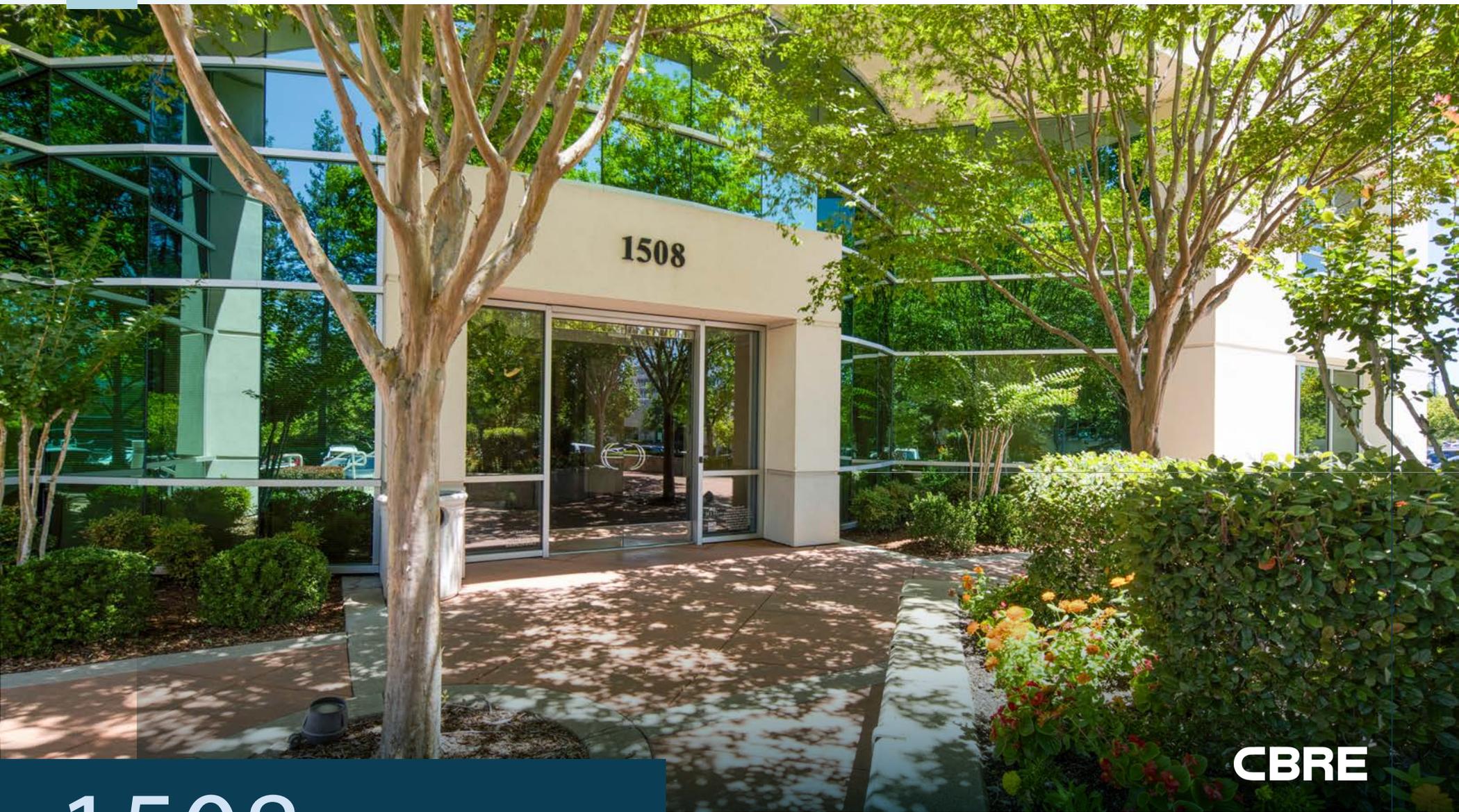


A V A I L A B L E F O R L E A S E



CBRE

1508 Eureka Road



R O S E V I L L E , C A



1508 EUREKA ROAD

Lease Rate: \$2.35 - \$2.55 PSF | Full Service
 ±1,065 RSF - ±7,518 RSF

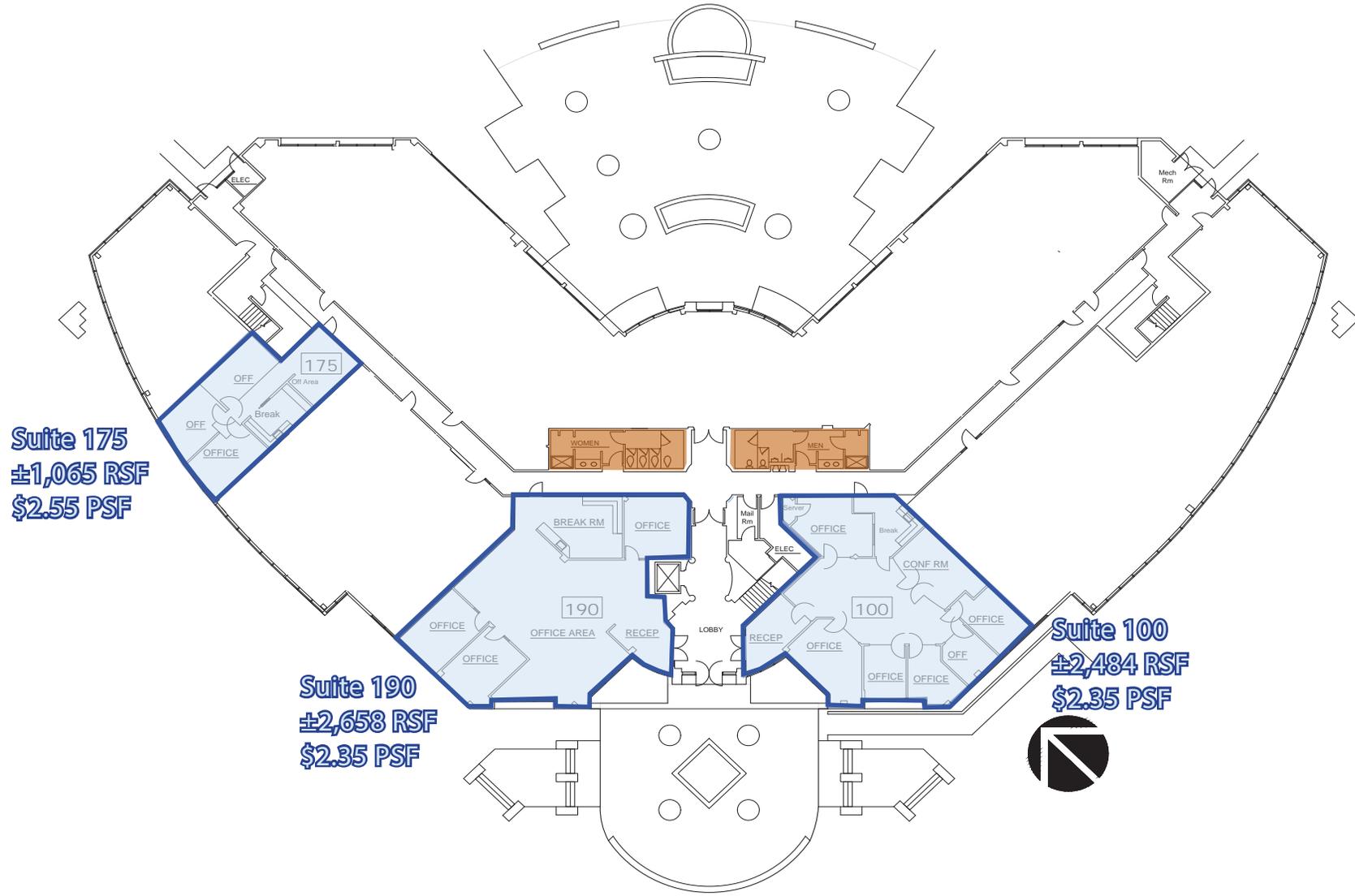
<p>PRESTIGIOUS Eureka Corporate Plaza Address</p> 	<p>EXTREMELY Well Maintained</p> 	<p>ON-SITE FITNESS Facilities & Shared Conference Room</p> 
<p>ON-SITE Outdoor Courtyard</p> 	<p>FIBER SERVICES Available from Consoli- dated Communi- cations & Comcast Business</p> 	<p>LOCAL TO Boutiques & Regional Shopping & Services</p> 
<p>WALKING Distance to the Automall, Kaiser, Coffee, Food, & more</p> 	<p>ADJACENT to Roseville's most popular Restau- rants</p> 	<p>COMING SOON: Remodeled Common Areas</p> 

CITY OF ROSEVILLE

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.

FIRST FLOOR PLAN



Suite 175
 ±1,065 RSF
 \$2.55 PSF

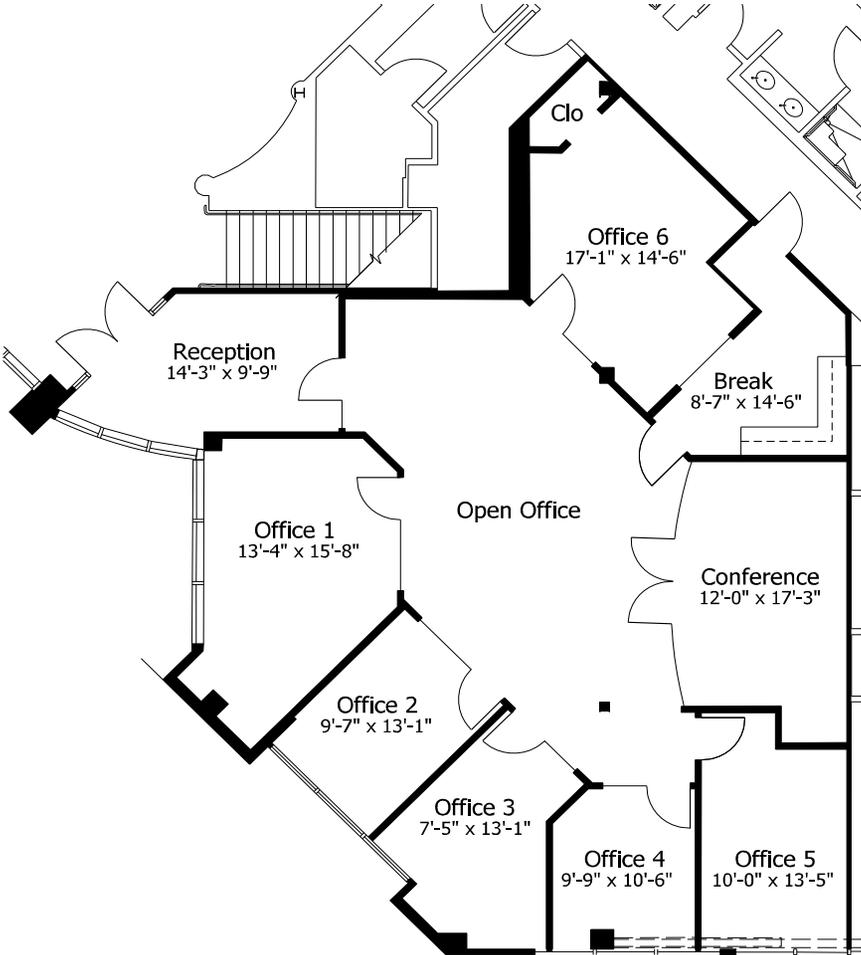
Suite 190
 ±2,658 RSF
 \$2.35 PSF

Suite 100
 ±2,484 RSF
 \$2.35 PSF

FIRST FLOOR
PLANS



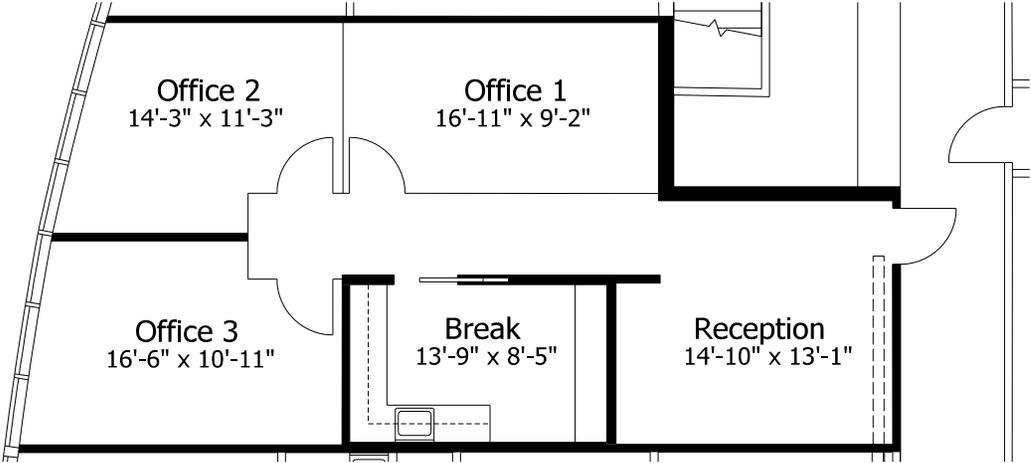
Suite 100 | ±2,484 RSF | \$2.35 PSF



FIRST FLOOR
PLANS



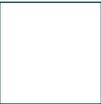
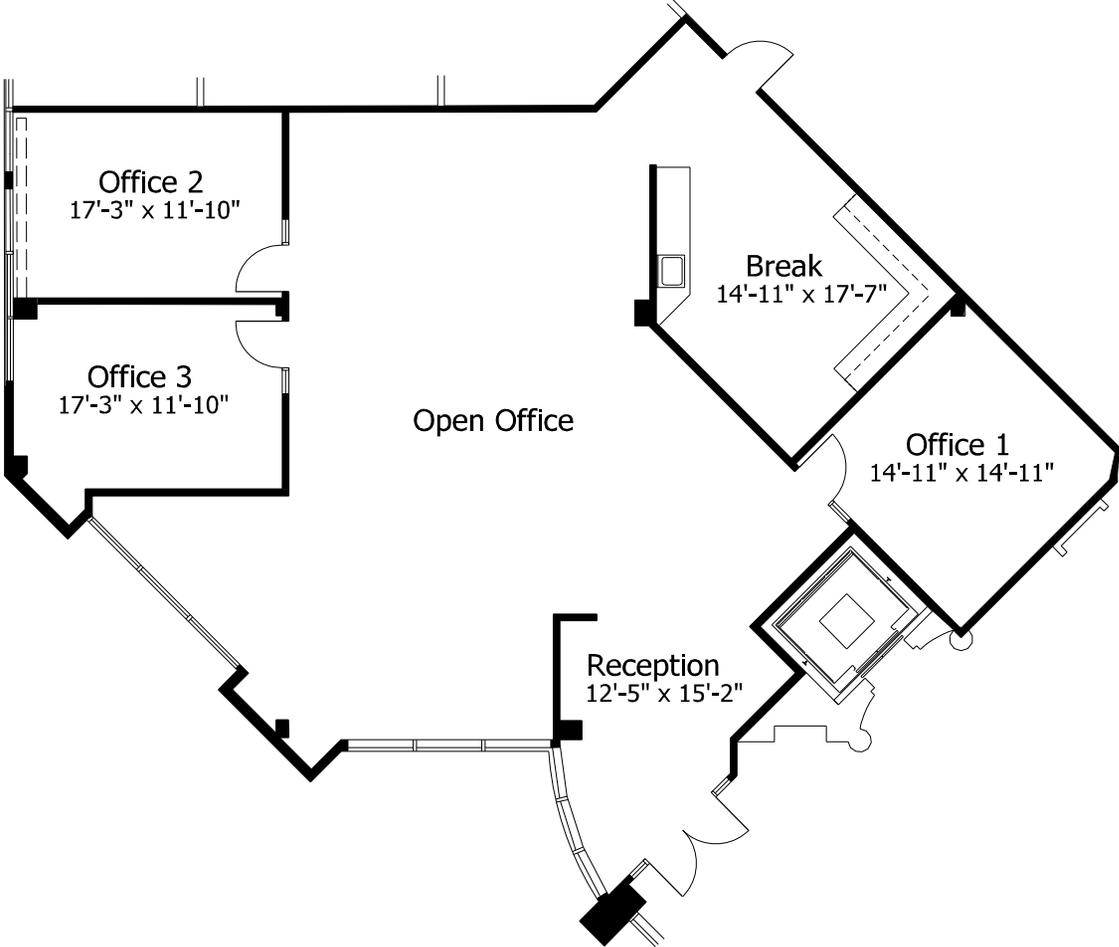
Suite 175 | ±1,065 RSF | \$2.55 PSF



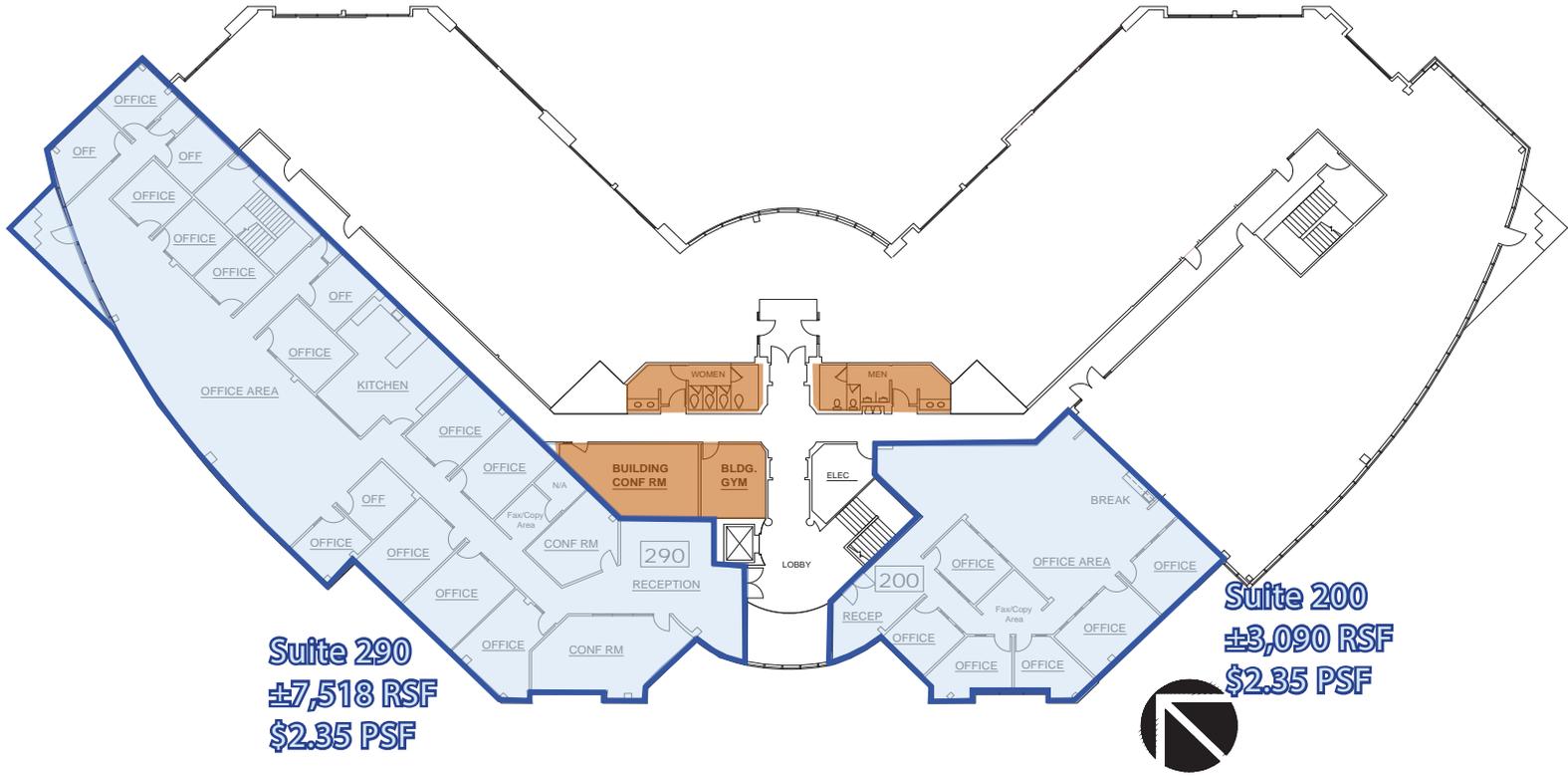
FIRST FLOOR
PLANS



Suite 190 | ±2,658 RSF | \$2.35 PSF



SECOND FLOOR
PLAN



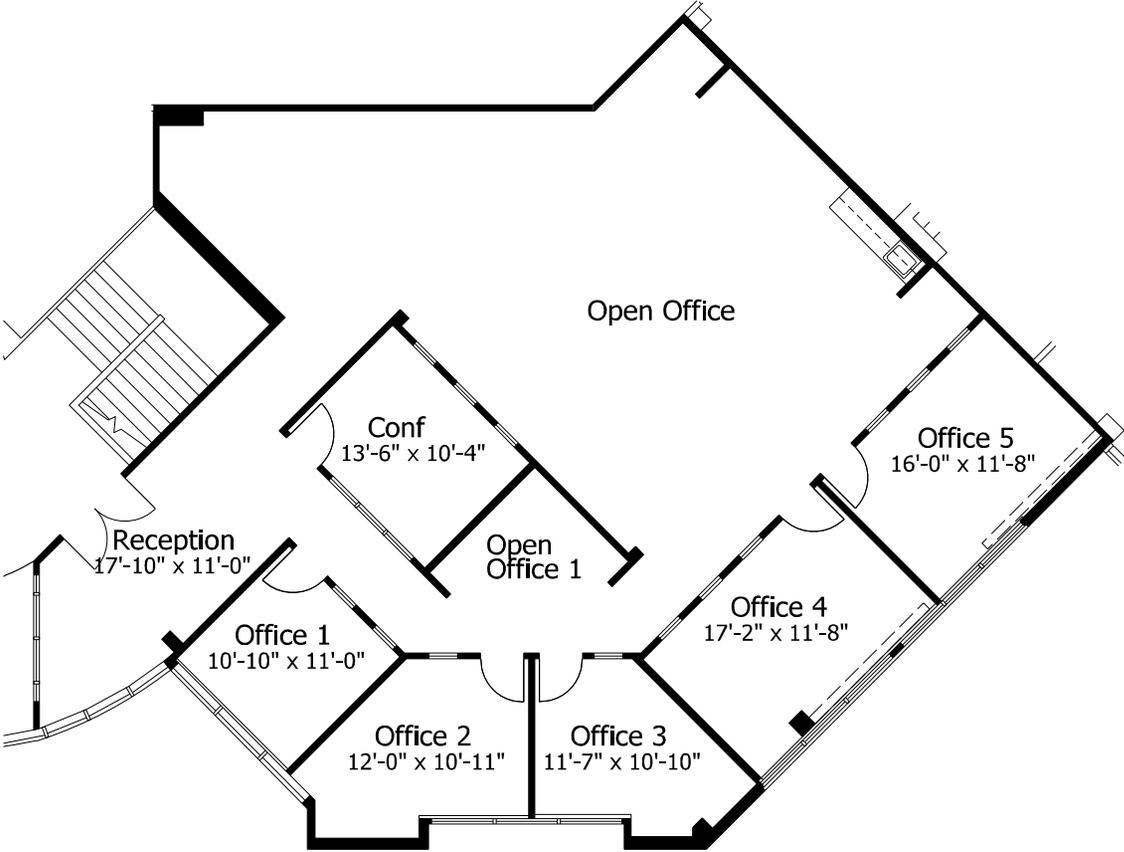
Suite 290
±7,518 RSF
\$2.35 PSF

Suite 200
±3,090 RSF
\$2.35 PSF

S E C O N D F L O O R
P L A N S



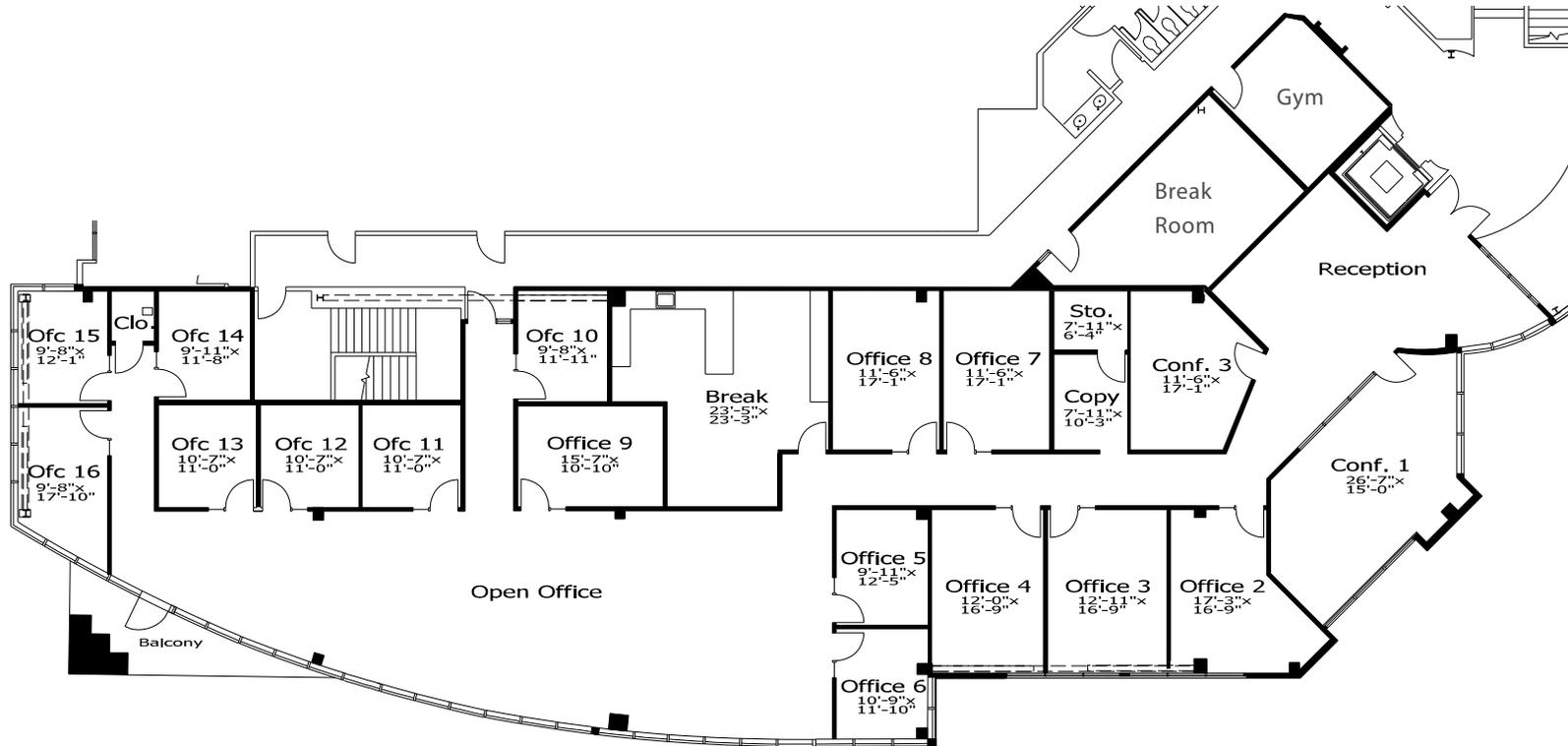
Suite 200 | ±3,090 RSF | \$2.35 PSF

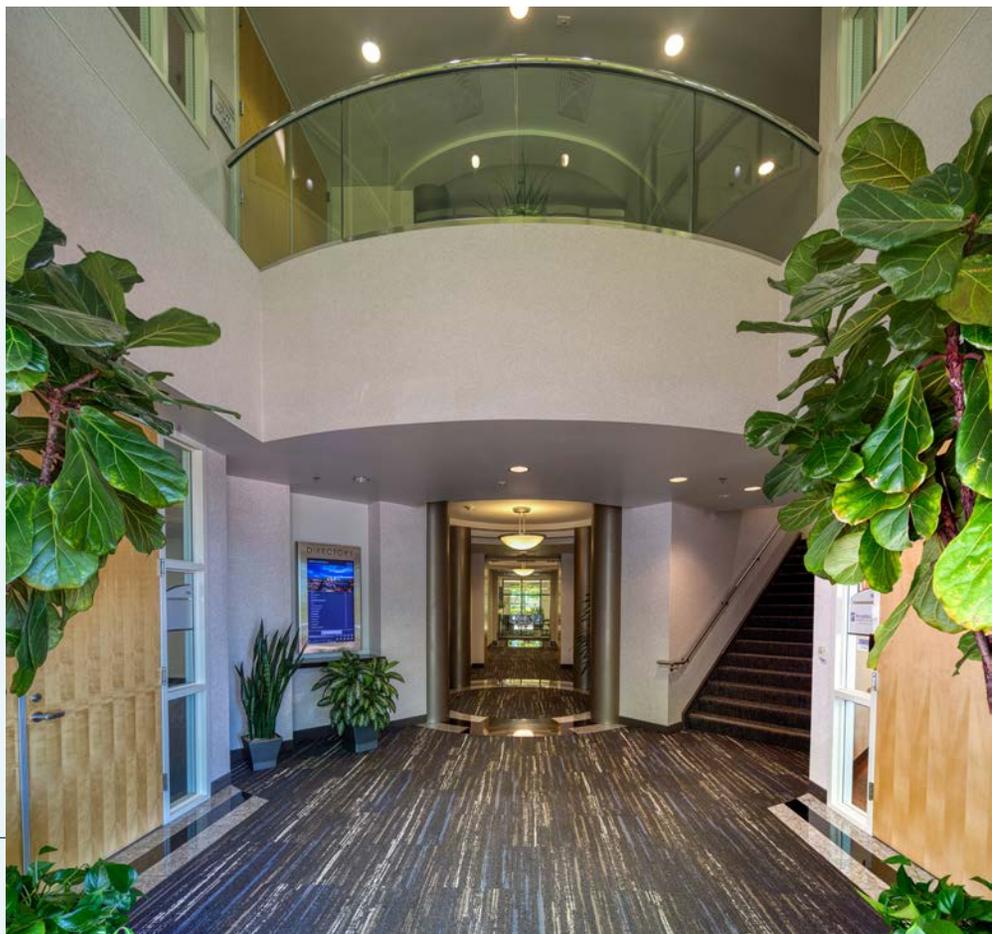


SECOND FLOOR
PLANS



Suite 290 | ±7,518 RSF | \$2.35 PSF



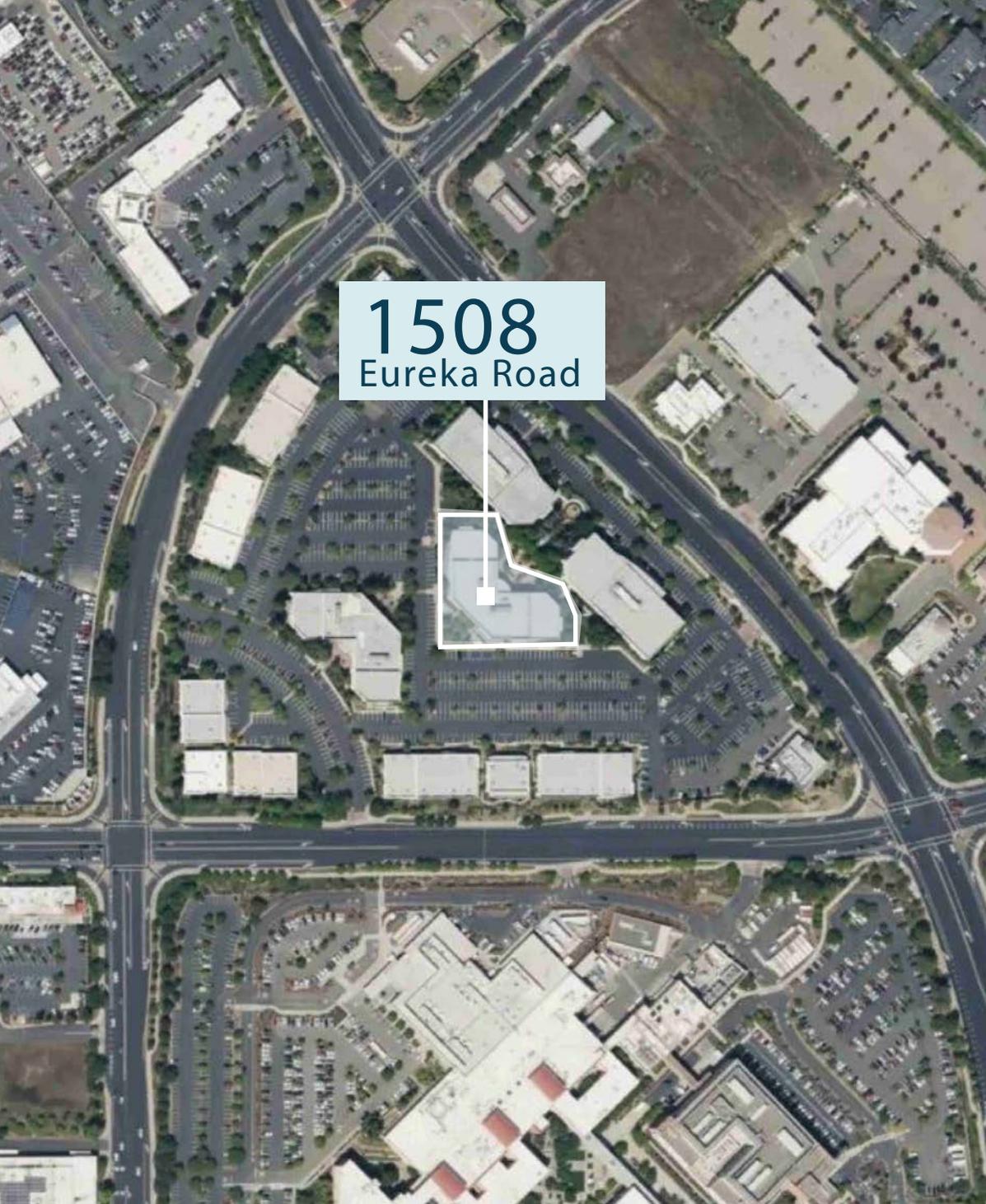


1508 EUREKA ROAD

A E R I A L M A P



1508
Eureka Road



1508
Eureka Road

D E M O G R A P H I C S

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



C O N T A C T S

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CBRE