

FOR LEASE



**±1,196 SF Retail Available**

**7456 Foothills Blvd, Roseville, CA**

**David Herrera**  
Executive Vice President  
+1 916 563 3032  
david.herrera@colliers.com  
CA Lic. 01484908

**Trevor Jackson**  
Senior Associate  
+1 916 563 3048  
trevor.jackson@colliers.com  
CA Lic. 02093554



# Property Highlights

Located in the heart of Woodcreek Plaza, this well-positioned retail space offers a rare opportunity in the thriving West Roseville submarket. With strong surrounding demographics, ongoing residential growth, and convenient access to major highways, this location is ideal for a variety of retail or service-based businesses.

- » Suite 14: ±1,196 SF – Former florist, ideal for boutique retail, salon, service, or specialty use
- » Located in West Roseville, one of the region's fastest-growing residential areas
- » Surrounded by established neighborhoods and new housing developments
- » Easy access to Highway 65 and Interstate 80, connecting to greater Sacramento and Placer County
- » Ample on-site parking and strong co-tenancy within a well-maintained neighborhood center

**Total SF: ±1,196 SF**

**Lease Rate: Contact broker**



**For Lease** | 7456 Foothills Boulevard. Roseville

# Nearby Amenities

Positioned in the vibrant retail corridor of Roseville, CA, 7456 Foothills Blvd offers a prime 1,196 SF retail space in a bustling center anchored by popular local and regional tenants like Beach Hut Deli, Sushi Mon, and Senpais Cafe. This fully built-out suite provides excellent visibility, pylon signage opportunities, and a walkable location with strong foot traffic—ideal for businesses seeking immediate occupancy in a dynamic, community-focused environment. Whether you're launching a new concept or expanding your brand, this space delivers the exposure and convenience to thrive.



## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	12,871	102,721	279,684
2025-2030 Annual Rate	0.31%	0.53%	0.78%
Households	5,118	39,732	102,649
Median Household Income	\$111,620	\$114,195	\$113,554
Median Home Value	\$627,945	\$644,138	\$641,069
Median Age	41.2	40.8	39.8



**For Lease** | 7456 Foothills Boulevard. Roseville

**For Lease** | 7456 Foothills Boulevard. Roseville

**David Herrera**

Executive Vice President  
+1 916 563 3032  
david.herrera@colliers.com  
CA Lic. 01484908

**Trevor Jackson**

Senior Associate  
+1 916 563 3048  
trevor.jackson@colliers.com  
CA Lic. 02093554



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.