

1540

Eureka Road

ROSEVILLE, CA

**OWNER/USER
OPPORTUNITY**

**WITH IN-PLACE
INCOME**

**FOR SALE
OR LEASE**



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CBRE

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Eureka Road
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OWNER/USER OPPORTUNITY

SALE PRICE



- \$3,586,060 (\$380 PSF)
- In-place Income
- ±9,437 RSF, single story, professional office building
- Up to ±1,736 SF available for occupancy
- Contact broker for information on current income & expenses

±1,736 RSF For Lease

AVAILABLE FOR OCCUPANCY



- Lease Rate: \$1.80 PSF/mo, Full Service Gross
- ±1,736 RSF for lease available now
- Total of ±1,736 RSF contiguous space



OFFERING DETAILS

BUILDING ADDRESS	1540 Eureka Road, Roseville, CA 95661
SALE PRICE	\$3,586,060 (\$380 PSF)
IN-PLACE INCOME	Contact broker for current income & expenses
ASSESSOR'S PARCEL NO.	459-050-007
COUNTY	Placer
PROPERTY TYPE	Professional Office
BUILDING SIZE	±9,437 RSF
LEASE RATE	\$1.80 psf, Full Service Gross
AVAILABLE SQ. FT.	±1,736 RSF
PARCEL SIZE	±0.29 acre parcel
COMMON AREA FEES	\$678.17 per month
YEAR BUILT	2000
NUMBER OF STORIES	One
ZONING	BP/SA-NE, business professional /special area
USE	General office, great for banking, attorneys, accounting firm, engineering, architects, etc.
UTILITY PROVIDERS	
ELECTRICITY	Roseville
SEWER	South Placer Municipal Utility District
WATER	Placer County Water Agency

**OWNER-USER
SALE**

**SUITES FOR
LEASE**

RENT ROLL

SUITE	TENANT	SQ. FT.	LEASE START	LEASE END	RENT/MO.	RENT/YR.	RENT/MO./PSF	INCREASES
100	Wayfinder Family Services	2,952	08/01/2023	06/30/2026	\$6,346.80	\$76,161.60	\$2.15 psf	09/01/24 - \$6,537.20 09/01/25 - \$6,733.32
101	Stratos Wealth Advisors	1,164	09/23/2022	11/30/2025	\$2,619.00	\$31,428.00	\$2.25 psf	11/1/22 - \$2,619.00 11/1/23 - Free 11/2/23 to \$2,677.20 11/1/24 to \$2,735.40
102	Vacant	1,736						
103	Cornerstone Wealth	1,804	03/01/2017	06/30/2027	\$4,059.00	\$48,708.00	\$2.25 psf	7/1/23 to \$4,149.20 7/1/24 to \$4,239.40 7/1/25 to \$4,329.60 7/1/26 to \$4,419.80
104	Karen Peak, CPA	1,781	09/15/2014	12/14/2024	\$3,597.62	\$43,171.44	\$2.02 psf	12/15/23 to \$3,686.67
Rent Totals		9,437			\$10,275.62	\$123,307.44		

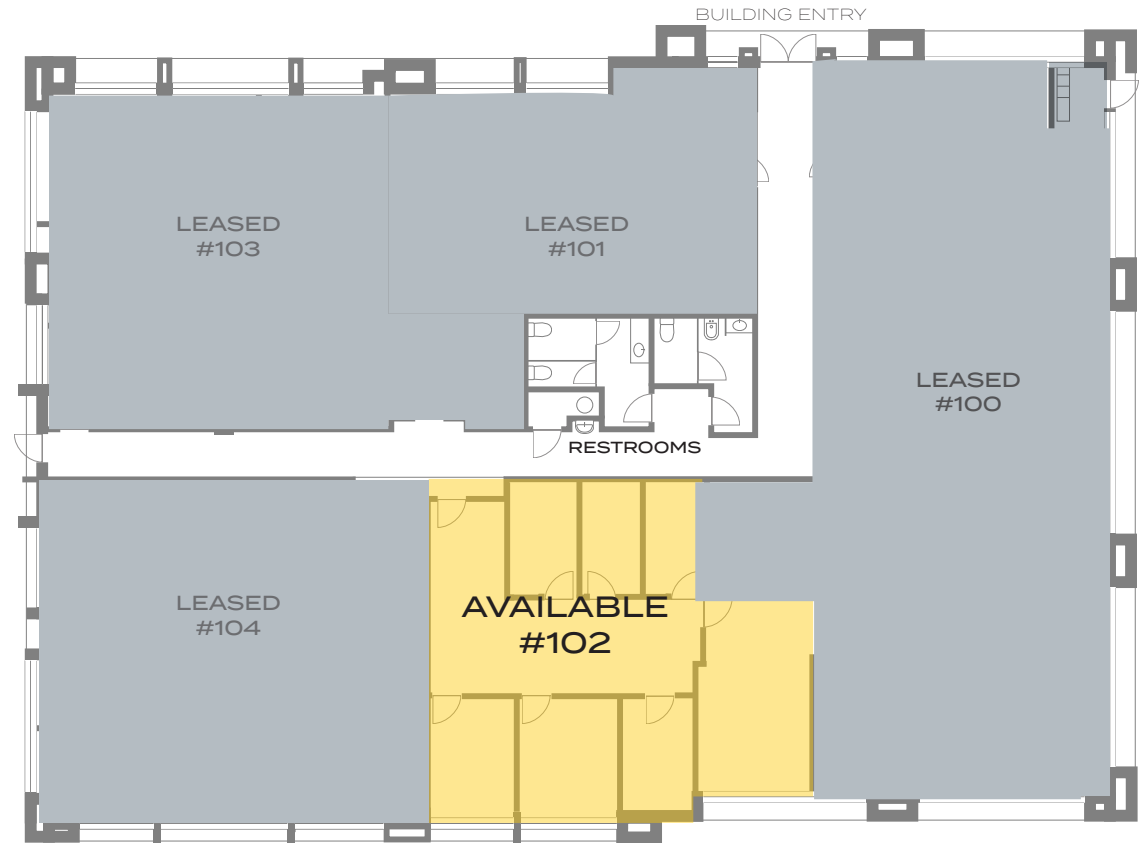
AVAILABLE FOR LEASE

Suite 102 ±1,736 RSF

Lease Rate: \$1.80 psf/mo.

Full Service Gross

Vacant



NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.



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