

ELK HILLS PLAZA II
3992 FOOTHILLS BLVD
ROSEVILLE, CA

1,200 SF RETAIL SUITE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

Chase Burke

DRE: #01879336

chase@ethanconradprop.com

Andy Jonsson

DRE: #02076108

andy@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

www.ethanconradprop.com

FEATURES:

- Elk Hills Plaza I & II are situated at one of Roseville's key intersections
- The site is located in close proximity to the densely populated Del Webb Sun City neighborhood which is a 1,200 acre community of active adults with approximately 3,000 single family homes
- Baseline is a busy commuter road

PROPERTY DETAILS:

This center is across the street from a high volume Bel-Air and Rite Aid.

Next door to the new Dutch Bros drive thru coffee kiosk.

Strong daytime population that includes large companies such as TSI Semiconductors, Hewlett Packard and Surewest and Sutter.

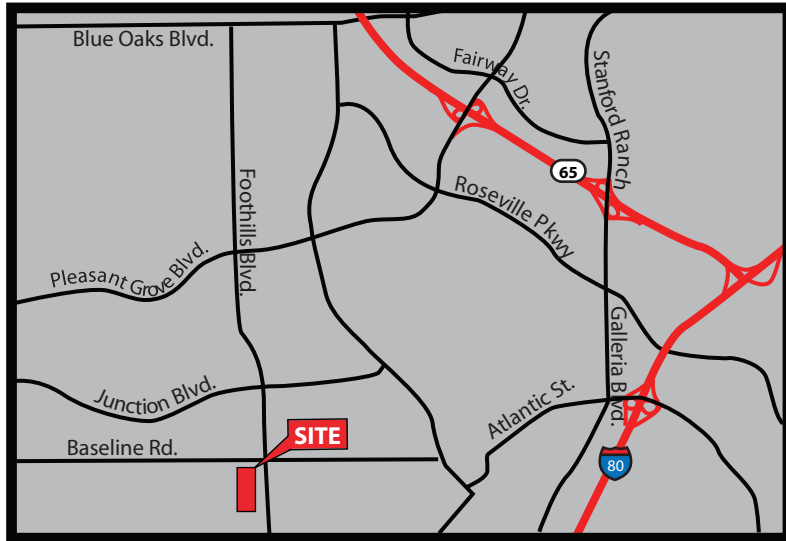
LEASE RATE:

\$1,788.00, NNN (\$1.49 PSF)

NNN costs are \$0.39 PSF

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 Population (Est):	17,495	104,320	309,705
2018 Avg. HH Income:	\$87,877	\$95,666	\$93,346
Average Daily Traffic:	Foothills Blvd 40,600 Baseline Rd 26,664		

**Chase Burke**

DRE: #01879336

chase@ethanconradprop.com

Andy Jonsson

DRE: #02076108

andy@ethanconradprop.com

ETHAN CONRAD PROPERTIES, INC.

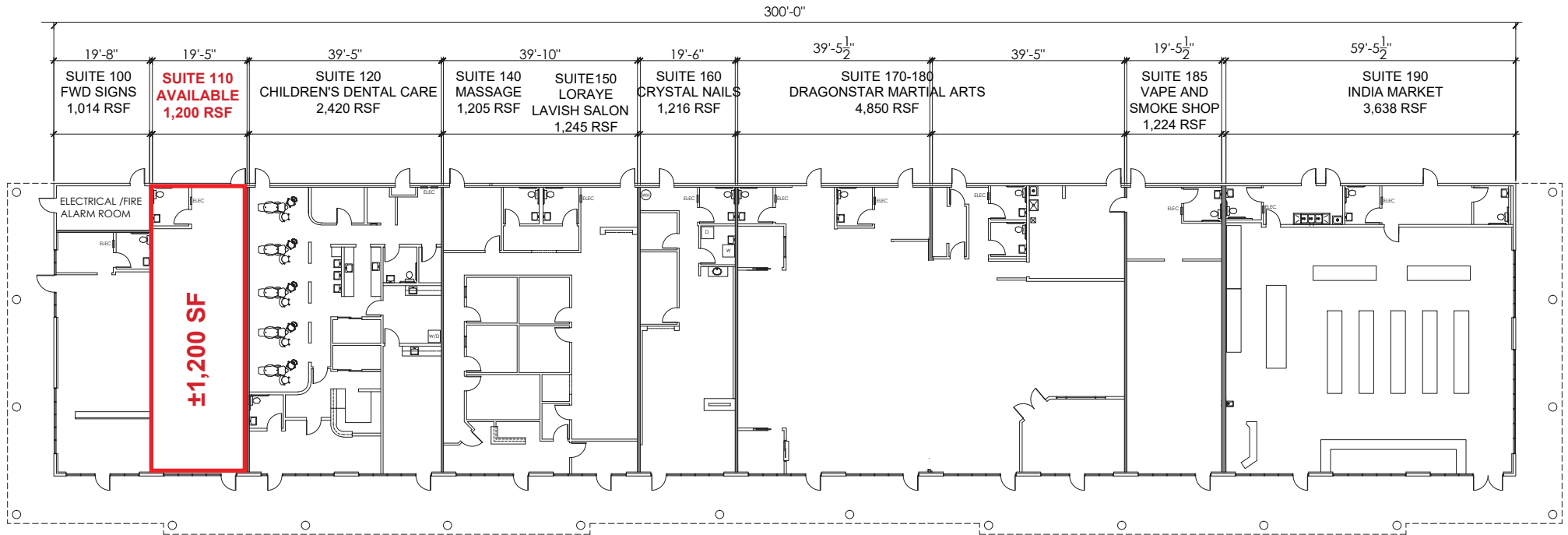
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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.

FOR LEASE

ELK HILLS II PLAZA
3992 FOOTHILLS BLVD
ROSEVILLE, CA



Suite	Suite Size	Lease Rates	Monthly Rent
110	1,200 SF	\$1.49 PSF, NNN	\$1,788.00

NNN costs are \$0.39 PSF.

Chase Burke

DRE: #01879336

chase@ethanconradprop.com

Andy Jonsson

DRE: #02076108

andy@ethanconradprop.com

ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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.

FOR LEASE

ELK HILLS II PLAZA
3992 FOOTHILLS BLVD
ROSEVILLE, CA



Chase Burke

DRE: #01879336

chase@ethanconradprop.com

Andy Jonsson

DRE: #02076108

andy@ethanconradprop.com

ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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.