

**FOR
OR SALE
LEASE**

4004 FOOTHILLS BLVD,
ROSEVILLE, CA

+/- 31,468 SQ. FT. RETAIL BUILDING

FORMER RITE AID IN GROCERY ANCHORED CENTER

AVAILABLE

**3D Tour
Click Here**



CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

ROME
REAL ESTATE GROUP

THE BRICKYARD



FOR SALE	SIZE	SALE PRICE
4004 Foothills Blvd	+/- 31,468 SF	\$5,750,000 (\$182.73 PSF)
FOR LEASE	SIZE	LEASE RATE
4004 Foothills Blvd	+/- 31,468 SF	\$1.25 PSF, NNN

PROPERTY HIGHLIGHTS:

- **Hard-Corner Foothills Visibility:** Signalized Foothills Blvd frontage puts your sign in front of +/- 44,000 cars each day—an ideal location for brand exposure.
- **Bel Air Grocery Synergy:** Join a neighborhood center anchored by Bel Air Market plus national names like Starbucks and Bank of America that keep daily-needs traffic flowing all day long.
- **Former Rite Aid Box (±31,472 SF):** delivers a roomy, flexible floor plate—perfect for retail, medical, fitness, or specialty concepts, with immediate occupancy available.
- **Rapid I-80 Reach:** Foothills Blvd is the main north-south arterial west of I-80, giving customers a straight, six-minute shot to the interstate and the larger Sacramento metro.
- **West Roseville Growth Corridor:** More than 40,000 new homes are slated or underway in the trade area, translating into a steadily expanding customer base for years to come.
- **Ample Parking & Bold Signage:** Expansive surface lot, monument, and building signage options let shoppers pull right up—and ensure your brand pops from every angle.
- **Ready-Made Convenience:** Multiple access points off both Foothills & Junction make entering and exiting painless for customers—from quick lunchtime trips to weekend errands.



STRONG TRAFFIC COUNTS
BASE LINE RD: 18,810 ADT
FOOTHILLS BLVD: 31,561 ADT



AVERAGE \$122,640 WITHIN 1 MILE HOUSEHOLD INCOME



PROPERTY ZONING COMMUNITY COMMERCIAL (CC) CITY OF ROSEVILLE



+/- 170 SPACES ON THIS PARCEL

FLOOR PLAN

4004 FOOTHILLS BLVD

SIZE: +/- 31,468 SF

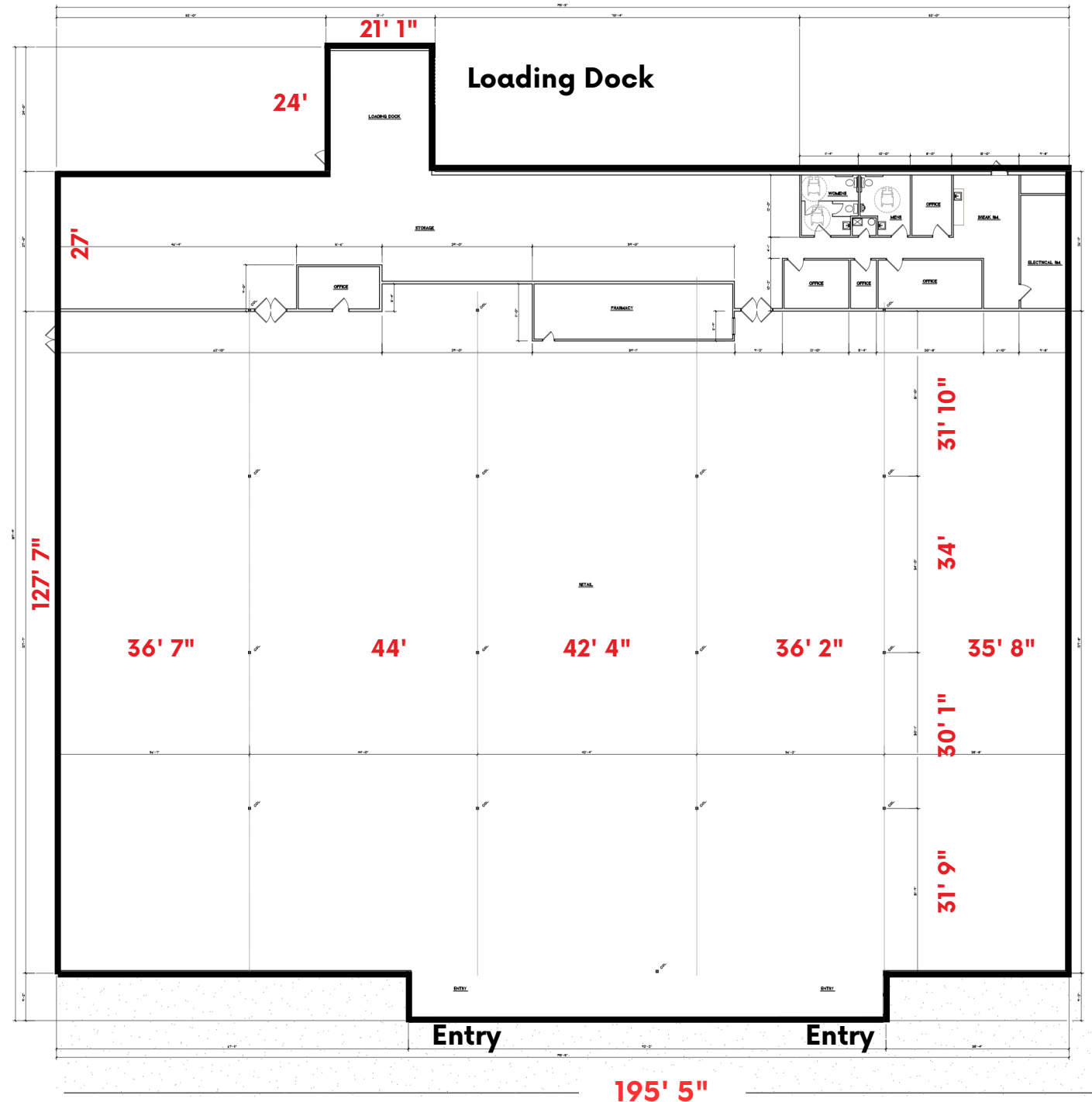
3D Tour
Click Here



- Over 195' of Storefront
- Outdoor Patio Area in-front of Premises
- 2 Automatic Double Doors at Entry
- Dock High Loading Dock at Rear of Premises

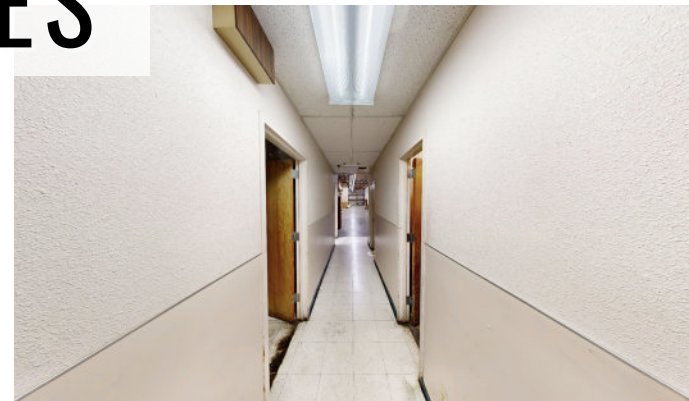
Column Spacing and other notable measurements Shown in **Red**.

ROME
REAL ESTATE GROUP





INTERIOR PICTURES





EXTERIOR PICTURES





Baseline Rd +/- 18,810 CARS PER DAY

SITE

BEL AIR



Golden1
Credit Union



Foothills Blvd +/- 31,561 CARS PER DAY

INTERSECTION AERIAL

DEMOGRAPHIC SUMMARY REPORT

4004 FOOTHILLS BLVD, ROSEVILLE, CA 95747



POPULATION

2024 ESTIMATE

3-MILE RADIUS	101,969
5-MILE RADIUS	317,752
10-MILE RADIUS	758,586



HOUSEHOLD INCOME

2024 AVERAGE

3-MILE RADIUS	\$116,888.00
5-MILE RADIUS	\$118,311.00
10-MILE RADIUS	\$114,445.00



POPULATION

2024 BY ORIGIN

WHITE
BLACK
HISPANIC ORIGIN

POPULATION

2029 PROJECTION

3-MILE RADIUS	108,287
5-MILE RADIUS	333,025
10-MILE RADIUS	783,435

HOUSEHOLD INCOME

2024 MEDIAN

3-MILE RADIUS	\$93,500.00
5-MILE RADIUS	\$95,294.00
10-MILE RADIUS	\$91,178.00

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
--	---------------	---------------	----------------

WHITE	64%	63%	61%
BLACK	3%	3%	5%
HISPANIC ORIGIN	20%	23%	19%

CONTACT US!

FOR MORE INFORMATION ABOUT
4004 FOOTHILLS BLVD



Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DRE: 01879336



916.932.2199



andy@romecre.com

chase@romecre.com



@romecregroup



2901 K Street, Suite 306, Sacramento, CA 95816
101 Parkshore Drive, Suite 100, Folsom, CA 95630



Andy Jonsson

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE: 02076108

