

1504 Eureka Rd, Suite 250 Roseville, CA 95661

Fully improved Class "A" Office Suite For Sublease



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TARGET



CHEVROLET

Rocky Ridge Drive

Lead Hill Boulevard

1504 EUREKA RD



KAISER PERMANENTE

Eureka Road

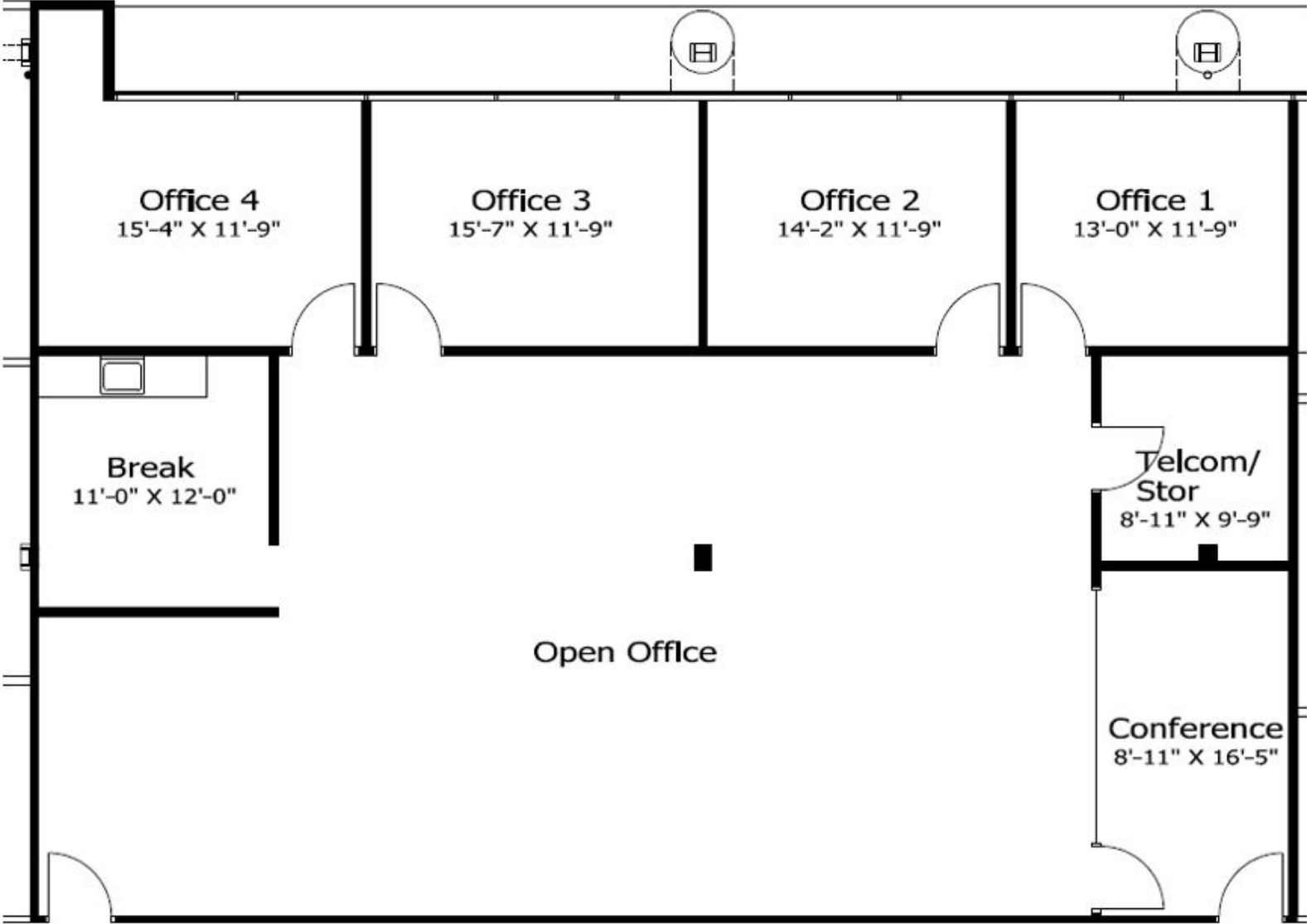


PROPERTY HIGHLIGHTS

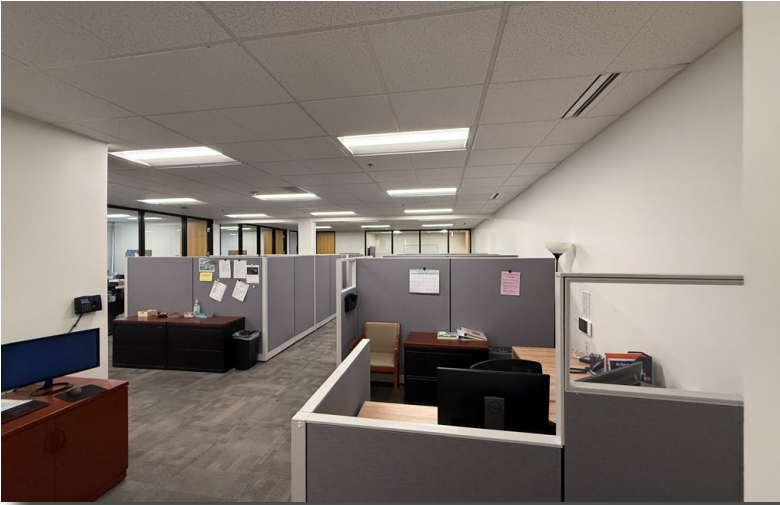
- Two-Story, Class “A” Office Building in East Roseville Business Core
- Suite 250: ±2,710 RSF
- Sublease Dates: Ends June 30, 2028
- Space Available to Occupy: May 1, 2025
- Fully improved office space consisting of four private offices, conference space, breakroom and open space
- Located along high traffic Eureka Road corridor
- Within walking distance to multiple retail centers and restaurants such as Fat’s Asian Bistro, Mikuni, Bennett’s, and Paul Martin’s
- High Regional Demographics, High Daily Traffic Counts, Accessible to Interstate 80 and Highway 65
- Easily Commutable from all major Sacramento Submarkets

Aggressive Sublease Rate Available
Call Brokers For Details

FLOOR PLAN



PROPERTY IMAGES



DEMOGRAPHICS

MARKET OVERVIEW

1504 Eureka Road, Suite 250, Roseville, CA

3 Mile Radius

KEY FACTS

POPULATION	100,231	AVERAGE HOUSEHOLD SIZE	2.6
MEDIAN AGE	41	MEDIAN HOUSEHOLD INCOME	\$95,796

EDUCATION

17.76%	24.49%	37.71%
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/DOC DEGREE

HOUSING STATISTICS

\$477,211	38,600	40.13%
MEDIAN HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

BUSINESS

72,833
TOTAL EMPLOYEES

COMMUTERS

0.94%	88.14%
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

EMPLOYMENT

70.92%	29.08%
WHITE COLLAR	BLUE COLLAR



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