

**FOR
LEASE**

THE BRICKYARD

NWC FOOTHILLS BLVD & BASELINE RD

±900 - 1,408 SF OF RETAIL SPACE AVAILABLE!



BASELINE RD
±18,872 ADT

FOOTHILLS BLVD
±31,561 ADT

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

SUITE	SIZE	LEASE RATE	SPACE NOTES
4006-105	±1,050 SF	CONTACT BROKER	INLINE RETAIL SUITE
4010-105	±900 SF	CONTACT BROKER	INLINE RETAIL SUITE
4014-102	±1,408 SF	CONTACT BROKER	FORMER GYM SPACE

PROPERTY HIGHLIGHTS:

- High-Visibility Corner at Foothills & Baseline:** Signalized intersection exposure to about 49,000 vehicles per day keeps storefronts front and center.
- Anchor Pull with Daily-Needs Traffic:** Bel Air Market leads a tenant mix that includes Round Table Pizza, Bank of America, Golden 1, Sutter Health, Subway, PostalAnnex and more—drawing steady, all-day visits.
- Affluent, Growing Trade Area:** Within five miles, 317,752 residents and average household incomes of \$118,311 support strong retail spend; daytime population reaches 328,005.
- Strong Frontage Counts:** Foothills Blvd sees ±31,561–36,147 ADT, while Baseline Rd carries ±18,872 ADT—ideal for signage and brand visibility.
- Easy Ingress/Egress & Ample Parking:** Multiple driveways along both Foothills Blvd and Baseline Rd feed directly into a large surface lot for smooth customer flow.
- Flexible Retail Availabilities:** Suites from ±900–1,408 SF within a ±129,382 SF neighborhood center offer efficient footprints for retail, service, or food concepts.
- Food-and-Beverage Cluster:** On-site options like Sweetea, I Love Teriyaki, Subway, Foothill Honey Donuts, and Flame-N-Chickz help capture breakfast, lunch, and dinner traffic.
- Everyday Errand Synergy Nearby:** Close to Save Mart, CVS, Walgreens, California Family Fitness, Gold's Gym, and Denio's Farmers Market—keeping trips frequent and convenient.
- Established West Roseville Location:** Positioned in one of Roseville's most stable residential communities, with durable neighborhood demand and repeat visits.



STRONG TRAFFIC COUNTS

BASELINE RD: 18,872 ADT
FOOTHILLS BLVD: 31,561 ADT



AVERAGE

\$116,888

WITHIN 3 MILES
HOUSEHOLD INCOME



PROPERTY ZONING

COMMUNITY COMMERCIAL (CC)
CITY OF ROSEVILLE



**+/- 170 SPACES
ON THIS PARCEL**

SITE PLAN



SUITE	TENANT	SQ. FT.
Building A	-	NAP
Building C	Bel Air Market	31,472
4006-100	Trendy Nails	781
4006-103	El Azteca Taqueria	3,769
4006-104	Salon Vo	1,400
4006-105	AVAILABLE	1,050
4006-106	Flame-N-Chickz	2,450
4010-101	Sweetea	1,500
4010-102	Sutter Health Foundation	1,500
4010-103	Postal Annex	1,200

SUITE	TENANT	SQ. FT.
4010-104	Foothills Hearing Aid	900
4010-105	AVAILABLE	900
4010-106	Sisters Massage	1,500
4010-107	Rainbow Cleaners	1,500
4010-108	Round Table Pizza	4,500
4010-111	Roseville Barber Shop	1,020
4010-112	Nails Mode	1,080
4010-113	Golden One ATM	900
4010-114	I Love Teriyaki	1,200
4010-115	Subway	1,200

SUITE	TENANT	SQ. FT.
4012	Bank of America	4,000
4014-101	Foothill Honey Donuts	858
4014-102	AVAILABLE	1,408
4014-103	Vimal Dulabh DDS	1,734
Pad A	River City Bank	NAP
Pad A	A+ Dental Care	NAP
Pad A	Starbucks	NAP
Pad B	Carl's Jr.	NAP

FLOOR PLAN

SUITE 4006-105

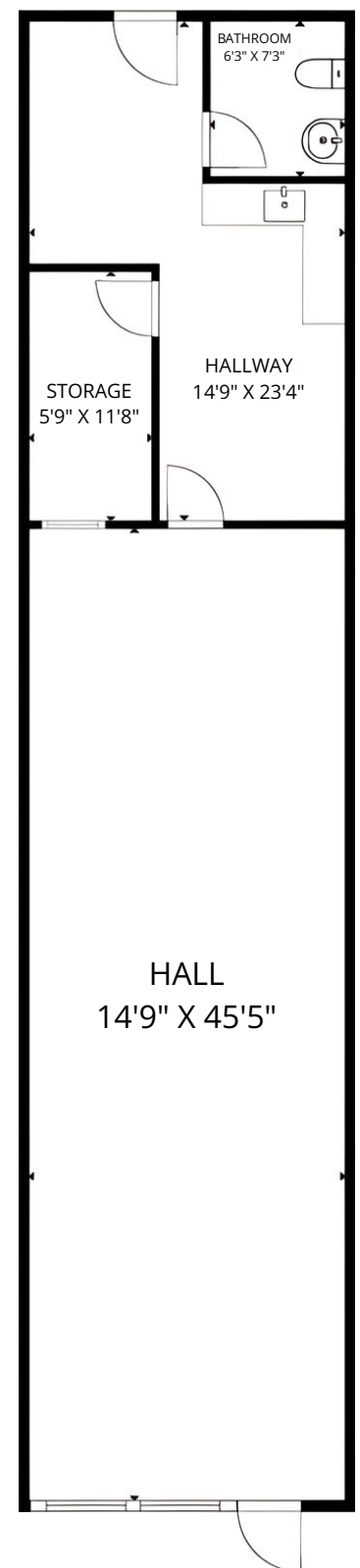
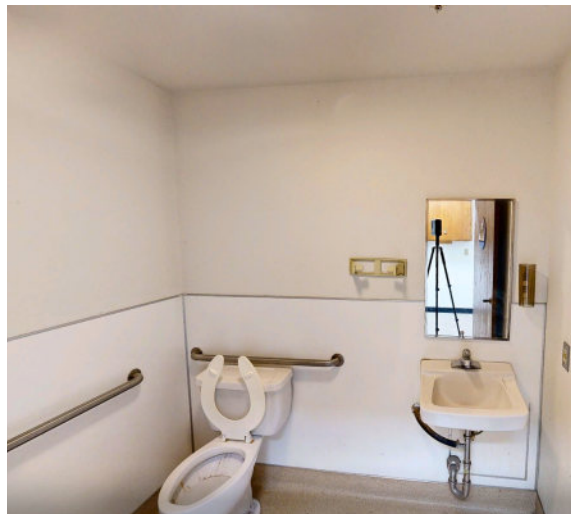
Size: +/- 1,050 SF

Lease Rate: Contact Broker

3D Tour
Click Here



INTERIOR PHOTOS



FLOOR PLAN

SUITE 4010-105

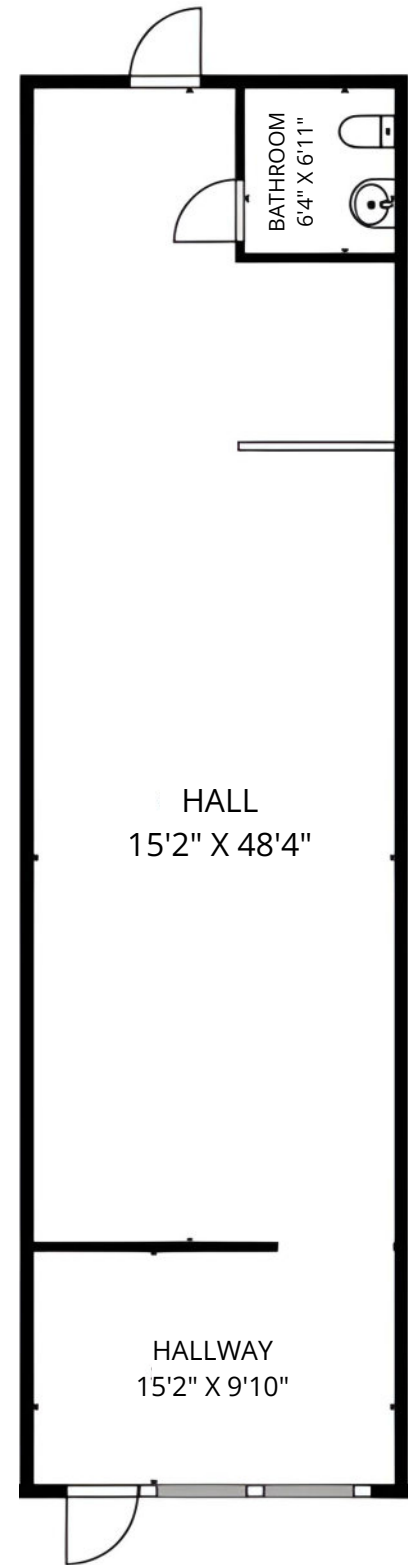
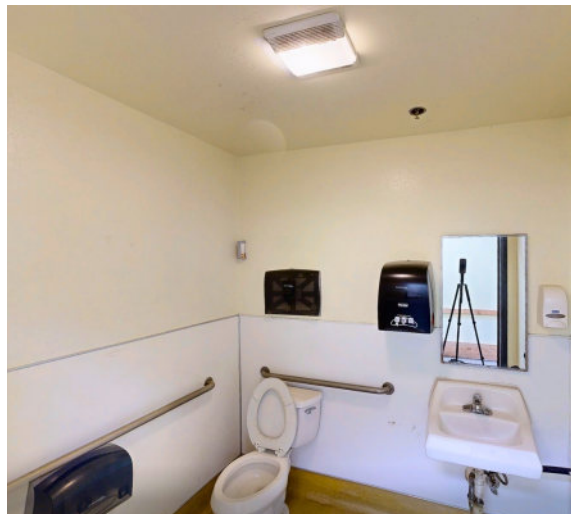
Size: +/- 900 SF

Lease Rate: Contact Broker

3D Tour
Click Here



INTERIOR PHOTOS



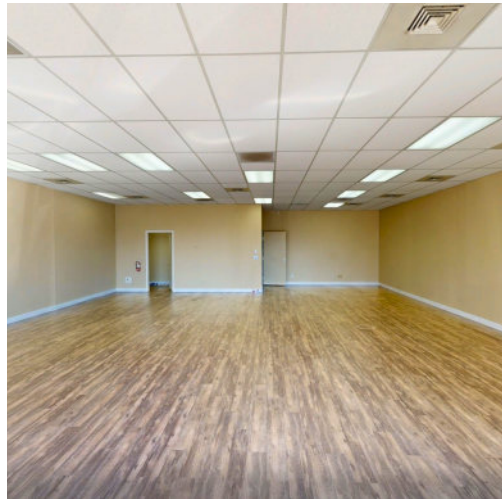
FLOOR PLAN

SUITE 4014-102

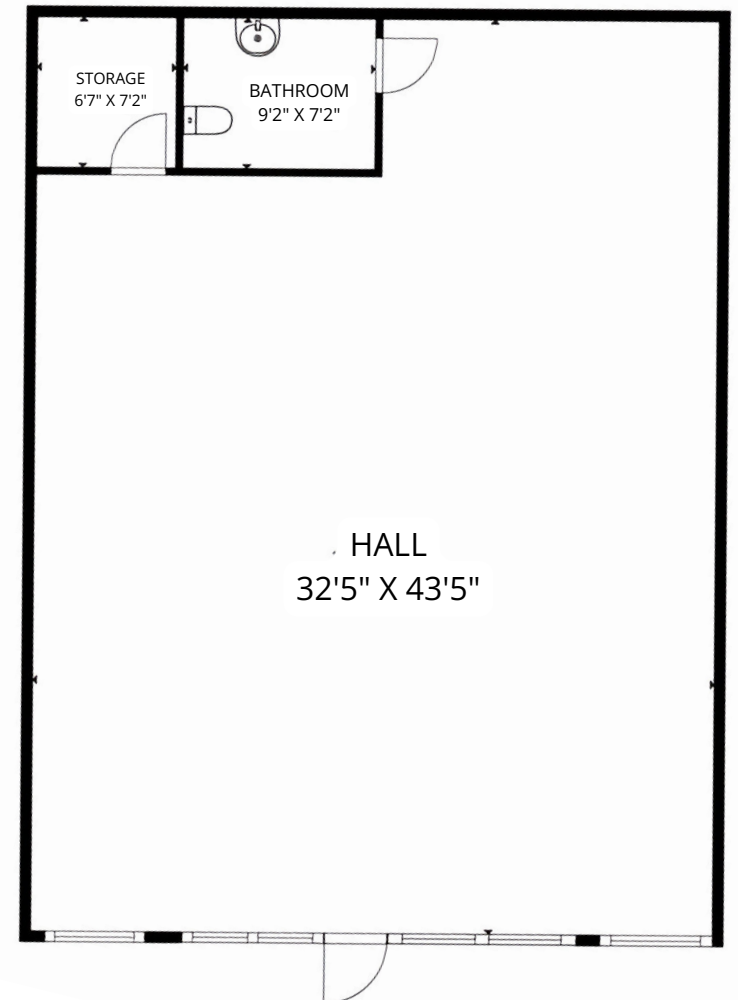
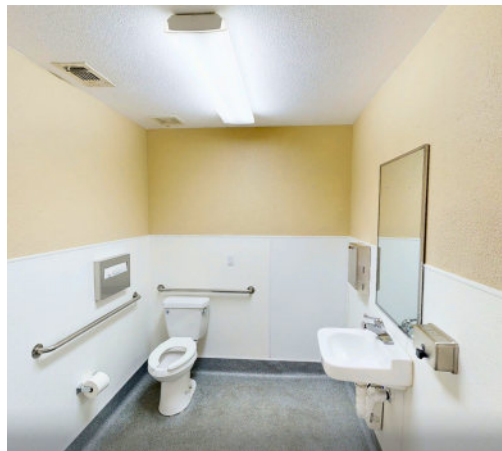
Size: +/- 1,408 SF

Lease Rate: Contact Broker

3D Tour
Click Here



INTERIOR PHOTOS





EXTERIOR PHOTOS



BASELINE RD
±18,872 ADT

BEL AIR



Golden1
Credit Union



FOOTHILLS BLVD
±31,561 ADT

INTERSECTION AERIAL



DEMOGRAPHIC SUMMARY REPORT

4006, 4010 & 4014 FOOTHILLS BLVD, ROSEVILLE, CA 95747



POPULATION

2024 ESTIMATE

1-MILE RADIUS	17,751
3-MILE RADIUS	101,969
5-MILE RADIUS	317,752



HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$106,714.00
3-MILE RADIUS	\$116,888.00
5-MILE RADIUS	\$118,311.00

POPULATION

2029 PROJECTION

1-MILE RADIUS	18,926
3-MILE RADIUS	108,310
5-MILE RADIUS	332,996

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$88,157.00
3-MILE RADIUS	\$93,500.00
5-MILE RADIUS	\$95,294.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	11,150	64,883	197,498
BLACK	451	2,961	12,901
HISPANIC ORIGIN	4,105	20,123	56,905
AM.INDIAN & ALASKAN	165	991	2,737
ASIAN	1,347	9,184	34,716
HAWAIIAN & PACIFIC ISLAND	15	156	1,080
OTHER	4,623	23,794	68,820

CONTACT US!

FOR MORE INFORMATION ABOUT
THESE RETAIL SUITES



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



101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630

2901 K STREET, SUITE 306, SACRAMENTO, CA 95816



Andy Jonsson

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE: 02076108

