

A V A I L A B L E F O R L E A S E



CBRE

1508 Eureka Road



R O S E V I L L E , C A



1508 EUREKA ROAD

Lease Rate: \$2.35 - \$2.55 PSF | Full Service
±1,065 RSF - ±7,518 RSF

PRESTIGIOUS
Eureka Corporate
Plaza Address



EXTREMELY
Well Maintained



ON-SITE FITNESS
Facilities & Shared
Conference Room



ON-SITE
Outdoor
Courtyard



FIBER SERVICES
Available from Consoli-
dated Communi-
cations & Comcast
Business



LOCAL TO
Boutiques &
Regional
Shopping &
Services



WALKING
Distance to the
Automall, Kaiser,
Coffee, Food, &
more



ADJACENT
to Roseville's most
popular Restau-
rants



COMING SOON:
Remodeled
Common Areas

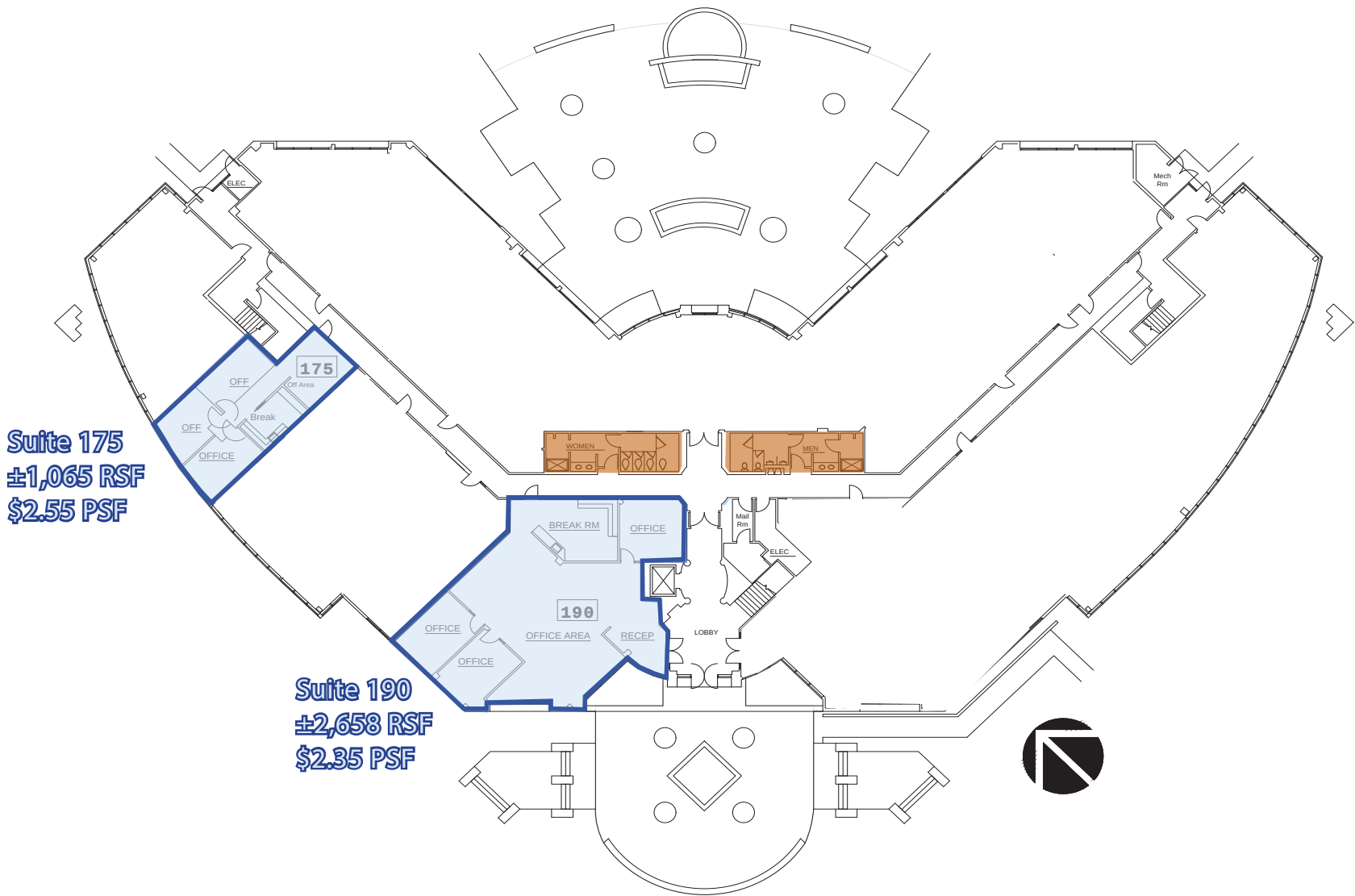


CITY OF ROSEVILLE

Ranked as one of California's best places to live by Livability.com, Roseville is a vibrant, forward-thinking city offering an exceptional quality of life. With a 2025 estimated population of 166,214 and a median age of 38.2, Roseville blends youthful energy with experience to create a dynamic and balanced community. Its diverse economy spans technology, healthcare, finance, retail, and a growing start-up scene—fostering innovation, job growth, and long-term stability. Residents enjoy top-rated schools, a variety of housing options, and access to premier shopping, dining, and recreation in a clean, safe environment.

A key advantage of Roseville is its municipally owned utilities—including water, sewer, and electricity. Roseville Electric, the city's public power provider, offers competitive rates and exceptional reliability, making it a major draw for businesses and residents alike. Combined with excellent public services and a strong sense of community.

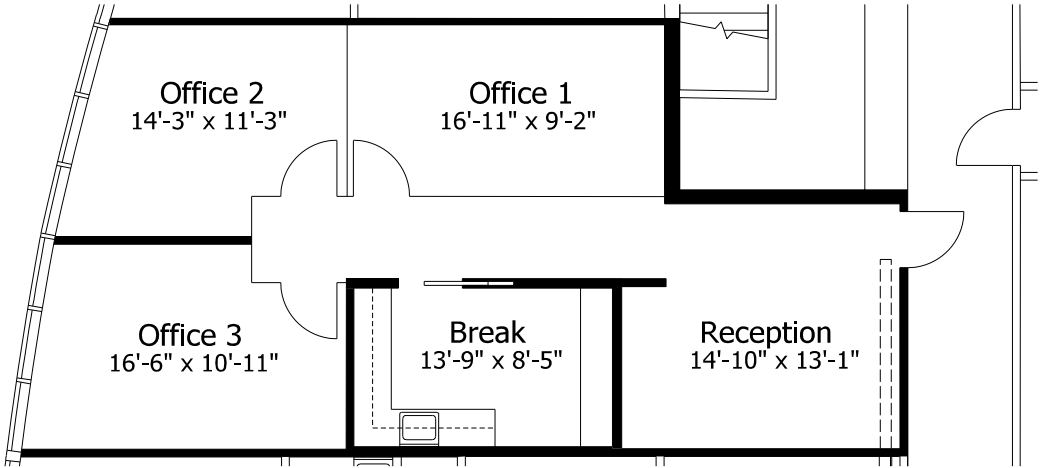
FIRST FLOOR
PLAN



FIRST FLOOR
PLANS



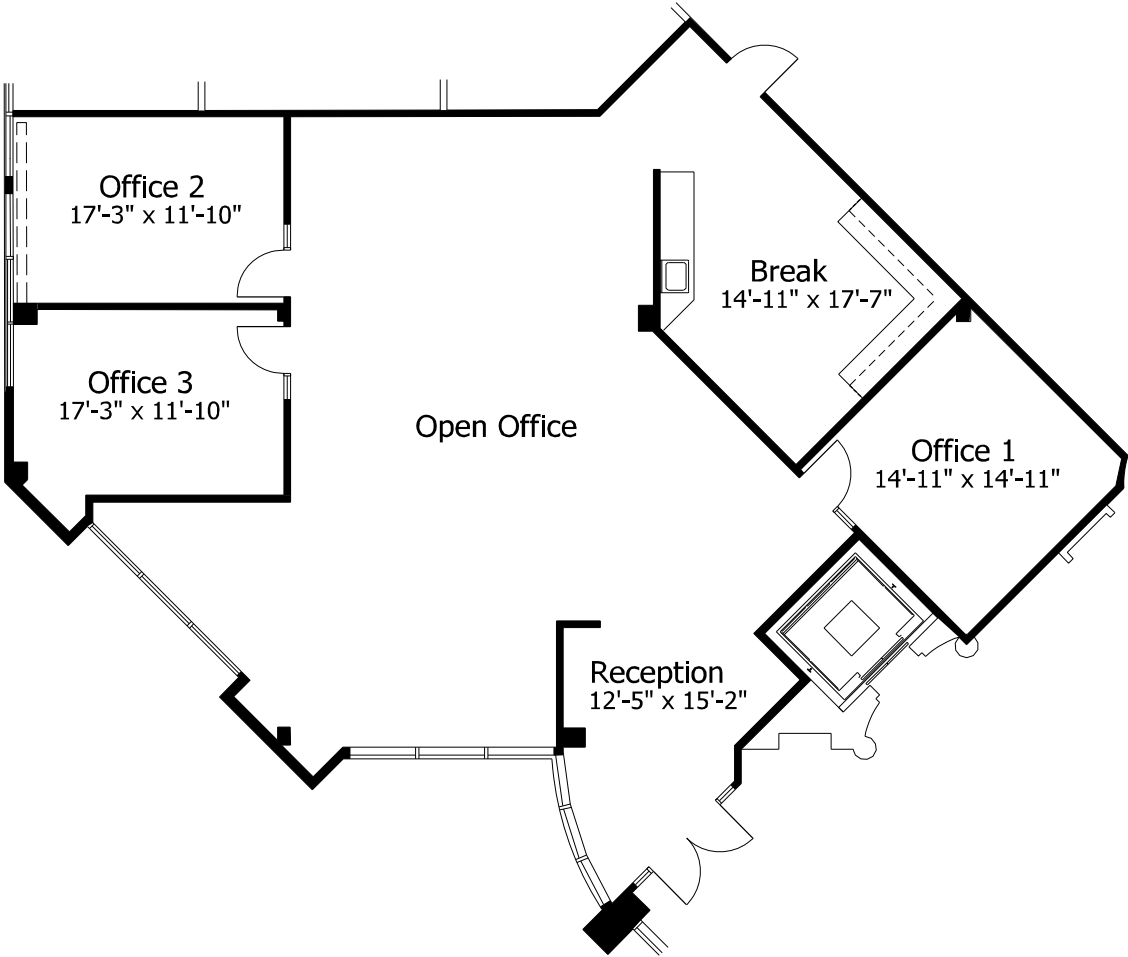
Suite 175 | ±1,065 RSF | \$2.55 PSF



FIRST FLOOR
PLANS



Suite 190 | ±2,658 RSF | \$2.35 PSF

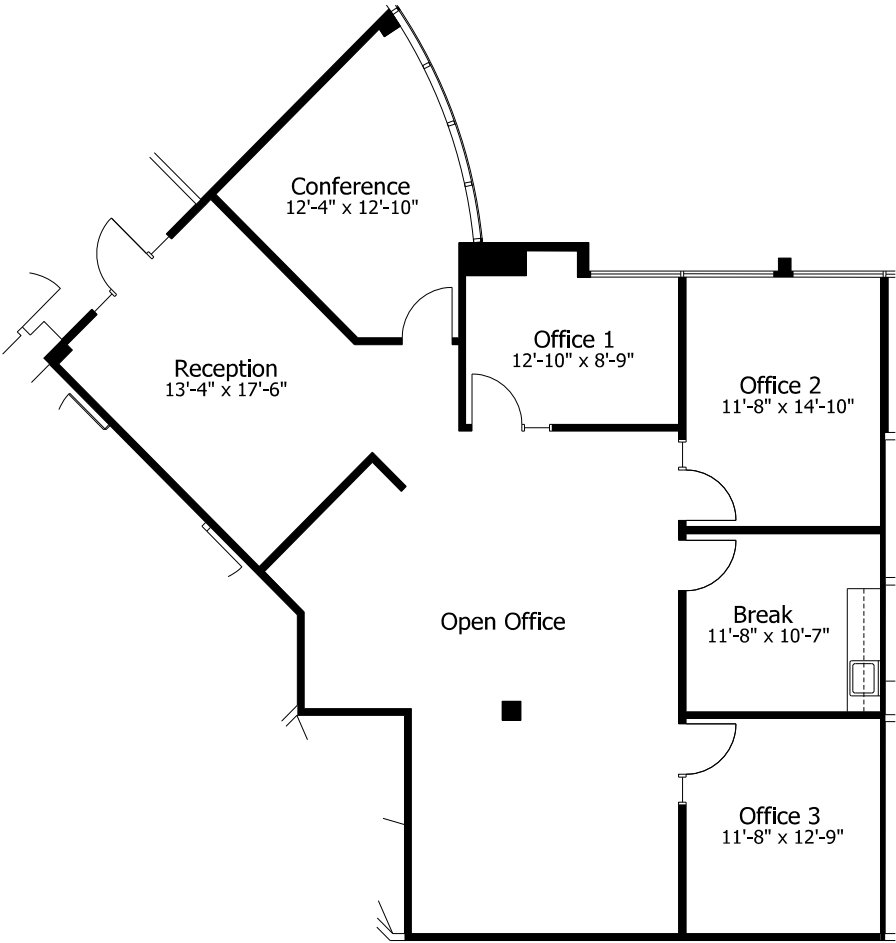




SECOND FLOOR
PLANS

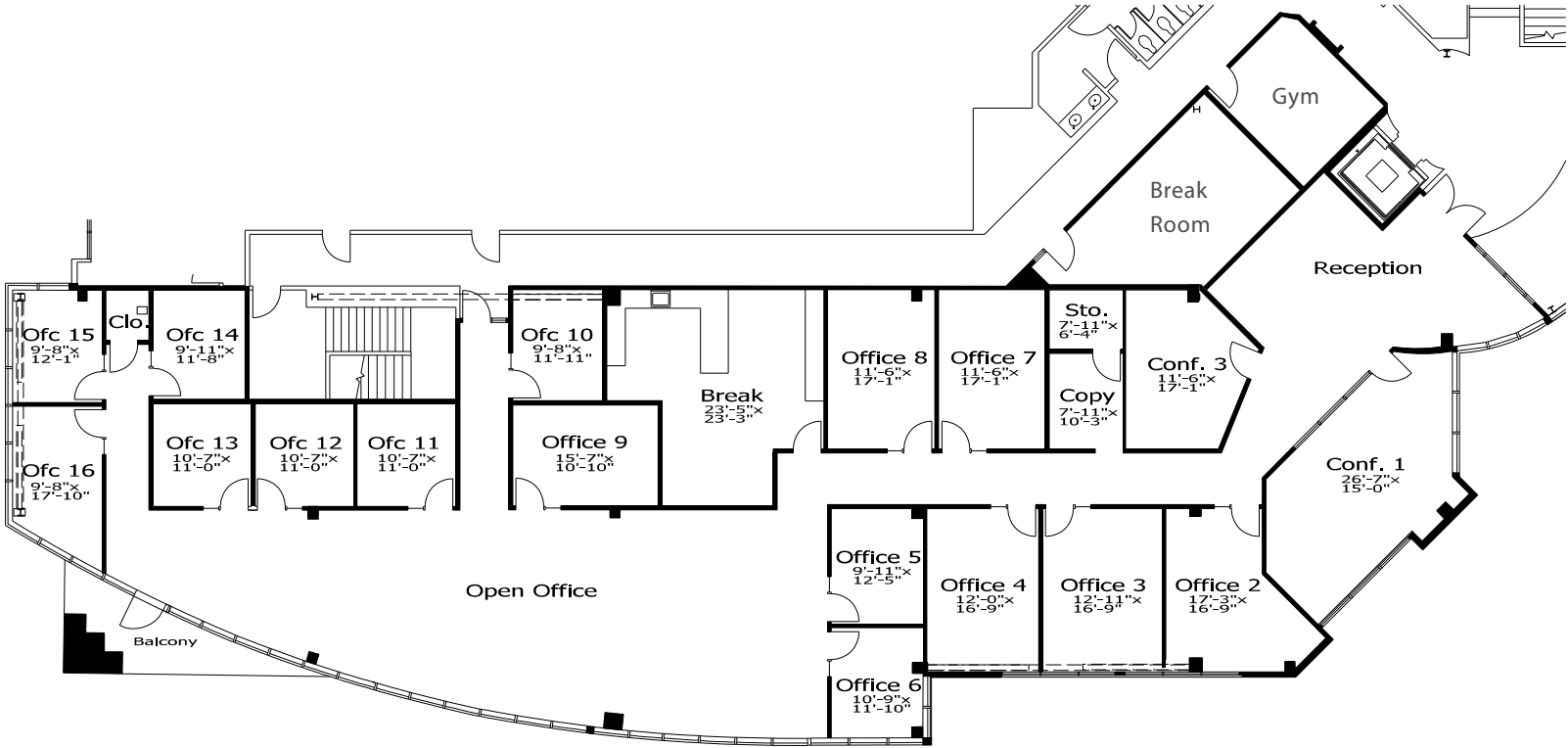


Suite 245 | ±1,975 RSF | \$2.35 PSF



SECOND FLOOR
PLANS

Suite 290 | ±7,518 RSF | \$2.35 PSF





1508 EUREKA ROAD

A E R I A L M A P





DEMOGRAPHICS

CITY OF ROSEVILLE	TOTALS
POPULATION	
2020 Population	147,793
2025 Population	166,214
2026 Population - Projection	+2.18%
GENERATIONS	
Under 18	26.3%
18 - 24	7.9%
25 - 44	28.1%
45 - 64	24.4%
65+	13.4%
Median Age	38.2
HOUSEHOLD INCOME	
Average Income	\$74,250
Median Household Income	\$117,354
HOUSING VALUE	
Median Home Price	\$658,294
Average Home Price	\$680,100
HOUSING UNITS	
Owner-Occupied Housing	68.6%
Renter-Occupied Housing	31.4%

1508
Eureka Road



C O N T A C T S

KEVIN LARSCHEID
Executive Vice President
+1 916 781 4818
kevin.larscheid@cbre.com
Lic. 00816790

SCOTT RUSH
First Vice President
+1 916 781 4802
scott.rush@cbre.com
Lic. 01228497

PHILLIP LARSCHEID
Sales Associate
+1 916 781 4848
phillip.larscheid@cbre.com
Lic. 012434984

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE