

**FOR
LEASE**

**1257 PLEASANT GROVE BLVD,
ROSEVILLE, CA**

±1,275 SF RETAIL SPACE AVAILABLE



**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

ARBOR VIEW VILLAGE

SPACE AVAILABLE	SIZE	LEASE RATE
Suite 100 (Cold Shell)	+/- 1,275 SF	\$1.25 PSF, NNN

PROPERTY HIGHLIGHTS:

- **Signalized Pleasant Grove–Foothills Corner:** Hard-corner exposure with $\pm 41,117$ (Pleasant Grove) and $\pm 36,399$ (Foothills) average weekday traffic keeps your brand in constant view.
- **Zoning That Works Hard:** CC/SA-NW within the Northwest Roseville Specific Plan supports high-impact uses—restaurant/bar, medical/dental, day care, fast food with drive-thru, convenience, and general retail.
- **Easy Parking and Circulation:** Common-area parking with reciprocal access inside Arbor View Village simplifies ingress/egress from both arterials.
- **Everyday Demand Drivers On Site:** Co-tenancy inside the center includes Starbucks, plus a busy veterinary clinic and Montessori school—steady, repeat local traffic.
- **Affluent, Dense Trade Area:** 3-mile ring counts $\approx 103K$ residents and $\approx 106K$ daytime population with six-figure average household incomes—ideal for retail, services, and medical.
- **Employer Gravity Fuels Daytime:** Nearby employment nodes include Amazon Hub, FedEx, Restaurant Depot, McKesson, TSI Semiconductors, Dignity Health, and SureWest.
- **Connected to Recreation and Schools:** Minutes from Woodcreek High School, Mahaney Sports Complex, Roseville Aquatics Center, and multiple golf courses for all-day traffic.



STRONG TRAFFIC COUNTS

PLEASANT GROVE BLVD:
41,117 ADT
FOOTHILLS BLVD:
36,399 ADT



AVERAGE
\$126,837
WITHIN 1 MILE
HOUSEHOLD INCOME



PROPERTY ZONING

CC/SA-NW
NORTHWEST ROSEVILLE
SPECIFIC PLAN



FLOOR PLAN

VACANT COLD SHELL SPACE - SUITE 100

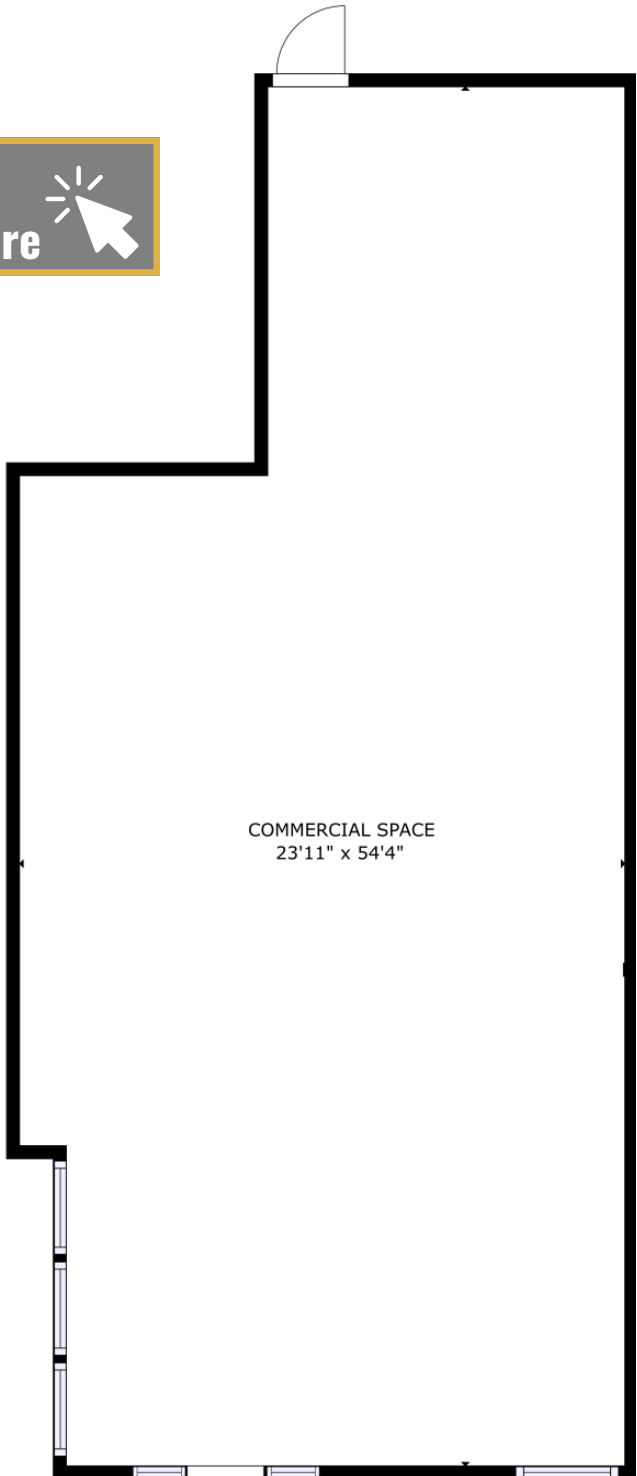
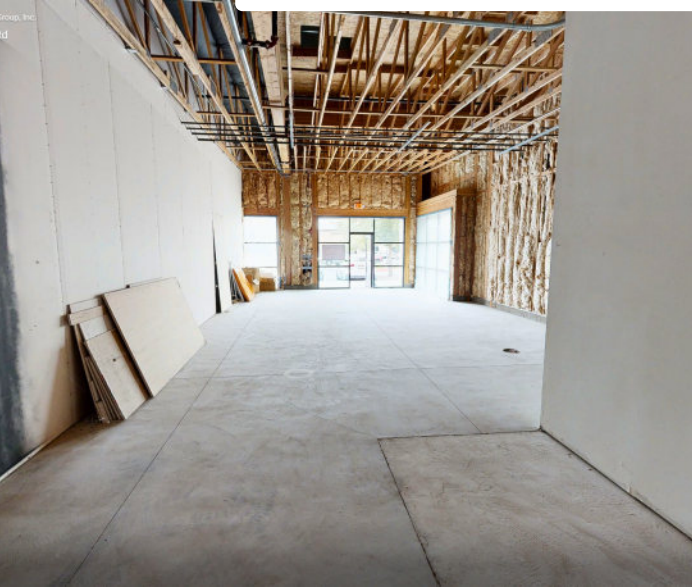
SIZE: +/-1,275 SF

LEASE RATE: \$1.25 PSF, NNN

3D Tour
Click Here

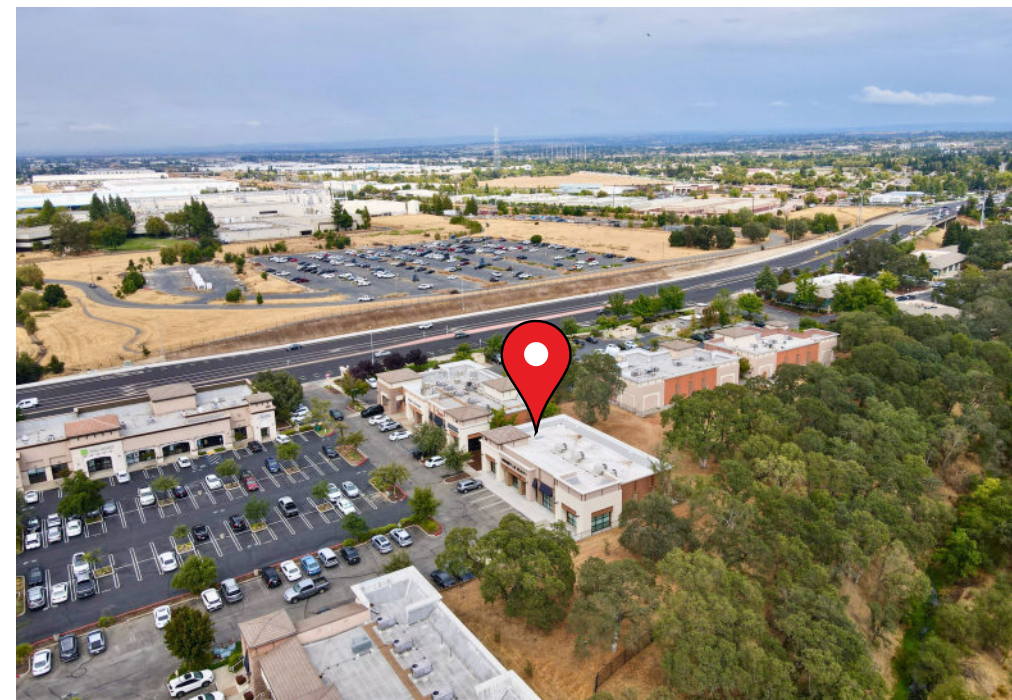


INTERIOR PHOTOS





EXTERIOR PHOTOS

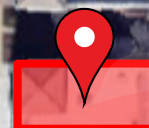
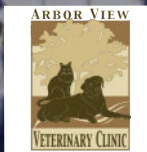


PLEASANT GROVE BLVD: 41,117 ADT

FOOTHILLS BLVD: 36,399 ADT



HALO SALON



NEARBY RETAIL AERIAL



RCWilley
Your Home. Your Way.

PLEASANT GROVE BLVD



PROPERTY
LOCATION

FOOTHILLS BLVD

WASHINGTON BLVD



DEMOGRAPHIC SUMMARY REPORT

1257 PLEASANT GROVE BLVD, ROSEVILLE, CA 95678



POPULATION

2024 ESTIMATE

1-MILE RADIUS	13,402
3-MILE RADIUS	102,849
5-MILE RADIUS	269,579



HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$126,837.00
3-MILE RADIUS	\$127,533.00
5-MILE RADIUS	\$128,080.00

POPULATION

2029 PROJECTION

1-MILE RADIUS	14,435
3-MILE RADIUS	110,340
5-MILE RADIUS	286,808

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$104,209.00
3-MILE RADIUS	\$104,562.00
5-MILE RADIUS	\$104,585.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	8,671	64,757	168,116
BLACK	392	2,967	8,516
HISPANIC ORIGIN	2,205	18,275	45,873
AM. INDIAN & ALASKAN	81	753	2,009
ASIAN	1,442	11,640	33,068
HAWAIIAN & PACIFIC ISLAND	16	85	522
OTHER	2,800	22,647	57,347

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS RETAIL SPACE



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