

A V A I L A B L E   F O R   L E A S E



**CBRE**

1508 Eureka Road

R O S E V I L L E ,   C A



Lease Rate: \$2.35 - \$2.55 PSF | Full Service

±1,065 RSF - ±7,518 RSF

PRESTIGIOUS  
Eureka Corporate  
Plaza Address



EXTREMELY  
Well Maintained



ON-SITE FITNESS  
Facilities & Shared  
Conference Room



ON-SITE  
Outdoor  
Courtyard



FIBER SERVICES  
Available from Consoli-  
dated Communi-  
cations & Comcast  
Business



LOCAL TO  
Boutiques &  
Regional  
Shopping &  
Services



WALKING  
Distance to the  
Automall, Kaiser,  
Coffee, Food, &  
more



ADJACENT  
to Roseville's most  
popular Restau-  
rants



COMING SOON:  
Remodeled  
Common Areas

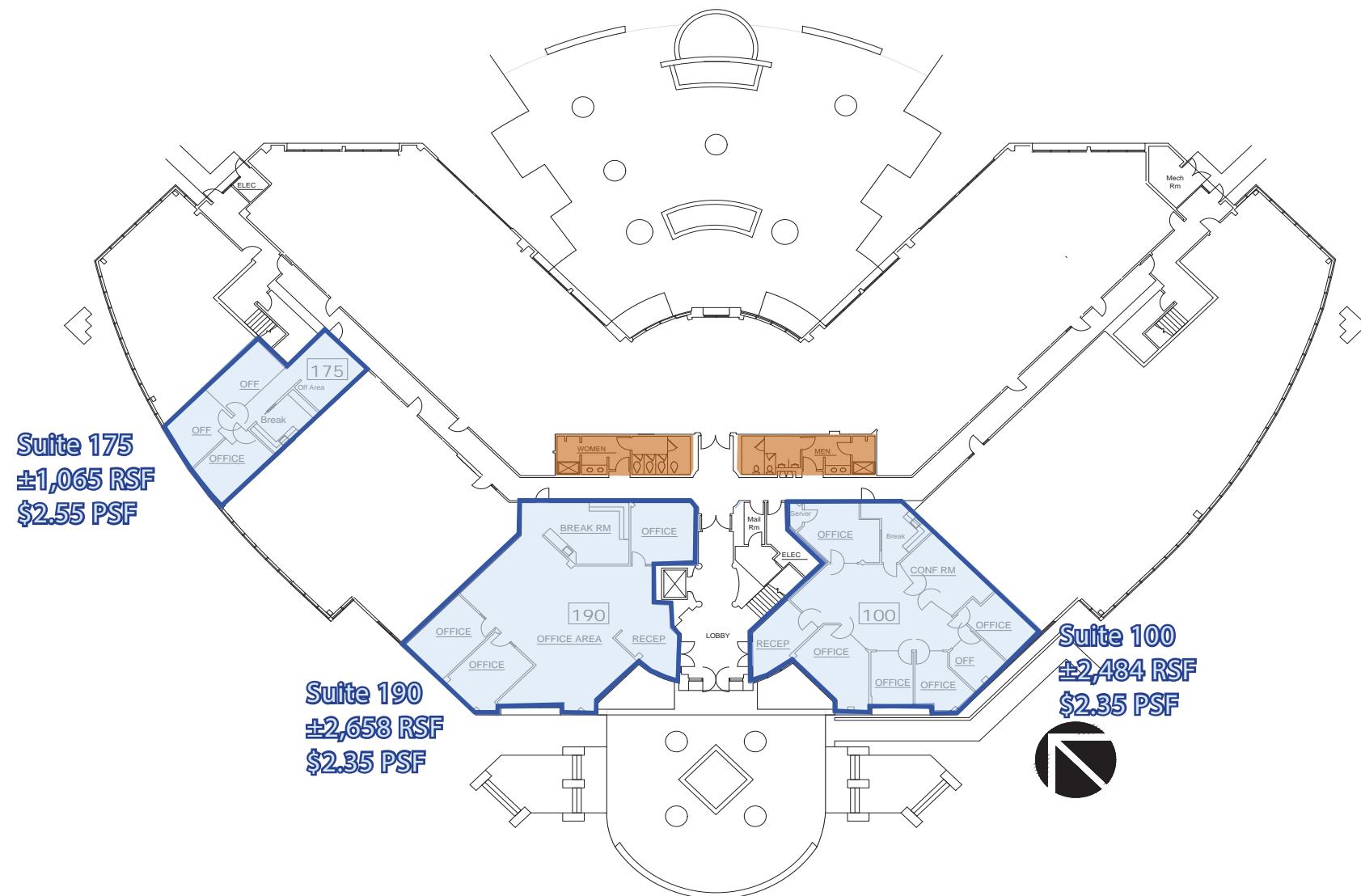


## C I T Y   O F   R O S E V I L L E

Ranked as one of California's best places to live by Livability.com, Roseville is a vibrant, forward-thinking city offering an exceptional quality of life. With a 2025 estimated population of 166,214 and a median age of 38.2, Roseville blends youthful energy with experience to create a dynamic and balanced community. Its diverse economy spans technology, healthcare, finance, retail, and a growing start-up scene—fostering innovation, job growth, and long-term stability. Residents enjoy top-rated schools, a variety of housing options, and access to premier shopping, dining, and recreation in a clean, safe environment.

A key advantage of Roseville is its municipally owned utilities—including water, sewer, and electricity. Roseville Electric, the city's public power provider, offers competitive rates and exceptional reliability, making it a major draw for businesses and residents alike. Combined with excellent public services and a strong sense of community.

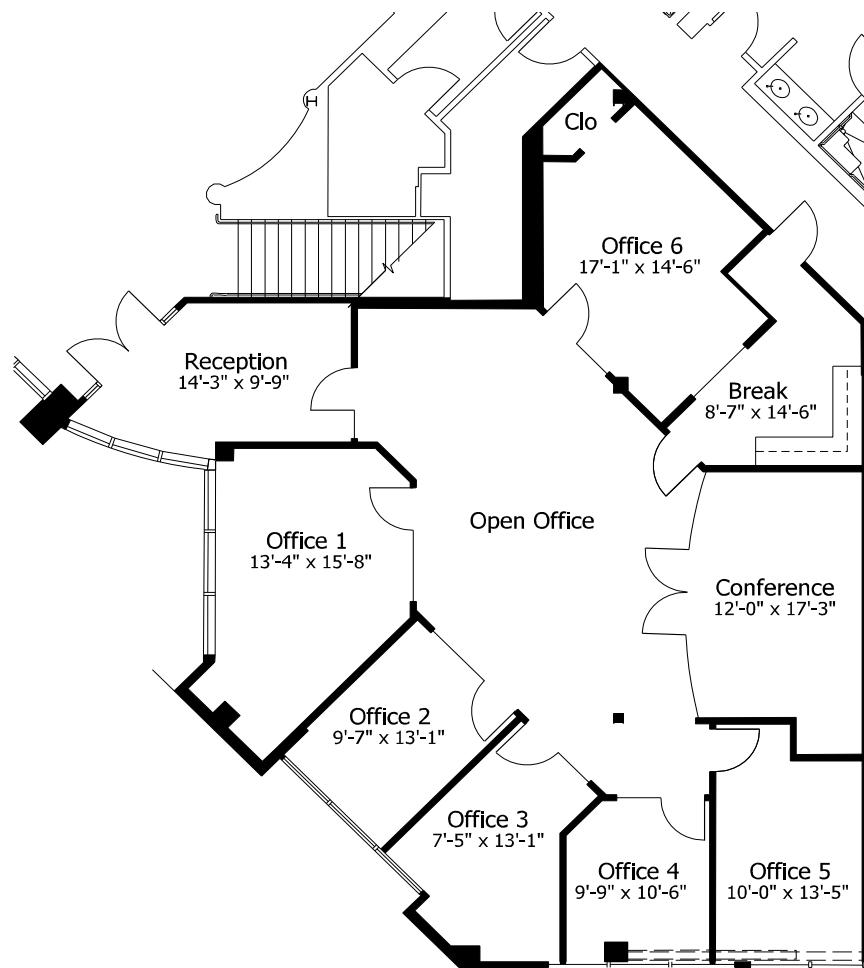
F I R S T   F L O O R  
P L A N



F I R S T   F L O O R  
P L A N S

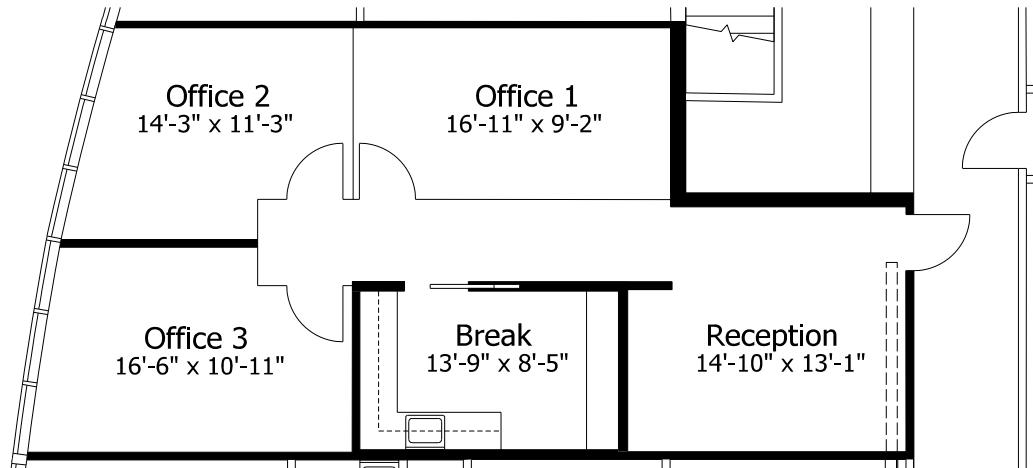


**Suite 100 | ±2,484 RSF | \$2.35 PSF**



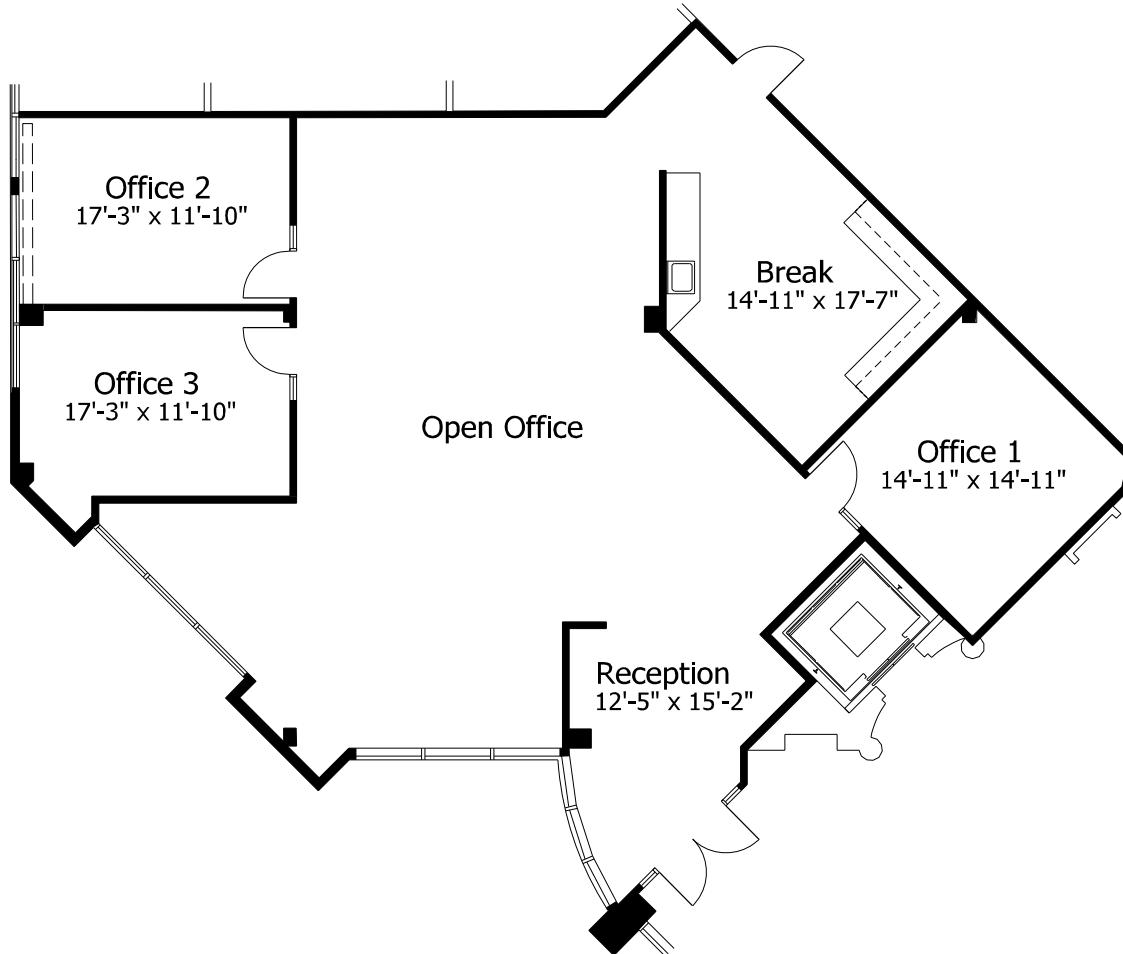
F I R S T   F L O O R  
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Suite 175 |  $\pm$ 1,065 RSF | \$2.55 PSF

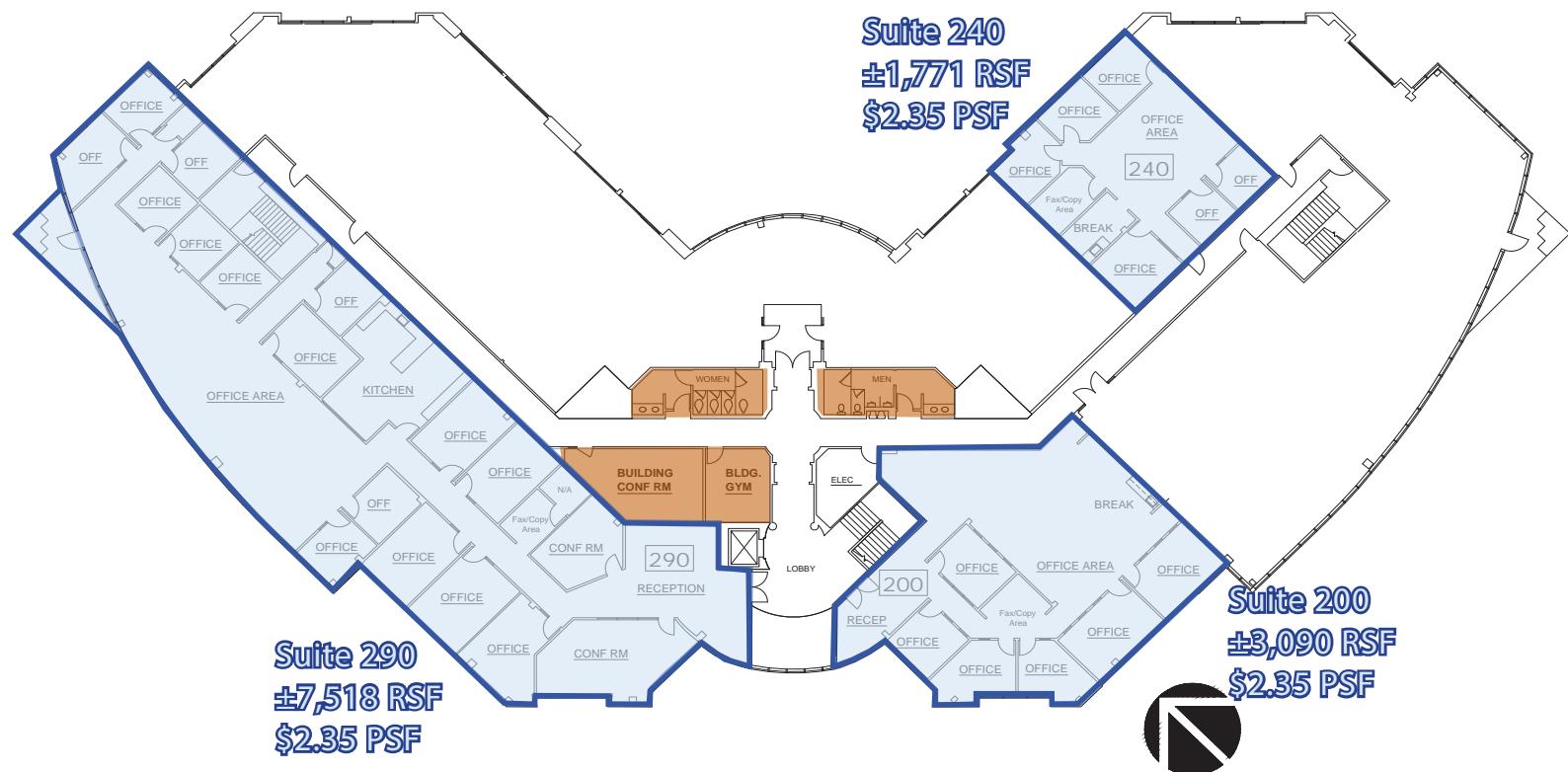


F I R S T   F L O O R  
P L A N S

**Suite 190 |  $\pm 2,658$  RSF | \$2.35 PSF**



SECOND FLOOR  
PLAN



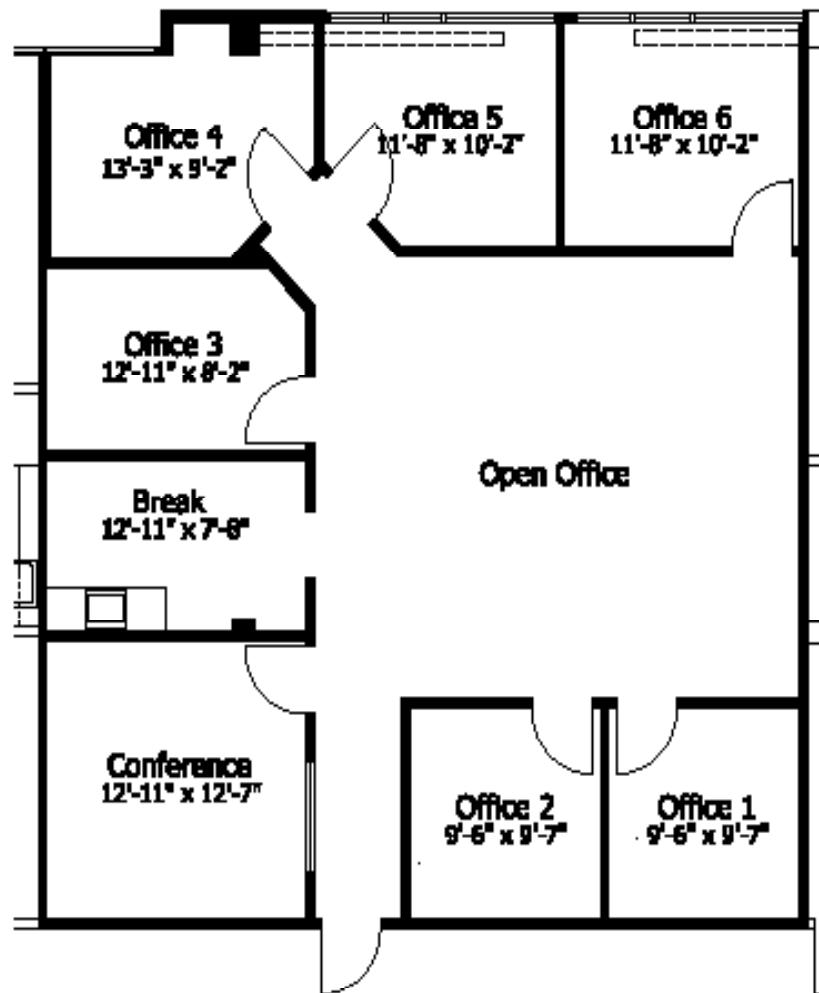
SECOND FLOOR  
PLANS

Suite 200 | ±3,090 RSF | \$2.35 PSF



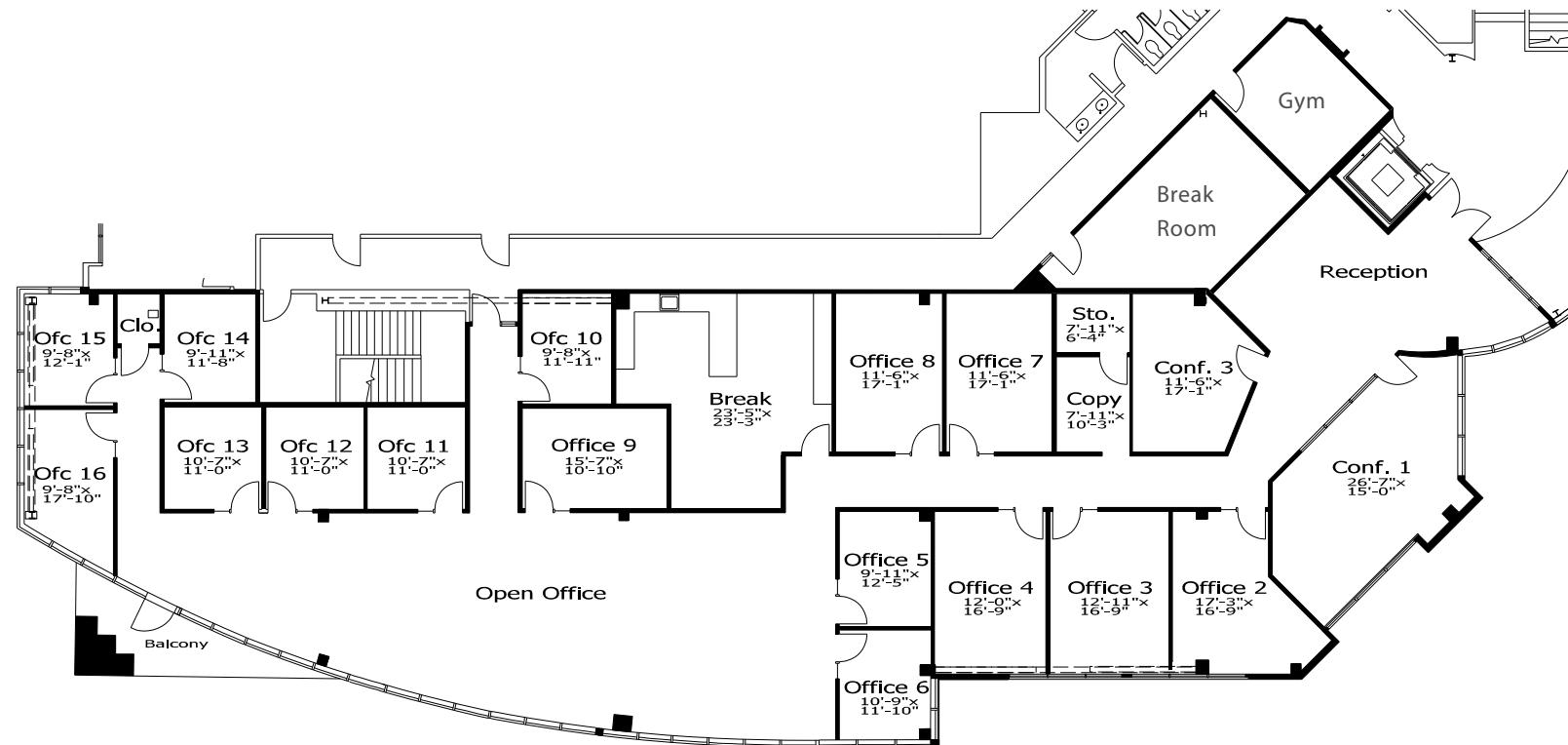
SECOND FLOOR  
PLANS

Suite 240 |  $\pm 1,771$  RSF | \$2.35 PSF



SECOND FLOOR  
PLANS

Suite 290 | ±7,518 RSF | \$2.35 PSF

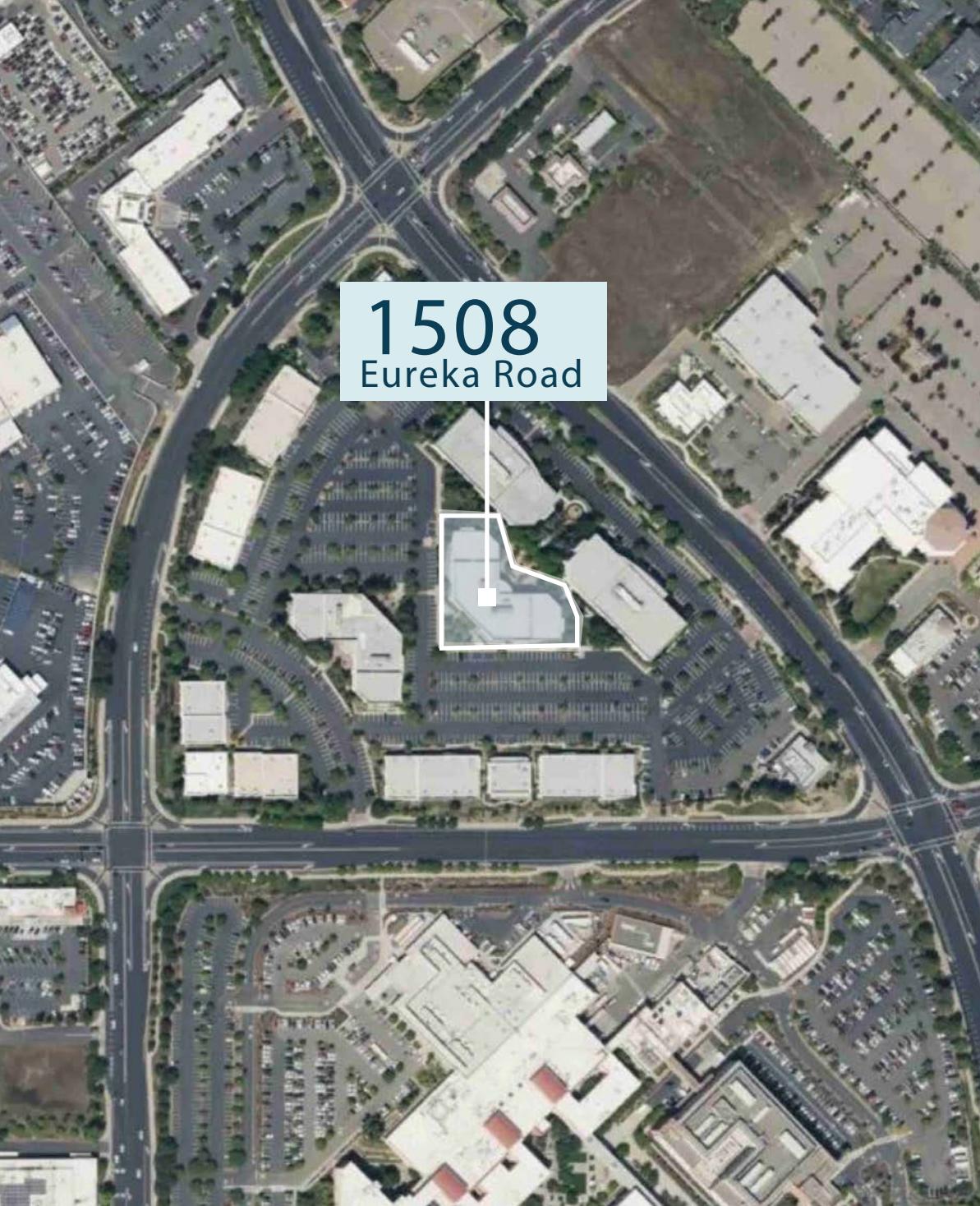




1508 EUREKA ROAD

## A E R I A L M A P





## DEMOGRAPHICS

CITY OF ROSEVILLE	TOTALS
POPULATION	
2020 Population	147,793
2025 Population	166,214
2026 Population - Projection	+2.18%
GENERATIONS	
Under 18	26.3%
18 - 24	7.9%
25 - 44	28.1%
45 - 64	24.4%
65+	13.4%
Median Age	38.2
HOUSEHOLD INCOME	
Average Income	\$74,250
Median Household Income	\$117,354
HOUSING VALUE	
Median Home Price	\$658,294
Average Home Price	\$680,100
HOUSING UNITS	
Owner-Occupied Housing	68.6%
Renter-Occupied Housing	31.4%

# 1508

Eureka Road



## CONTACTS

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