

**EUREKA RIDGE PLAZA**  
**1470 - 1490 EUREKA RD**  
**ROSEVILLE, CA**

FOR LEASE

3,011 SF - 3,670 SF RETAIL SUITE  
& MEDICAL SUITE AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.



**COMPLETELY REMODELED**

**VIEW VIRTUAL TOUR**

**PROPERTY HIGHLIGHT VIDEO**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

**FEATURES:**

- Medical tenant improvements, endcap space (Suite 100)
- 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 RATES:**

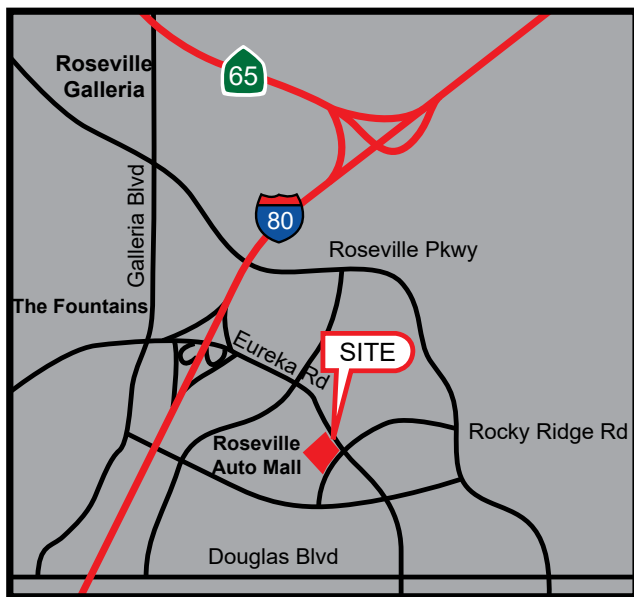
1470 - Suite 120:	3,670 SF	\$9,138.00 (\$2.49 PSF, NNN)
1470 - Suite 160:	2,528 SF	\$6,952.00 (\$2.75 PSF, NNN)
1490 - Suite 100:	3,011 SF	\$8,882.00 (\$2.95 PSF, NNN)

NNN costs are approximately \$0.78 PSF.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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\*\*](#)

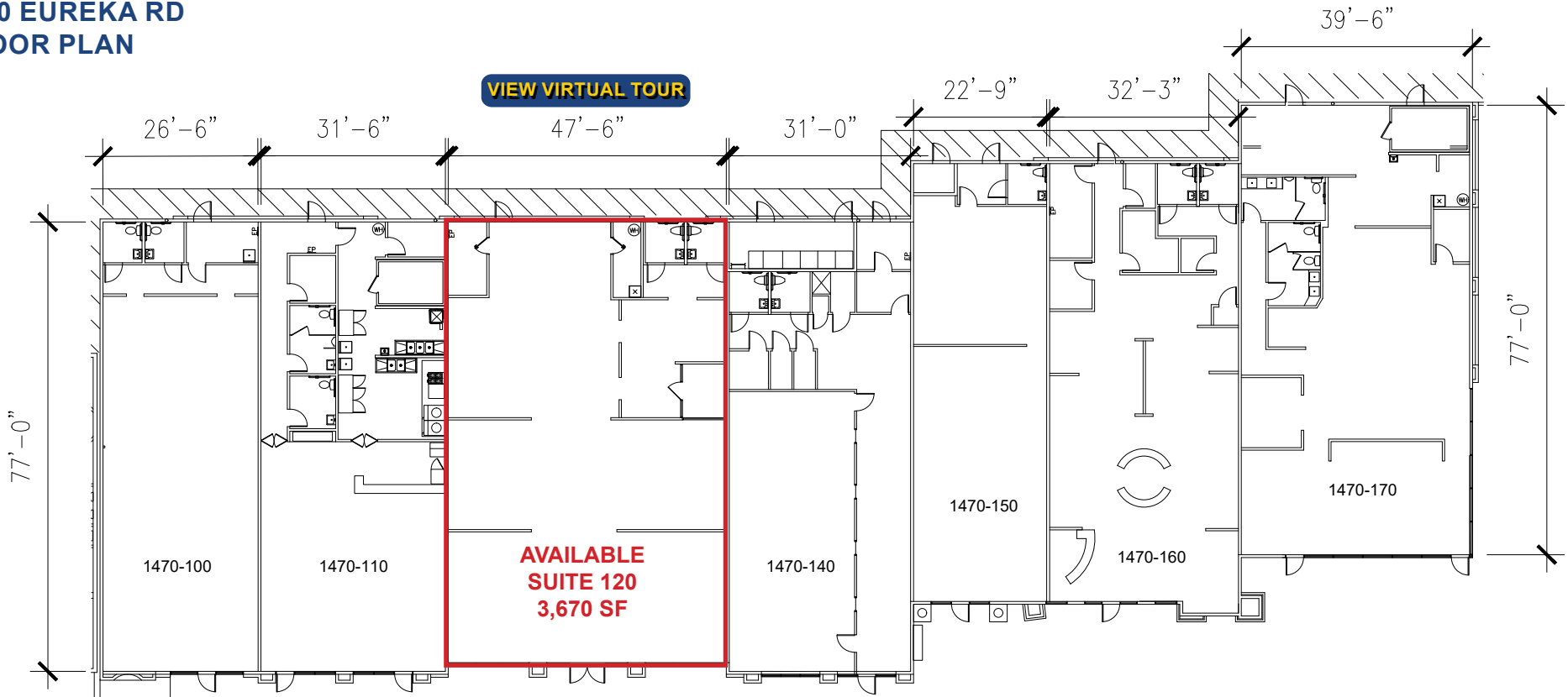


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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

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.

**1470 EUREKA RD  
 FLOOR PLAN**

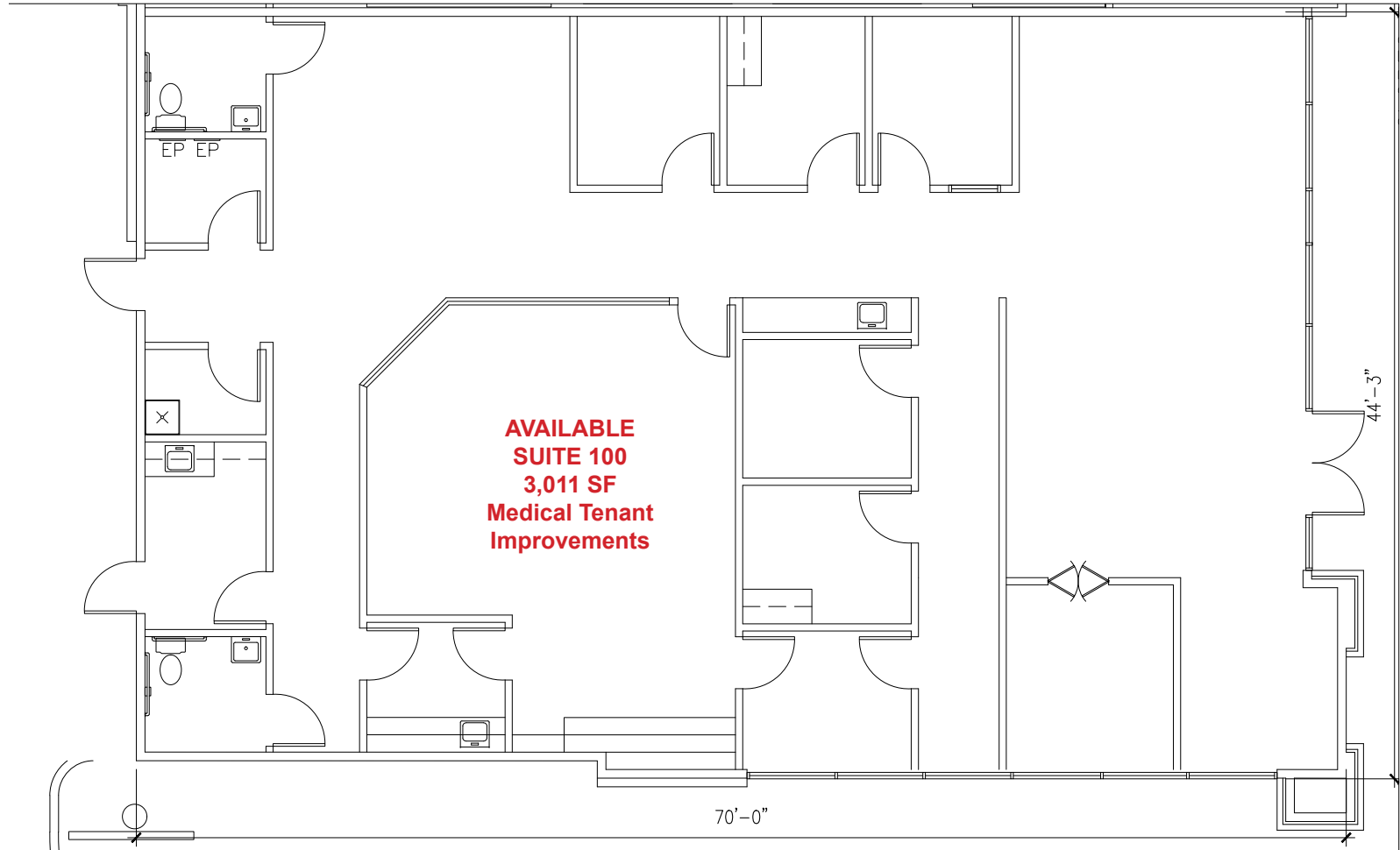


Suite	SF	Lease Rate	Monthly Rent
120	3,670	\$2.49 PSF, NNN	\$9,138.00
NNN costs are approximately \$0.78 PSF.			

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1490 EUREKA RD  
FLOOR PLAN



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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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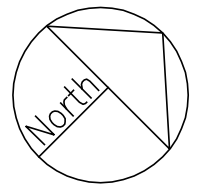
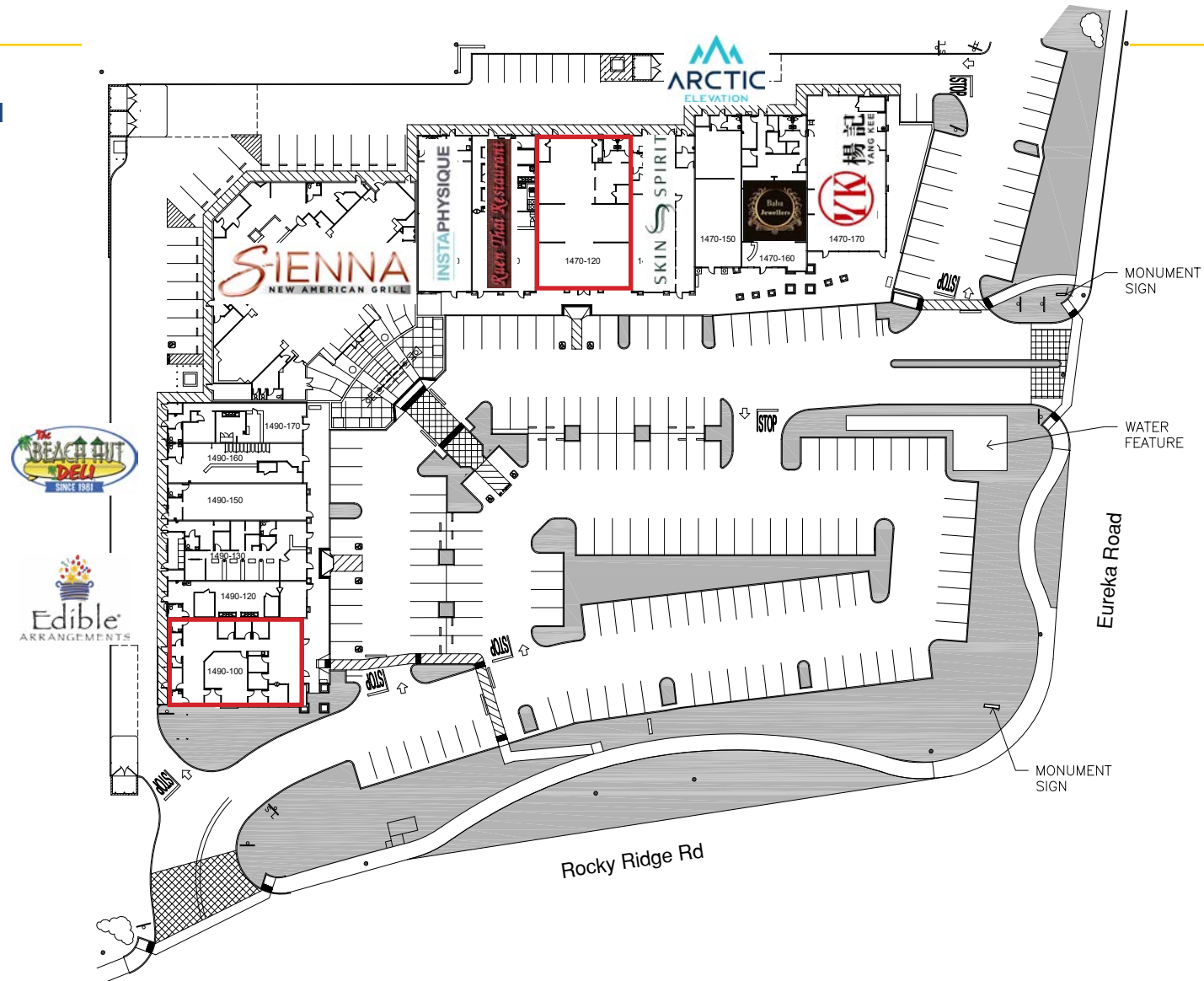
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## SITE PLAN



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