

# 1504

EUREKA ROAD  
Roseville, California

AVAILABLE FOR LEASE





# PROPERTY HIGHLIGHTS



PRESTIGIOUS EUREKA  
CORPORATE PLAZA ADDRESS



ON-SITE OUTDOOR COURTYARD



EXTREMELY WELL-  
MAINTAINED



TWO COMMON AREA  
CONFERENCE ROOMS



FITNESS STUDIO WITH  
SHOWERS & LOCKERS



RECENTLY REMODELED  
COMMON AREAS



FIBER SERVICES AVAILABLE  
FROM BOTH CONSOLIDATED  
COMMUNICATIONS AND  
COMCAST BUSINESS



ADJACENT TO ALL OF ROSEVILLE'S  
MOST POPULAR RESTAURANTS:

- MIKUNI
- PAUL MARTIN'S
- FAT'S
- UNIVERSITY OF BEER



LOCAL TO BOUTIQUE AND  
REGIONAL SHOPPING & SERVICES:

- WESTFIELD GALLERIA
- CREEKSIDE CENTER
- THE FOUNTAINS
- STARBUCKS

## CITY OF ROSEVILLE



ROSEVILLE'S 2022 POPULATION IS  
ESTIMATED TO BE 149,141, PER U.S.  
CENSUS, WITH MEDIAN AGE OF 37.7  
YEARS OLD.



ROSEVILLE WAS NAMED THE 8TH  
BEST PLACE TO LIVE IN AMERICA BY  
LIVABILITY.COM IN 2021.



GREAT QUALITY OF LIFE, SCHOOLS,  
HOUSING, BUSINESSES AND RETAIL.



ROSEVILLE OWNS AND OPERATES ITS  
UTILITIES, INCLUDING WATER, SEWER  
AND ELECTRIC. ROSEVILLE ELECTRIC  
PLAYS A BIG ROLE IN ATTRACTING  
BUSINESS WITH ITS COMPETITIVE  
RATES AND RELIABLE SERVICE.







Shared Fitness Center



Common Conference Room



FOR LEASE | 1504 EUREKA ROAD



# AVAILABLE SUITES FOR LEASE

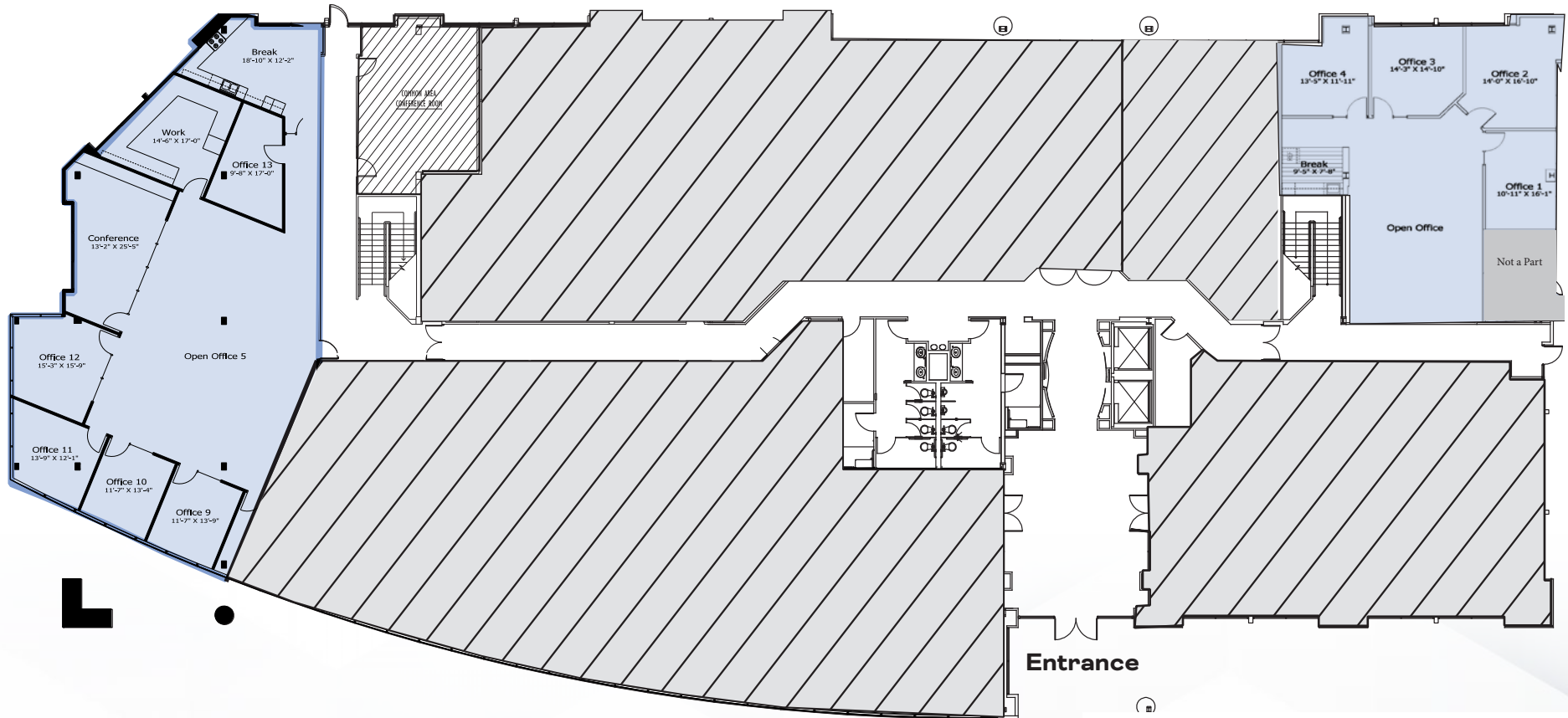
FLOOR PLAN  
1ST FLOOR

SUITE 170 - ±3,796 RSF  
(DIVISIBLE TO ±1,886 RSF)

SUITE 125 - ±1,972 RSF  
AVAILABLE MARCH 1, 2025

LEASE RATE: \$2.45 PSF, FULL SERVICE

**SUITE 170**  
±3,796 RSF  
DIVISIBLE TO ±1,886 RSF



FLOOR PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE







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