



FOR SUBLEASE | 7451 Foothills Blvd, Suite 190 | ±1,474 SF

Prime corner/end-cap exposure

Outdoor patio seating

Strong co-tenancy (State Farm, Verizon, H&R Block)

Excellent signage visibility

Ample parking and easy ingress/egress

Turnkey Sandwich / Coffee Shop opportunity located in one of Roseville's most active suburban retail corridors. This high-visibility end-cap space sits within a well-established neighborhood shopping center surrounded by dense residential growth and strong household incomes.

Roseville itself is a major commercial hub in Placer County with a population of approximately 147,000+ residents and continued expansion in the surrounding trade area.

Traffic Counts

Foothills Blvd: ~28,000–34,000 ADT

Pleasant Grove Blvd: ~22,000–30,000 ADT

Demographics

1-Mile: ~12,000 Population

3-Mile: ~75,000 Population

5-Mile: ~180,000+ Population

Avg HH Income: \$110K–\$120K+

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PHONE: (916) 402-1714

CAPITOL COMMERCIAL REAL ESTATE & BUSINESS SALES

LIC# 01718290

USE: SANDWICH SHOP / COFFEE SHOP (SECOND GEN)

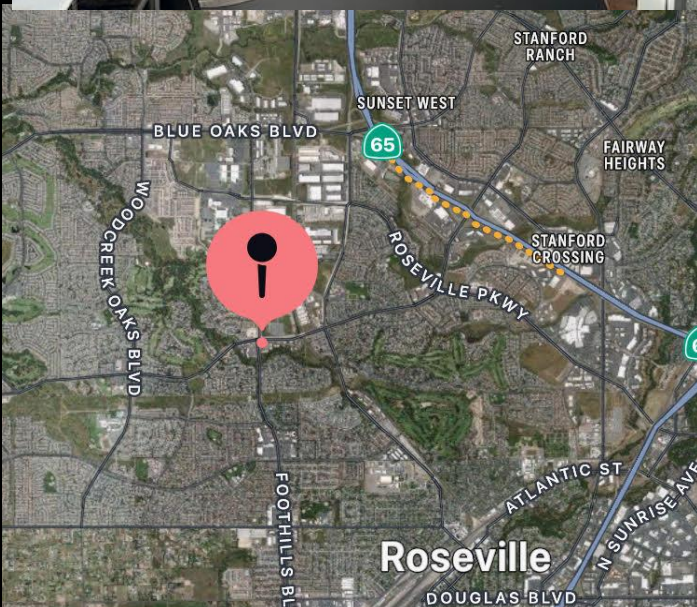
NO HOOD OR GREASE TRAP

TERM: 5 Years + 5-Year Option

RENT: ~\$4,200/month (plus NNN)



IMAGES



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