

FOR LEASE

851

PLEASANT GROVE BLVD.

ROSEVILLE, CA 95678


±9,522 SF Retail /Office Space

A Premier Luxury Leasing Opportunity
High-End Retail or Office Space

**BUILDING
SIGNAGE**

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851 PLEASANT GROVE BLVD.

Opportunities of this caliber—combining luxury finishes, premier visibility, and an irreplaceable Roseville location—are increasingly rare.

851 Pleasant Grove offers more than a space; it offers a platform for businesses that demand distinction, exposure, and an environment aligned with excellence.

This is a premier opportunity to secure a flagship presence in one of Northern California's most active and affluent markets.

THE OPPORTUNITY

Introducing an exceptional opportunity to lease **±9,522 square feet of luxury retail** or office space in one of the most dynamic and sought-after commercial corridors in Roseville, CA.

The property is ideally situated at the highly traffic intersection of Pleasant Grove Boulevard and Fairway Drive. This landmark property offers unmatched visibility, sophisticated design, and a setting surrounded by the Greater Sacramento region's most prominent retail, dining, and lifestyle destinations.

The building is positioned immediately **Adjacent to Trader Joe's**, placing your business at the center of daily activity and sustained consumer traffic.

Nearby Anchors and attractions include Topgolf, the Roseville Galleria Mall, The Fountains Family Entertainment Center, VillaSport Athletic Club, City Parks, Top Golf, Super Pickleball Kingdom (to name just a few), creating a powerful ecosystem of retail, recreation, and affluence.

The space features impressive **Architectural Presence & Design**. This property was thoughtfully designed to make a statement. A grand, high-end entrance welcomes clients and customers into a space defined by floor-to-ceiling glass, flooding the interior with natural light and providing exceptional frontage and exposure. Custom wood paneling and upscale finishes throughout create a warm yet modern aesthetic that elevates the user experience and reinforces a premium brand image.

The open and **Efficient Floor Plan** allows for seamless adaptability—whether configured as a luxury retail showroom, medical or wellness concept, professional office, or corporate headquarters.

The building's **Visibility & Signage Opportunities are unparalleled**. Signage includes: building signage above the front main entry, building signage above the back door entry, decal and/or eyebrow signage above the side entry plus a slot on the monument on busy Pleasant Grove Blvd., ensuring maximum brand exposure along one of Roseville's busiest thoroughfares.

The property's prominent positioning near Highway 65 and the high traffic major intersection provides continuous visibility to both local and commuter traffic, making this an **Ideal Flagship Location** for businesses seeking recognition and long-term growth.

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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INTERIOR PHOTOS

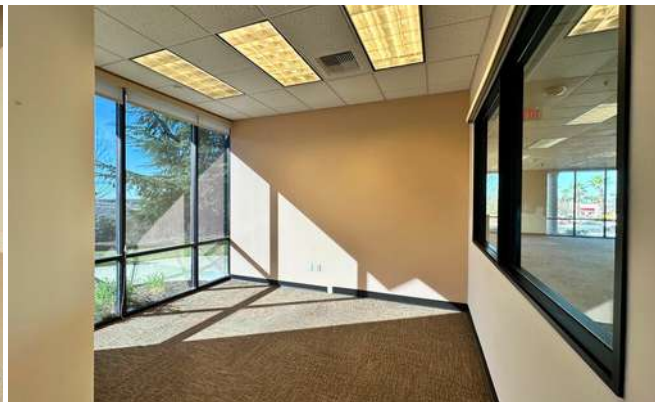


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INTERIOR PHOTOS



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FLOOR PLAN

± 9,522 SF

PERFECT FOR A SINGLE TENANT
(POTENTIALLY DIVISIBLE)

SPACE DETAILS

- Grand reception
- High-End finishes
- Vaulted Ceilings
- Open space
- Lots of natural light
- 7 - 9 rooms/offices
- Break room w/sink
- In - suite restrooms
- Ample Parking

PSF: CALL FOR PRICING



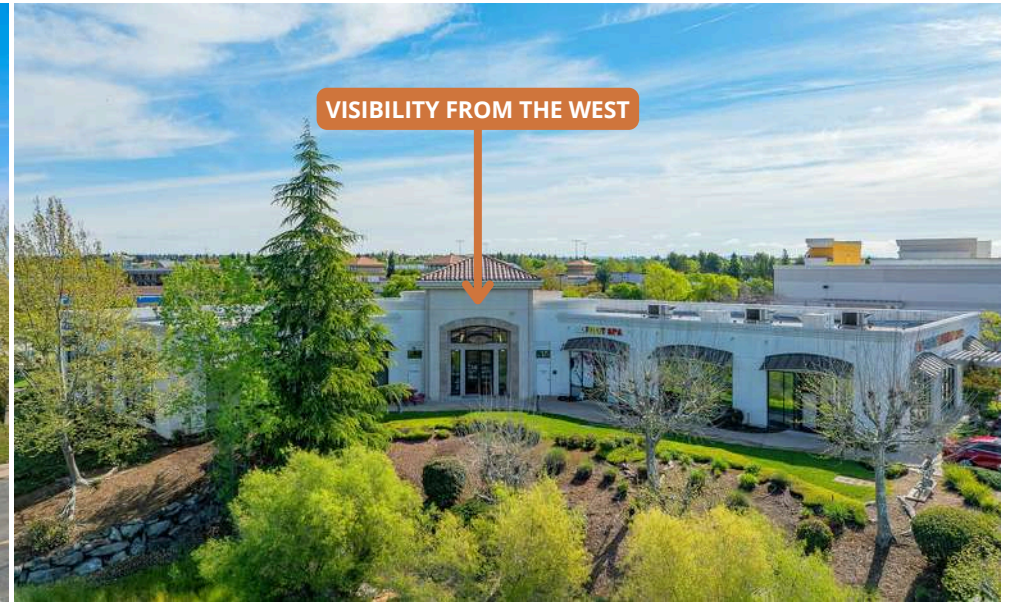
AVAILABLE FOR LEASE

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BUILDING & MONUMENT SIGNAGE



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HIGH-TRAFFIC LOCATION

IT'S GIVING HEALTH/WELLNESS VIBES

The location benefits from proximity to major anchors like Trader Joe's, Nugget Market, Walmart Supercenter, Sam's Club, Kohl's, Target, and other big-box retailers nearby, driving consistent foot traffic.

Being next to Trader Joe's is a huge plus—Trader Joe's shoppers are typically upscale, health-conscious, and frequent visitors who cross-shop for complementary services and experiences.

25 MIN
SACRAMENTO

15 MIN
FOLSOM

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ROSEVILLE, CA

EXCELLENT DEMOGRAPHICS

Affluent households.
Median income +/- \$114K.
Growing population ~152K+.



2024 POPULATION

1 MILE

15,829

3 MILE

107,212

5 MILE

235,164



DAYTIME POPULATION

1 MILE

16,591

3 MILE

118,542

5 MILE

241,964



MEDIAN AGE

1 MILE

37.6
YEARS OLD

3 MILE

39.5
YEARS OLD

5 MILE

41.3
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$113,736

3 MILE

\$107,228

5 MILE

\$107,680



TRAFFIC COUNTS



PLEASANT GROVE BLVD. **63,135 ADT**



FAIRWAY DR. **37,404 ADT**

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POTENTIAL USES

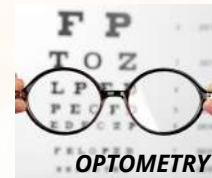
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