

**FOR  
OR SALE  
LEASE**

**4004** Foothills Blvd,  
Roseville, CA

**±31,468 SF RETAIL BUILDING**

**FORMER RITE AID IN GROCERY ANCHORED CENTER**

**AVAILABLE**

**3D Tour  
Click Here**



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REAL ESTATE GROUP

# THE BRICKYARD



FOR SALE	SIZE	SALE PRICE
4004 Foothills Blvd	±31,468 SF	\$5,490,000 (\$174.46 PSF)
FOR LEASE	SIZE	LEASE RATE
4004 Foothills Blvd	±31,468 SF	\$1.25 PSF, NNN

## PROPERTY HIGHLIGHTS:

- **Hard-Corner Foothills Visibility:** Signalized Foothills Blvd frontage puts your sign in front of ± 44,000 cars each day—an ideal location for brand exposure.
- **Bel Air Grocery Synergy:** Join a neighborhood center anchored by Bel Air Market plus national names like Starbucks and Bank of America that keep daily-needs traffic flowing all day long.
- **Former Rite Aid Box (±31,468 SF):** delivers a roomy, flexible floor plate—perfect for retail, medical, fitness, or specialty concepts, with immediate occupancy available.
- **Rapid I-80 Reach:** Foothills Blvd is the main north-south arterial west of I-80, giving customers a straight, six-minute shot to the interstate and the larger Sacramento metro.
- **West Roseville Growth Corridor:** More than 40,000 new homes are slated or underway in the trade area, translating into a steadily expanding customer base for years to come.
- **Ample Parking & Bold Signage:** Expansive surface lot, monument, and building signage options let shoppers pull right up—and ensure your brand pops from every angle.
- **Ready-Made Convenience:** Multiple access points off both Foothills & Junction make entering and exiting painless for customers—from quick lunchtime trips to weekend errands.



### STRONG TRAFFIC COUNTS

BASE LINE RD: 18,810 ADT  
FOOTHILLS BLVD: 31,561 ADT



AVERAGE  
**\$122,640**  
WITHIN 1 MILE  
HOUSEHOLD INCOME



PROPERTY ZONING  
COMMUNITY COMMERCIAL (CC)  
CITY OF ROSEVILLE



± 170 SPACES ON  
THIS PARCEL

# FLOOR PLAN

4004 FOOTHILLS BLVD

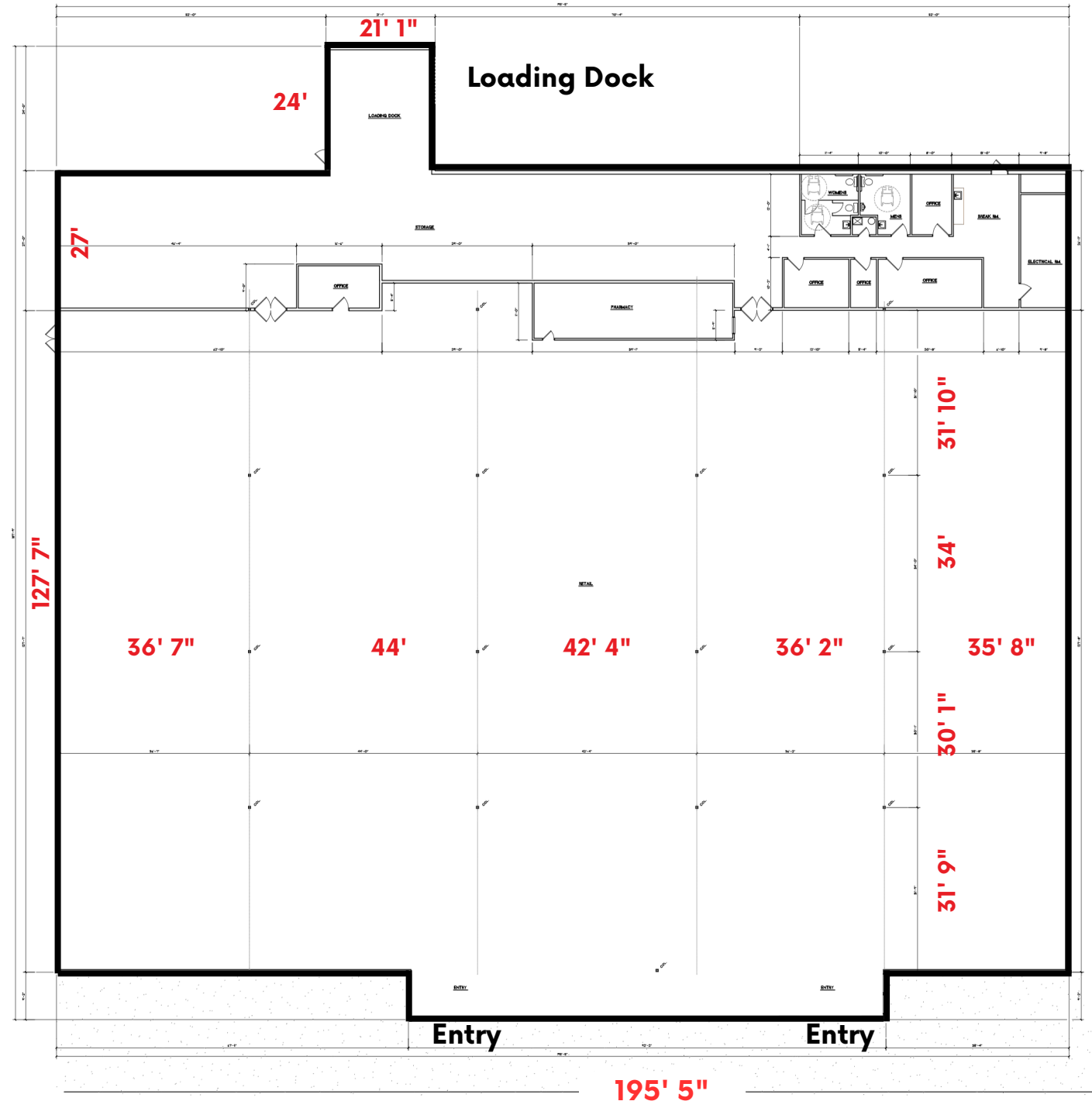
SIZE: ±31,468 SF

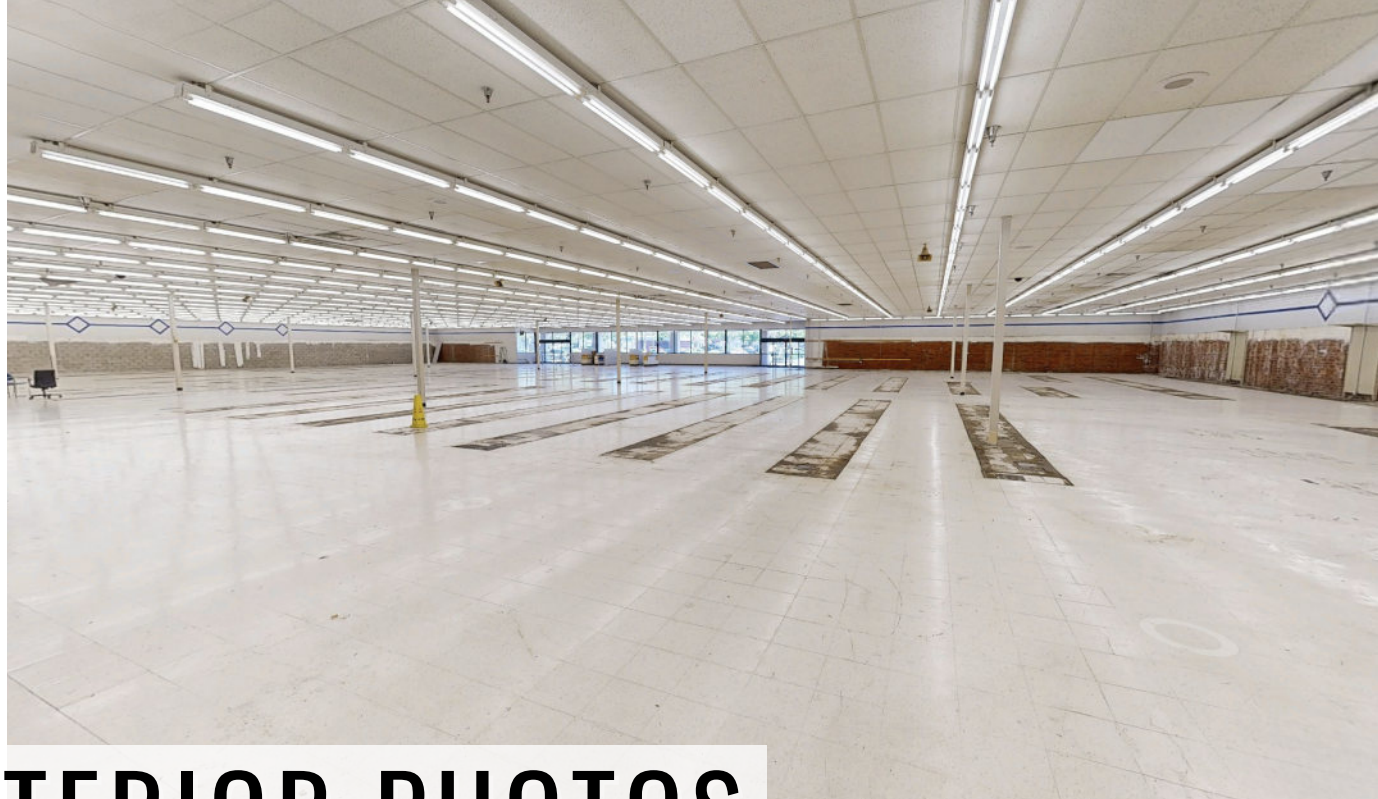
3D Tour  
Click Here



- Over 195' of Storefront
- Outdoor Patio Area in-front of Premises
- 2 Automatic Double Doors at Entry
- Dock High Loading Dock at Rear of Premises

Column Spacing and other notable measurements Shown in Red.





# INTERIOR PHOTOS





# EXTERIOR PHOTOS





LIVING SPACES



PROPERTY LOCATION



Baseline Rd ± 18,810 CARS PER DAY

**SITE**

**BEL AIR**



**Golden1**  
Credit Union



Foothills Blvd ± 31,561 CARS PER DAY

**INTERSECTION AERIAL**

# DEMOGRAPHIC SUMMARY REPORT

4004 FOOTHILLS BLVD, ROSEVILLE, CA 95747



## POPULATION

### 2024 ESTIMATE

3-MILE RADIUS	101,969
5-MILE RADIUS	317,752
10-MILE RADIUS	758,586

## POPULATION

### 2029 PROJECTION

3-MILE RADIUS	108,287
5-MILE RADIUS	333,025
10-MILE RADIUS	783,435



## HOUSEHOLD INCOME

### 2024 AVERAGE

3-MILE RADIUS	\$116,888.00
5-MILE RADIUS	\$118,311.00
10-MILE RADIUS	\$114,445.00

## HOUSEHOLD INCOME

### 2024 MEDIAN

3-MILE RADIUS	\$93,500.00
5-MILE RADIUS	\$95,294.00
10-MILE RADIUS	\$91,178.00



## POPULATION

### 2024 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	64%	63%	61%
BLACK	3%	3%	5%
HISPANIC ORIGIN	20%	23%	19%

# CONTACT US!

FOR MORE INFORMATION ABOUT  
4004 FOOTHILLS BLVD



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