

AVAILABLE FOR SUBLEASE
±23,616 SF

1030 PLEASANT GROVE BLVD.
ROSEVILLE, CA 95678



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ABOUT

1030 PLEASANT GROVE BLVD.
ROSEVILLE, CA 95678

PROPERTY PROFILE

Location: 1030 Pleasant Grove Blvd.
Roseville, CA 95678

Space Available: ±23,616 SF
Lease expires 2/28/2028

APN: 363-030-071-000

Zoning: Commercial

Trade Area Neighbors: Safeway, America's Best Contacts & Eyeglasses, Paris Baguette, Positive Impact Fitness, Subway, Tri Counties Bank, Smallcakes, Bambu Garden, Doggie Bag & Teriyaki Town



PROPERTY HIGHLIGHTS

- Former CVS Pharmacy
- Located in a Safeway anchored neighborhood shopping center
- Highly visible façade
- Ample parking
- Sits in a great retail trade area of Roseville with excellent traffic counts

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DEMOGRAPHICS

1030 PLEASANT GROVE BLVD.
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TOTAL POPULATION

1 MILE

11,503

3 MILE

111,062

5 MILE

249,386



DAYTIME POPULATION

1 MILE

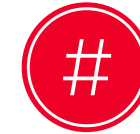
12,140

3 MILE

128,861

5 MILE

266,566



MEDIAN AGE

1 MILE

38.9
YEARS OLD

3 MILE

39.1
YEARS OLD

5 MILE

40.2
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$127,789

3 MILE

\$106,720

5 MILE

\$113,757



TRAFFIC COUNTS



PLEASANT GROVE BLVD. ---> 50,199 ADT



E. ROSEVILLE PKWY. ---> 46,232 ADT

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AERIAL - CLOSE UP

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