

EUREKA RIDGE PLAZA
1490 EUREKA RD
ROSEVILLE, CA
FOR LEASE
3,011 SF MEDICAL SUITE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

LASIK
SPECIALISTS

HORIZON VISION CENTERS

COMPLETELY REMODELED

VIEW VIRTUAL TOUR

PROPERTY HIGHLIGHT VIDEO

FOR MORE INFORMATION CONTACT:

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FEATURES:

- Medical tenant improvements, endcap space
- Premier location on a busy, signalized intersection
- Located in a strong retail trade area next to the Roseville Auto Mall
- Strong daytime population; 3.5 million SF of office spaces within a 1-mile radius
- Convenient access to/from I-80

PROPERTY DETAILS:

This ±37,000 SF shopping center is located on a prominent intersection within one of Roseville’s premier trade areas. This property benefits from strong daytime traffic with traffic counts in excess of 32,000 cars per day. The center features many notable tenants including: Sienna, Hoshall’s Salon & Spa, and Beach Hut Deli.

Neighboring tenants include: Roseville Auto Mall, Carmax, Walmart, Target, Century Theater and Kaiser Permanente Hospital.

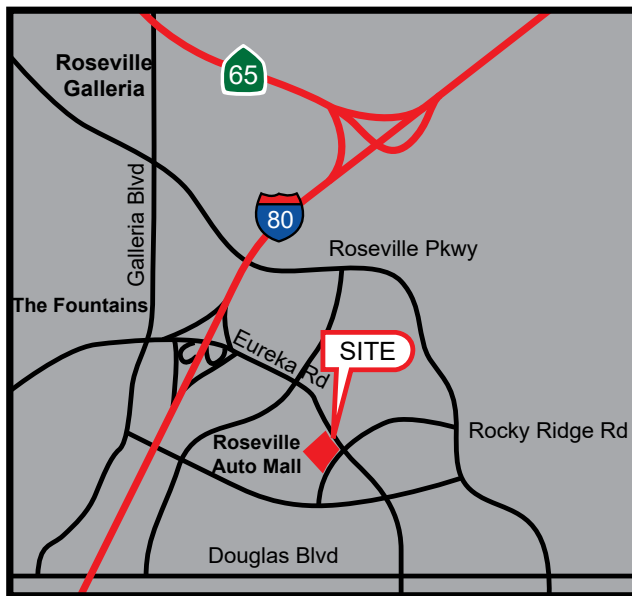
LEASE RATE:

Suite 100: 3,011 SF \$8,882.00 (\$2.95 PSF, NNN)

NNN costs are approximately \$0.78 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	6,199	100,861	262,643
2025 Average HH Income:	\$150,411	\$145,773	\$150,756
Traffic Count @			
Eureka Ridge:		12,097	
Rocky Ridge Dr:		4,222	



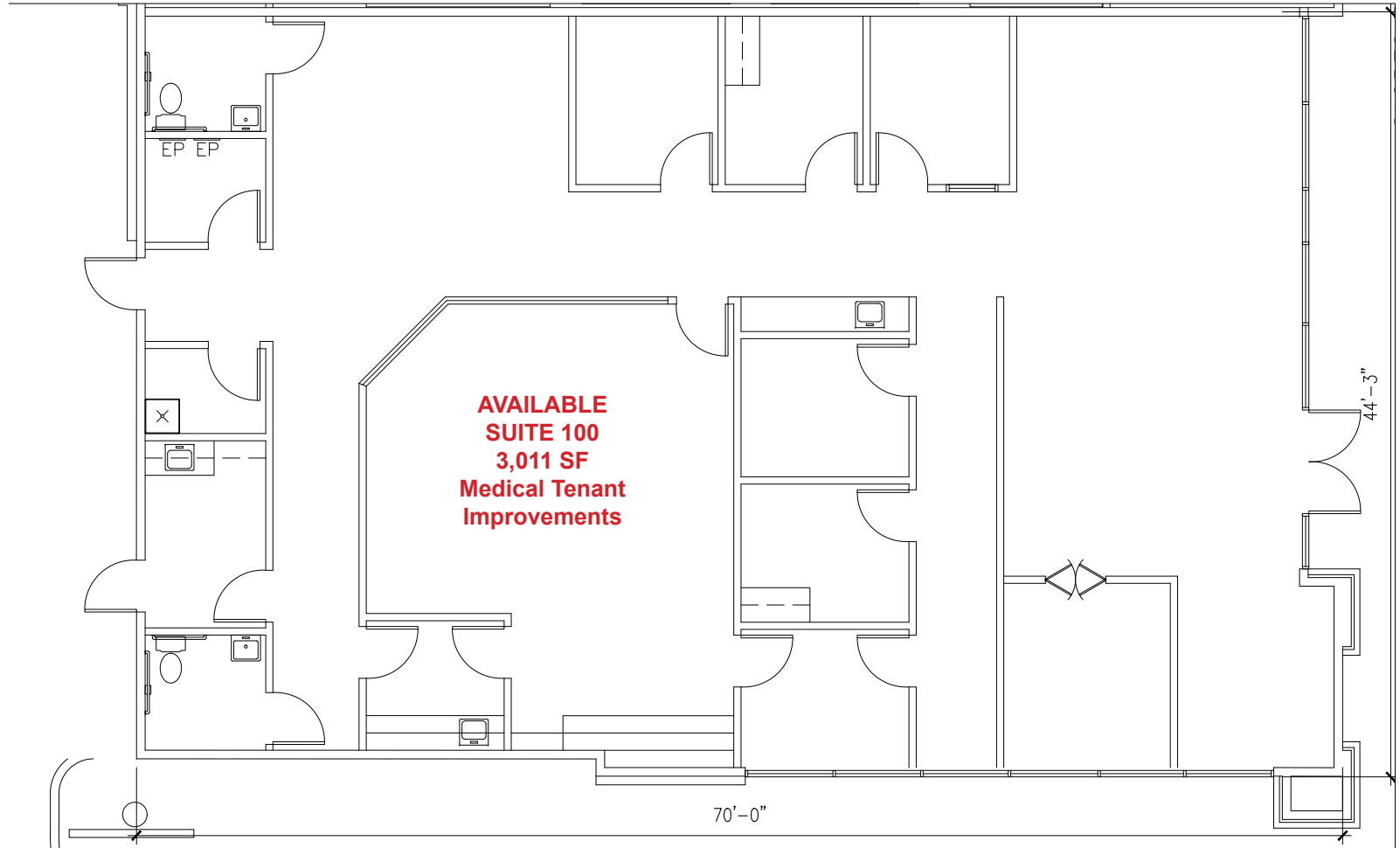
Watch Property Highlight on Youtube
[Click Here](#)

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
 www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

1490 EUREKA RD
 FLOOR PLAN



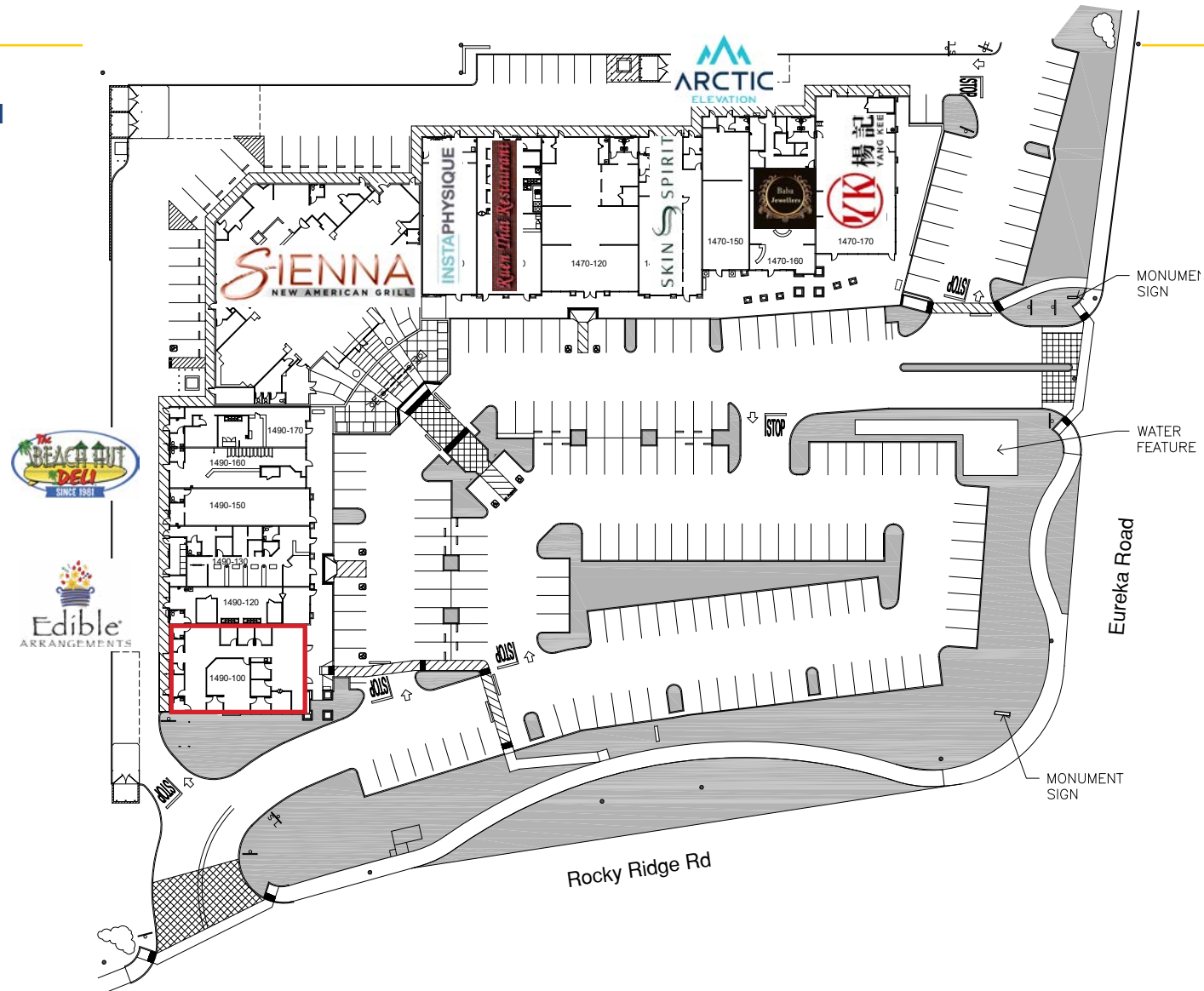
[VIEW VIRTUAL TOUR](#)

Suite	SF	Lease Rate	Monthly Rent
100	3,011	\$2.95 PSF, NNN	\$8,882.00
NNN costs are approximately \$0.78 PSF.			

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SITE PLAN



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1490 - SUITE 100



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