

1700 EUREKA ROAD SUITE 130

FOR SALE OR LEASE

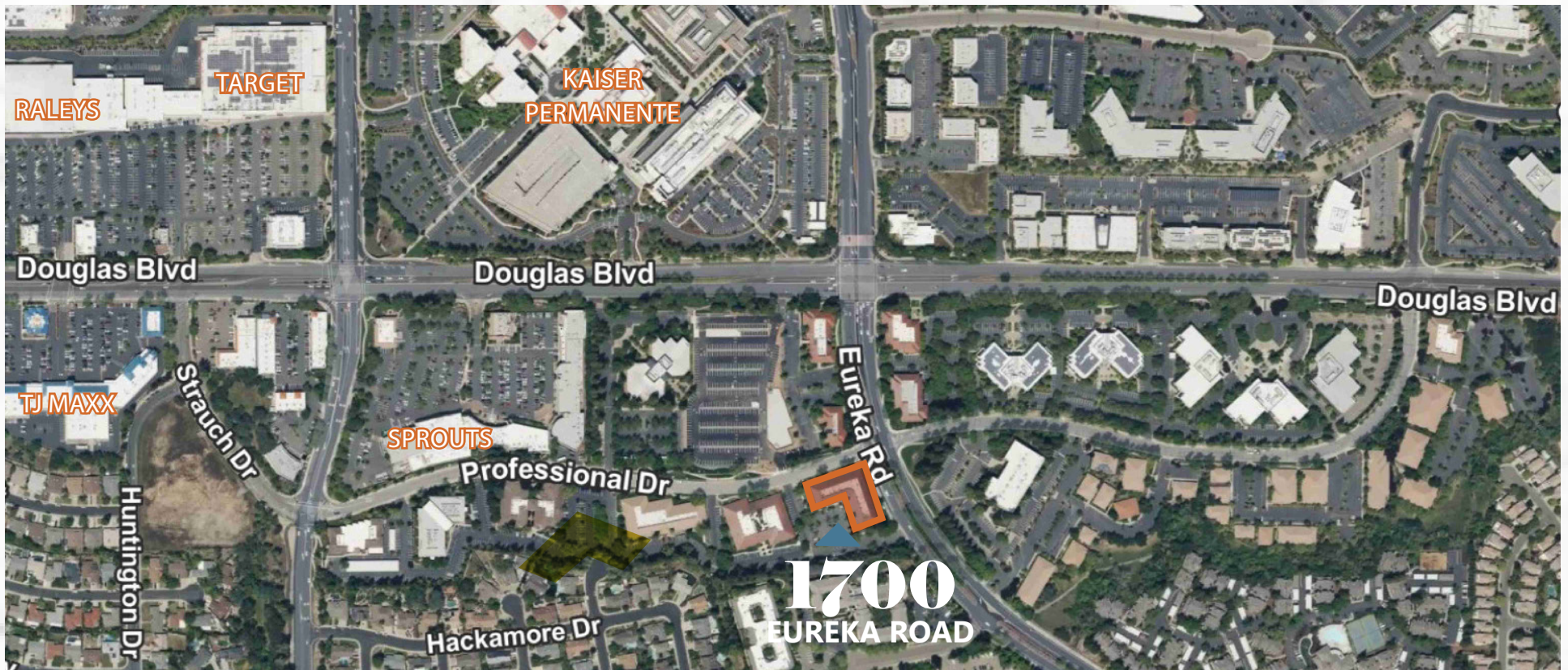
CBRE

The Offering

CBRE, Inc. is pleased to offer Suite 130 at 1700 Eureka Road. This building is a medical/office condominium in Roseville, for lease (or for lease with option to purchase) 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

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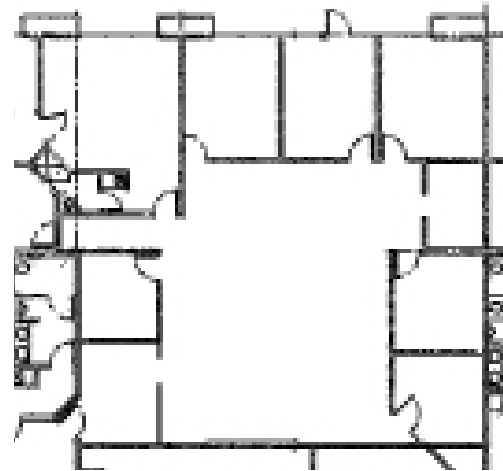
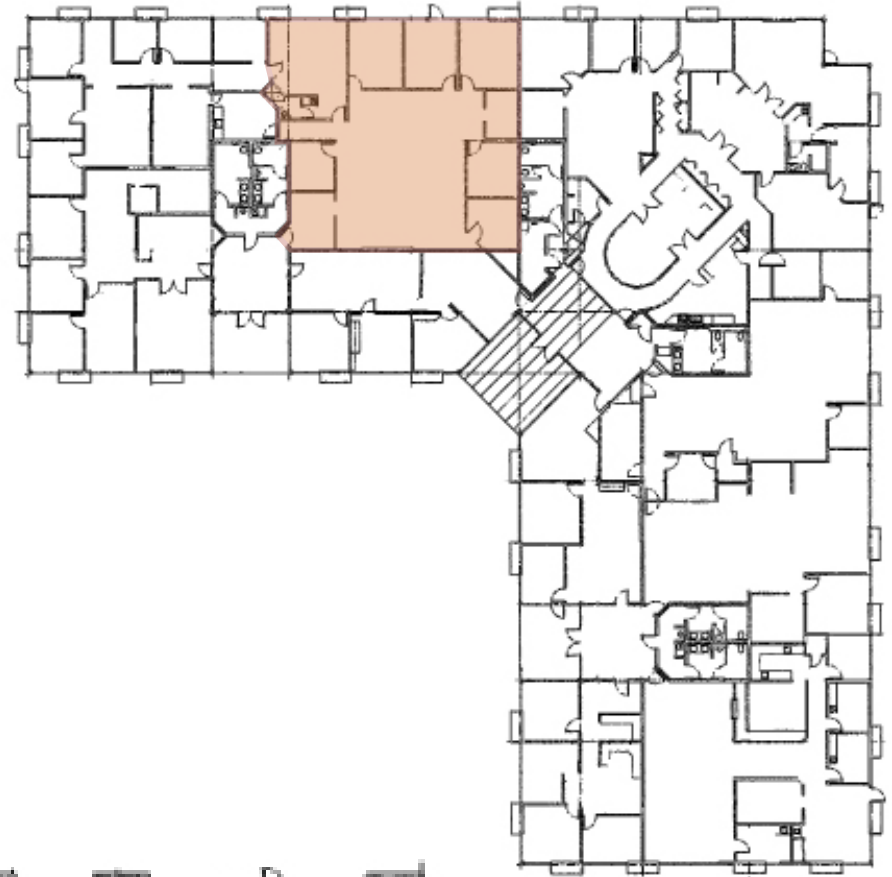
±3,415 Gross Square Feet

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)

- » Janitorial services are included three times per week
- » Lease with Option to Purchase available
- » Suite entry is off the building lobby



NOT TO SCALE - ALL DIMENSIONS ARE APPROXIMATE.

1700

EUREKA ROAD SUITE 130

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