

An aerial photograph of a large, single-story commercial building with a prominent red-tiled roof. The building has several skylights and is surrounded by a large parking lot filled with various cars. In the background, there are more buildings and trees under a clear sky. The image is overlaid with a blue and orange geometric pattern in the top right corner.

1700

EUREKA ROAD

FOR SALE OR LEASE

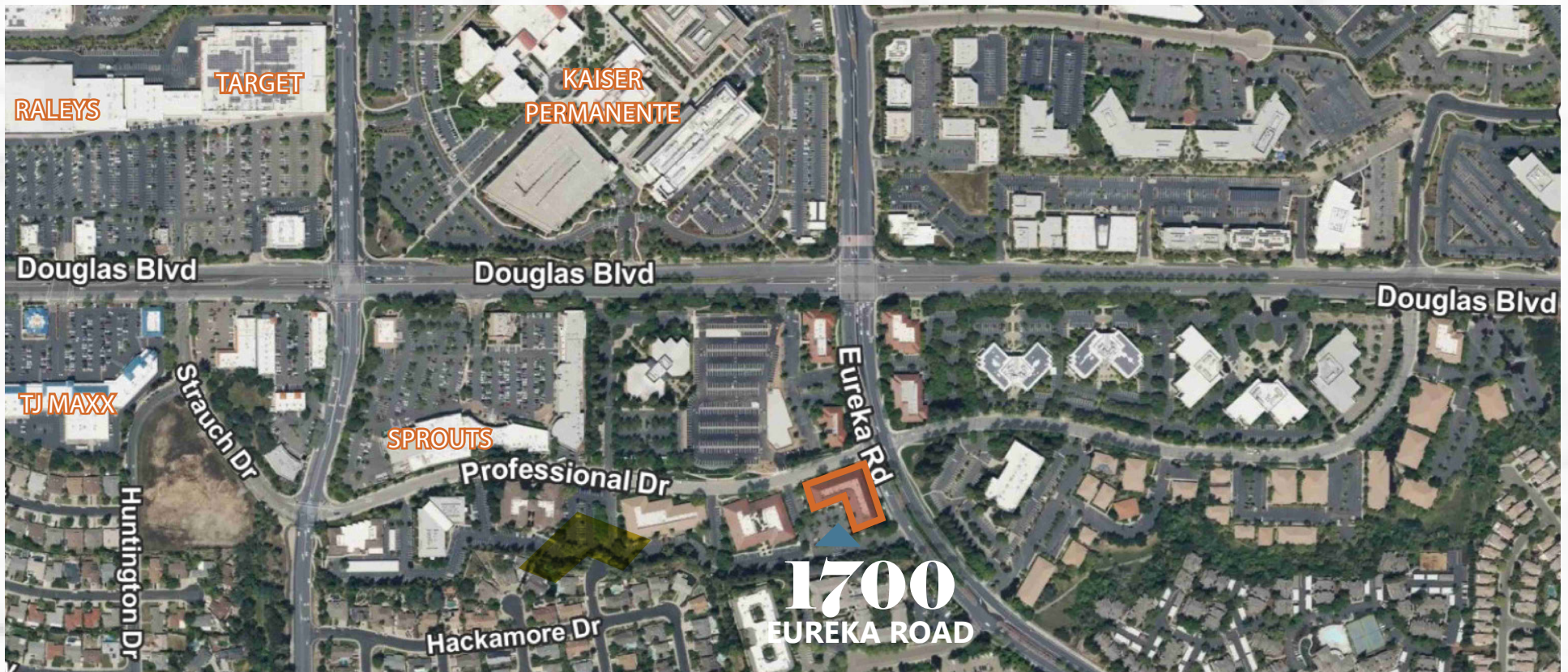
CBRE

The Offering

CBRE, Inc. is pleased to offer Office Suites available at 1700 Eureka Road. This building is a medical/office condominium in Roseville, for lease to users or tenants. Built in 1987, this property is situated in the ever growing south Placer County community of Roseville.

Situated at the Eureka Road and Professional Drive intersection, the building is part of Johnson Ranch. Professional Drive is a prime thoroughfare that features professional and medical offices. This building includes plenty of parking and on-site management as well. In addition to convenient access to Kaiser and Sutter Hospital facilities, there is ample executive and employee housing just minutes to the property.

1700 Eureka Road is conveniently located near various retail amenities, including Target, Walmart, TJ MAXX, Raley's, Sprouts, Macaroni Grill, Mel's Diner, University of Beer, Mikuni Sushi, and is an easy drive to The Fountains, and Westfield Roseville Galleria Mall. Its accessibility to east and westbound Interstate 80 from Douglas Boulevard or Eureka Road enhances its appeal as a prime location.



Suite 130

For Sale or Lease

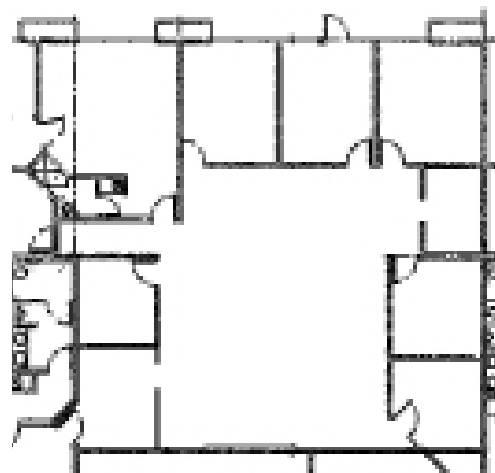
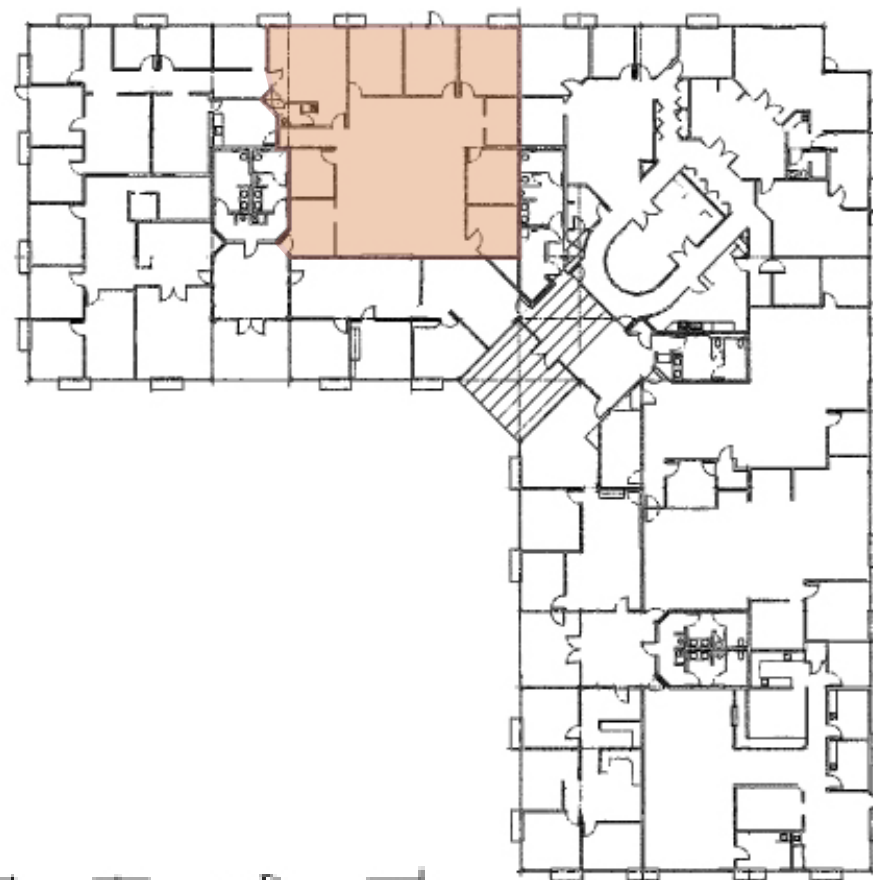
±3,415 Gross Square Feet

SALE PRICE: \$1,144,025 (±\$335 PSF)

- » Owners Association Fees are currently estimated at \$0.26 PSF/month for 2025
- » Suite has six offices, reception area, open work space, a work room, and private restroom
- » Monument Signage on Professional Drive available for purchase

LEASE RATE: \$1.85 PSF/month, MG (AS-IS)

- » Tenant to provide Janitorial Services
- » Lease with Option to Purchase available
- » Suite entry is off the building lobby



NOT TO SCALE - ALL DIMENSIONS ARE APPROXIMATE.

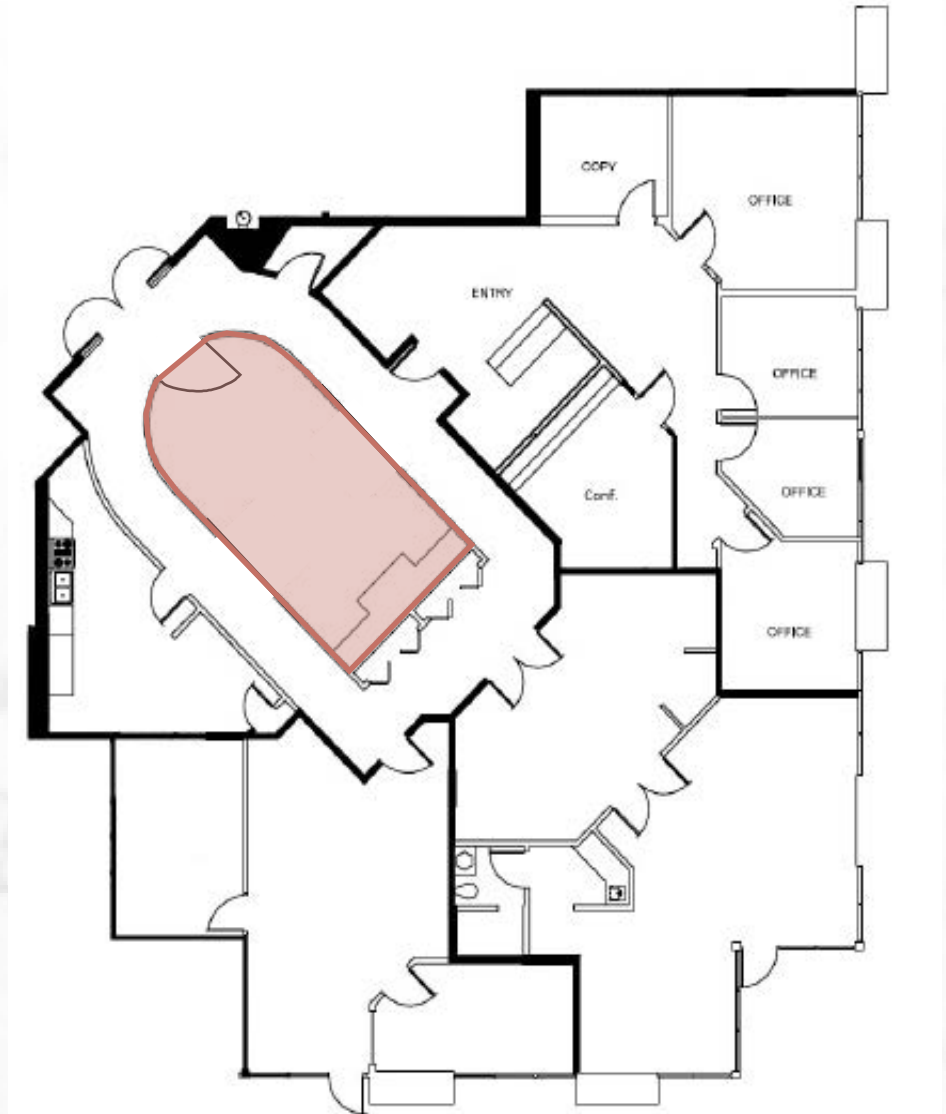
Suite 150B

For Lease

±394 RSF

LEASE RATE: \$1,000 per month

- » Executive Suite
- » Short Term Leases Available
- » Rate includes utilities, Tenant provides Janitorial to Suite
- » Available October 1, 2026



NOT TO SCALE - ALL DIMENSIONS

1700

EUREKA ROAD

CONTACT US

Scott Rush
First Vice President
+1 916 781 4802
scott.rush@cbre.com
Lic. 01228497

Phillip Larscheid
Sales Associate
+1 916 781 4848
phillip.larscheid@cbre.com
Lic. 02434984

Kevin Larscheid
Executive Vice President
+1 916 781 4818
kevin.larscheid@cbre.com
Lic. 00816790

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