued growth in residential and commercial real estate.

According to the State Department of Finance, Roseville's population is currently estimated to be 158,494 people. Contributing to Roseville's diverse economy and supporting its expanding population is the healthcare industry. The city of Roseville is home to two regional trauma centers and numerous medical office complexes with major expansions underway.

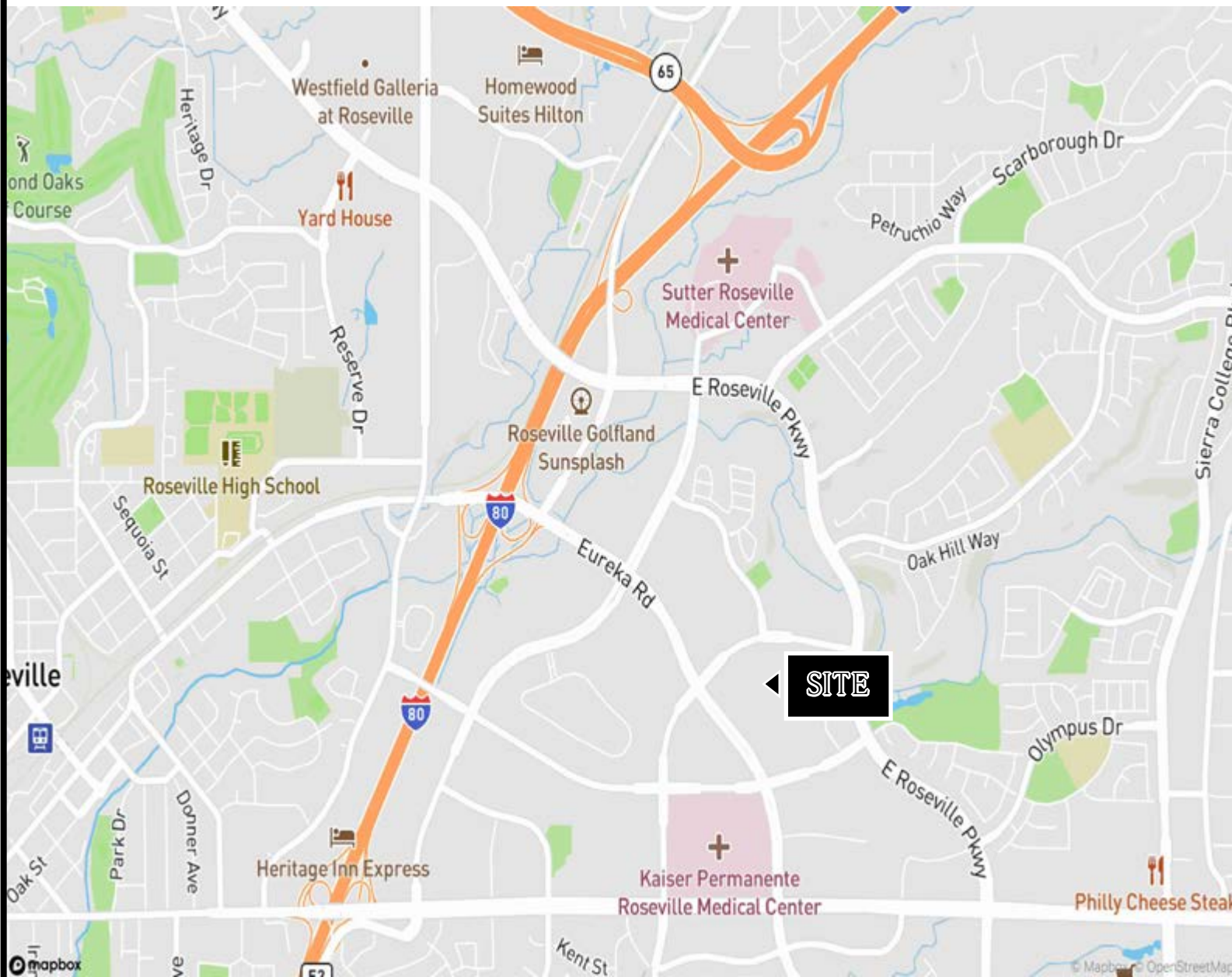
With a qualified workforce and strong business sector, Roseville's 3.8 percent unemployment rate is the 20th lowest unemployment rate among 480 California cities.

Additionally, Roseville reports that their business climate is noted for being among the most affordable cities to do business in the state with a supportive climate for entrepreneurs.





# AREA AMENITIES



## Restaurants

Ruth Chris Steak House, Fats Asia Bistro, Bennett's Kitchen Bar Market, Sienna Restaurant

In-N-Out, University of Beer, Mikuni Sushi, Mario's Early Toast, McCormick & Schmick's

## Retail

Roseville has over 9,000,000 square feet of retail space.

## Regional Mall

The ±1,120,000 Sq. Ft. Galleria in Roseville regional mall anchored by Nordstrom, JC Penney, and Macy's with 135 additional upscale stores.

## Hotels

Holiday Inn, Hilton Garden, Courtyard by Marriott, Hyatt Place

## Health Clubs

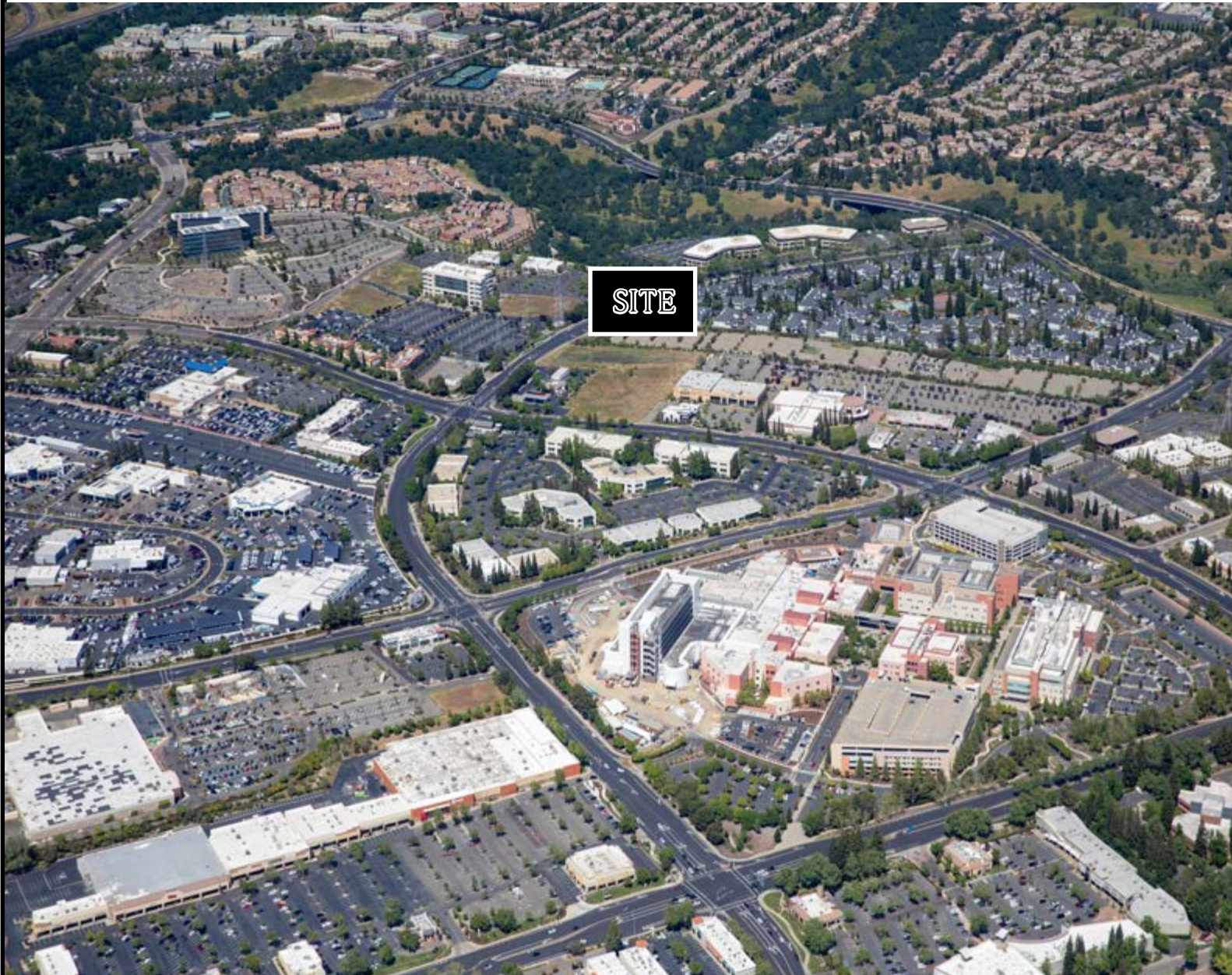
Life Time Fitness, VillaSport, Johnson Ranch Sports Club, 24 Hour Fitness

## Golf Courses

Diamond Oaks Golf Course, Granite Bay Golf Club, Whitney Oaks Golf Club, Sierra View Country Club



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## **Health Clubs**

Life Time Fitness, VillaSport, Johnson Ranch Sports Club, 24 Hour Fitness

## **Golf Courses**

Diamond Oaks Golf Course, Granite Bay Golf Club, Whitney Oaks Golf Club, Sierra View Country Club



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