

**FOR  
LEASE**

**4000** Foothills Blvd,  
Roseville, CA



MAIN ST  
±9,087 ADT

FOOTHILLS BLVD  
±31,561 ADT

BASELINE RD  
±18,872 ADT

**±2,200 SF RETAIL SPACE AVAILABLE**

**3D Tour  
Click Here** 

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**ROME**  
REAL ESTATE GROUP

# THE BRICKYARD

SUITE	SIZE	LEASE RATE	SPACE NOTES
110	±2,200 SF	CONTACT BROKER	ENDCAP RETAIL SUITE

## PROPERTY HIGHLIGHTS:

- **Signalized Hard Corner with 48,000 VPD:** High-visibility pad building at the intersection of Foothills Boulevard and Baseline Road — one of West Roseville's highest-traffic signalized corners.
- **Bel Air-Anchored Shopping Center:** Part of The Brickyard, a ±129,382 SF neighborhood center where daily grocery runs keep foot traffic flowing past your door.
- **Destination Co-Tenancy:** Surrounded by Rite Aid, Carl's Jr., Smart & Final, Subway, Bank of America, Round Table Pizza, and more — plus Save Mart, CVS, Dunkin', and California Family Fitness directly across the street at Foothill Junction.
- **Quick I-80 Access:** Minutes from the Interstate 80 interchange, connecting customers and commuters across the entire Sacramento region.
- **Affluent, Dense Trade Area:** Over 101,000 residents within 3 miles earning a median household income of \$93,124. The 5-mile radius tops 318,000 residents with average household incomes exceeding \$118,000.
- **One of California's Fastest-Growing Cities:** Roseville is home to 160,000+ residents and has been consistently ranked among the best places to live in the U.S. by Livability, U.S. News & World Report, and Money — fueled by major employers in healthcare, tech, and professional services.



### STRONG TRAFFIC COUNTS

FOOTHILLS BLVD AT SWITCHMAN DR: 36,147 ADT



AVERAGE  
**\$105,171**  
WITHIN 1 MILE  
HOUSEHOLD INCOME



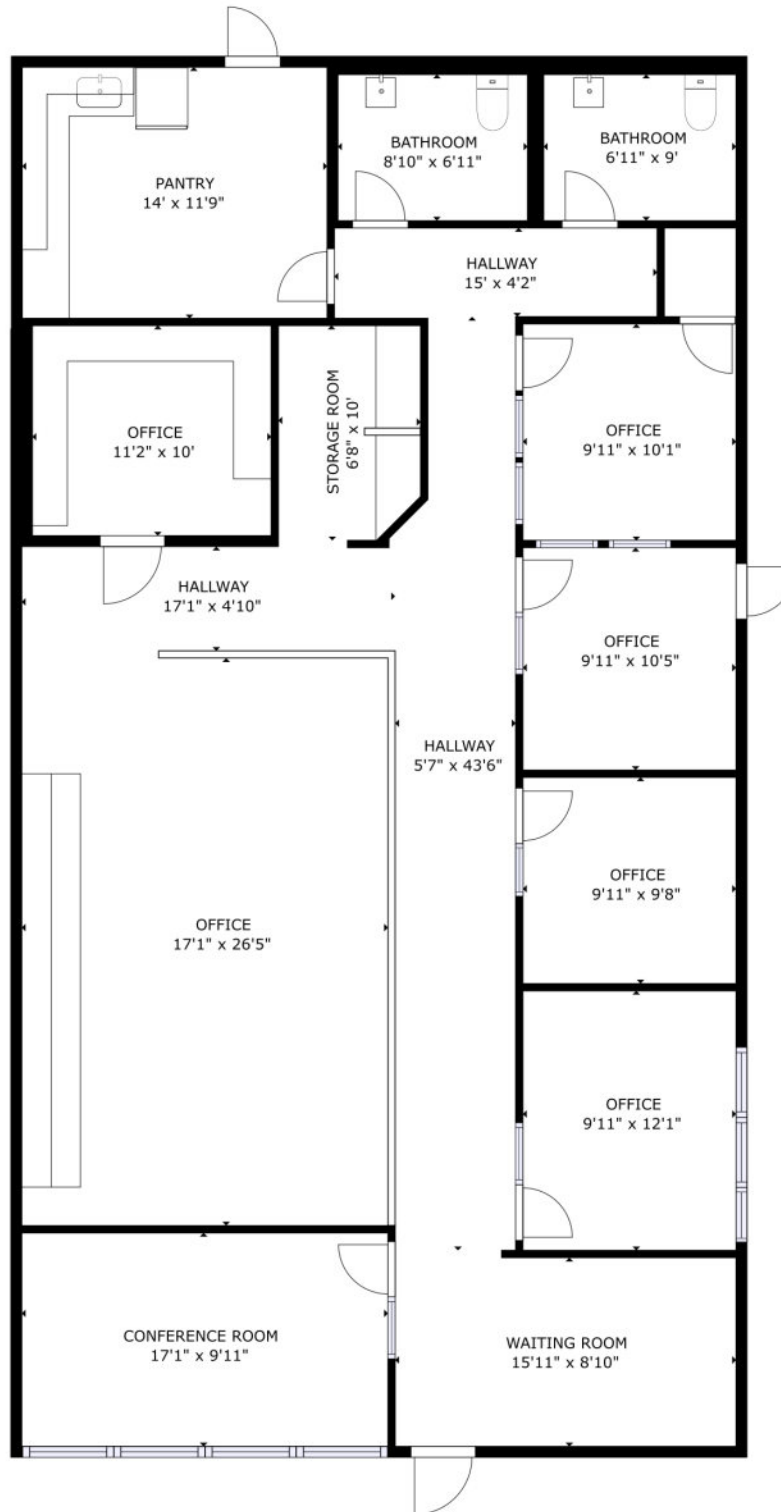
**50**  
SPACES

# FLOOR PLAN

SUITE 110

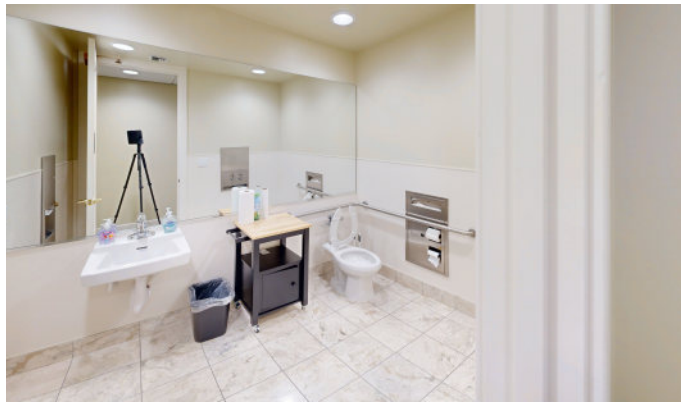
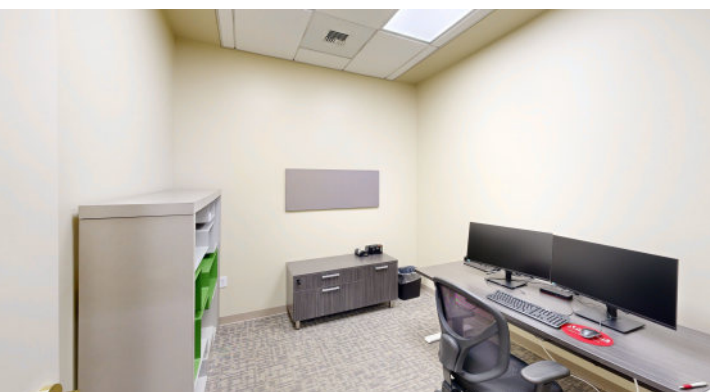
±2,200 SF

Lease Rate: Contact Broker





# INTERIOR PHOTOS





# EXTERIOR PHOTOS



CALIFORNIA **Family Fitness** 

**WELLS FARGO** **Sourdough & Co.**  
Sandwiches • Soups • Salads

**FOOTHILL JUNCTION SHOPPING MALL**

**SAVE MART SUPERMARKETS**  
CVS pharmacy **DUNKIN'**  
   

 **A+ Dental Care**  
GENERAL | SPECIALTY | ORTHODONTICS

Baseline Rd

PROPERTY LOCATION

Main St

**THE BRICKYARD SHOPPING MALL**

   
 **I ♥ Sushi TERIYAKI**  
 

Vineyard Rd

**OLD ROSEVILLE**

**GOLDFIELD** TRADING POST   
 **THE TRAX** TAPROOM & KITCHEN   
**MIKE'S BIKES** GENERAL STORE & REFILLERY

**RETAIL AERIAL**

# DEMOGRAPHIC SUMMARY REPORT

4000 FOOTHILLS BLVD, ROSEVILLE, CA 95747



## POPULATION

### 2024 ESTIMATE

1-MILE RADIUS	18,328
3-MILE RADIUS	101,083
5-MILE RADIUS	318,570

## POPULATION

### 2029 PROJECTION

1-MILE RADIUS	19,537
3-MILE RADIUS	107,362
5-MILE RADIUS	333,903



## HOUSEHOLD INCOME

### 2024 AVERAGE

1-MILE RADIUS	\$105,171.00
3-MILE RADIUS	\$116,531.00
5-MILE RADIUS	\$118,404.00

## HOUSEHOLD INCOME

### 2024 MEDIAN

1-MILE RADIUS	\$86,529.00
3-MILE RADIUS	\$93,124.00
5-MILE RADIUS	\$95,284.00



## POPULATION

### 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	11,450	64,351	198,555
BLACK	464	2,913	12,770
HISPANIC ORIGIN	4,317	20,076	56,784
AM. INDIAN & ALASKAN	177	987	2,725
ASIAN	1,377	8,968	34,659
HAWAIIAN & PACIFIC ISLAND	16	152	1,070
OTHER	4,844	23,711	68,792

# CONTACT US!

FOR MORE INFORMATION ABOUT  
THIS RETAIL SUITE



*Chase Burke*

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