

9001

FOOTHILLS BLVD

ROSEVILLE | CA | 95747

±2,651 SF FOR LEASE



CBRE

PROPERTY DETAILS

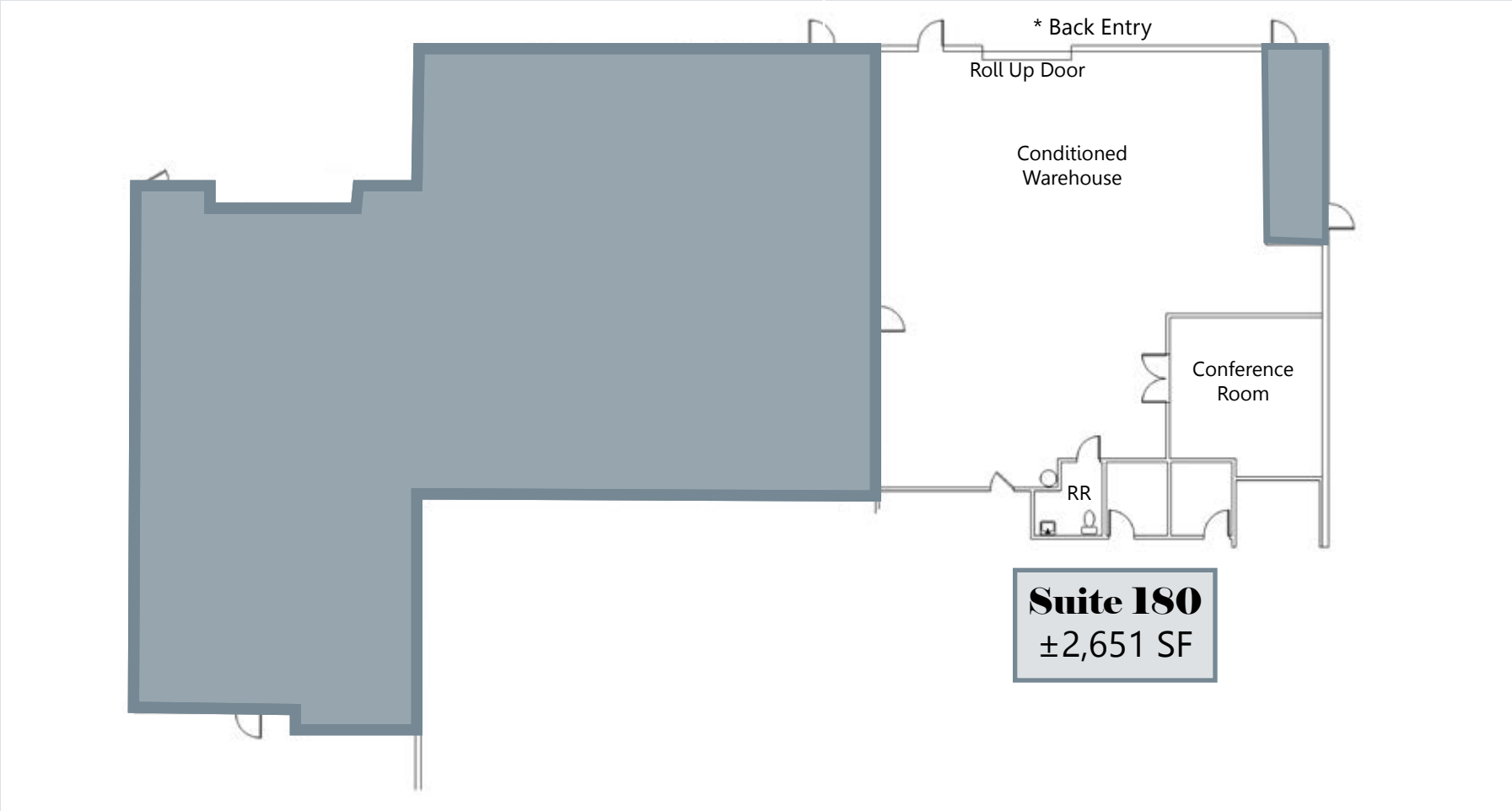
SUITE 180 | ± 2,651 SF

- **Lease Rate:** \$1.50 PSF/Per Month | Modified Gross
- Suite is Built Out and Ready for Occupancy
- **Total Building SF:** ±23,667 SF
- **Zoning:** M-1
- **Permitted Uses:** Office, Light Industrial, and Publishing/Printing
- Monument Signage Available
- Located near the Intersection of Foothills Blvd and Blue Oaks Blvd
- One Mile from the Interchange of Highway 65 and Blue Oaks Blvd
- Near FedEx, McKesson, Amazon Hub, Cokeva, and Hewlett-Packard
- In Close Proximity to various Retail Shopping, Dining, and Banking Services



FLOOR PLAN

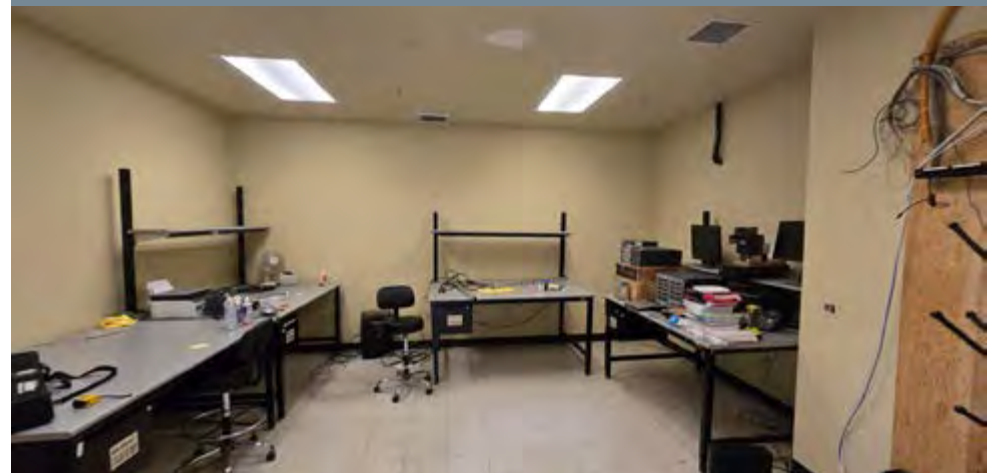
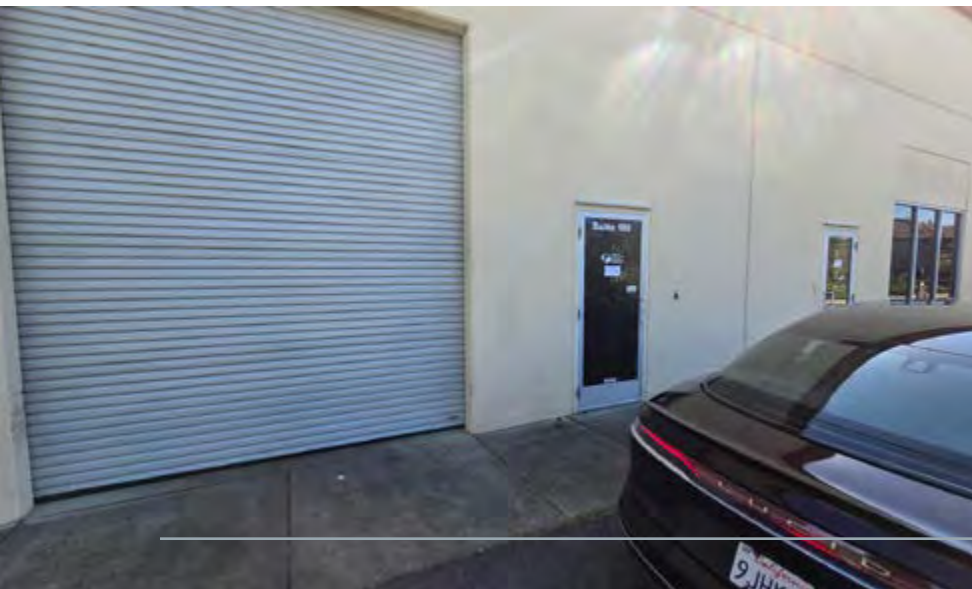
SUITE 180 | ± 2,651 SF



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

PROPERTY PHOTOS

9001 FOOTHILLS BLVD, ROSEVILLE, CA 95747





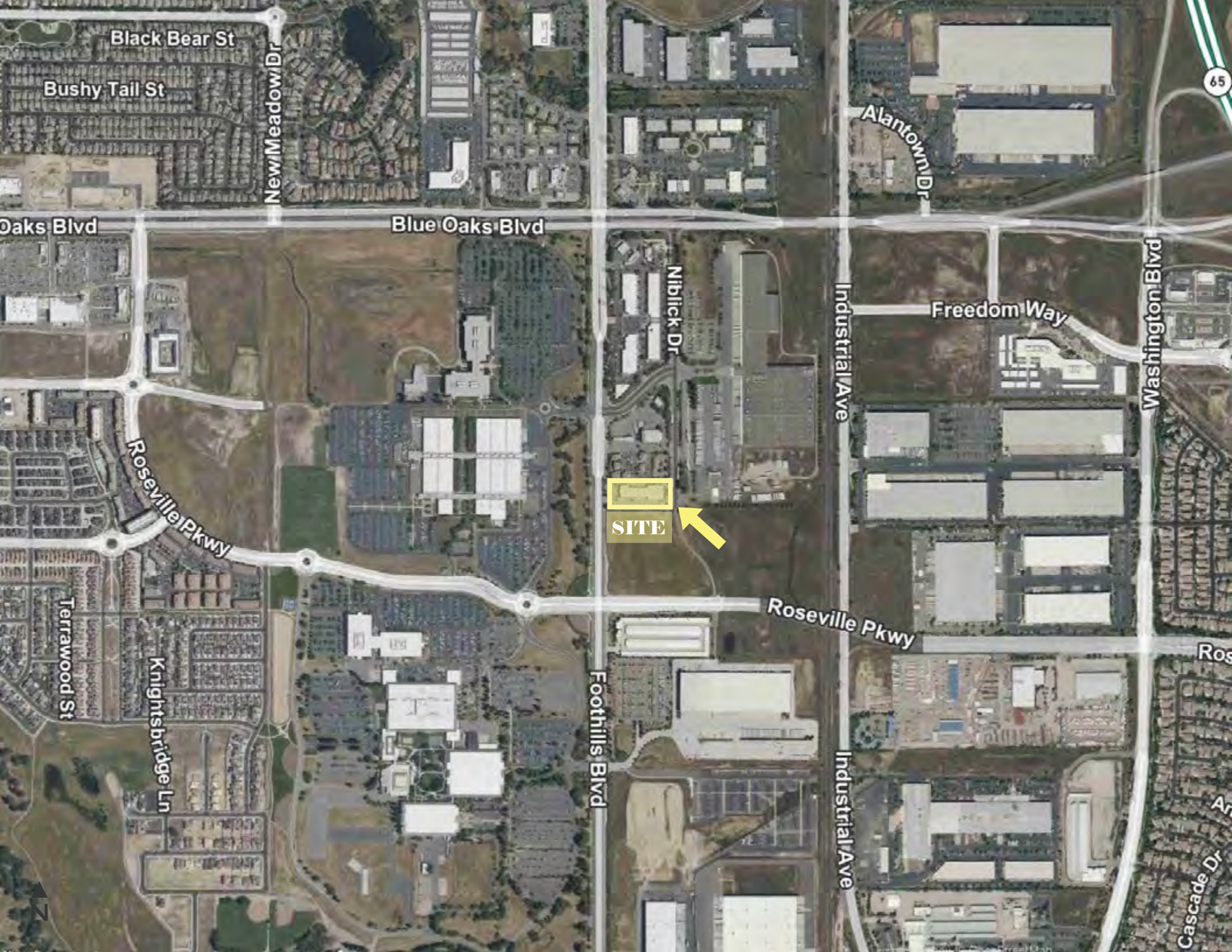
9001 FOOTHILLS BLVD

ROSEVILLE, CA 95747

AREA OVERVIEW

ROSEVILLE | CA

Located in the heart of Placer County, **Roseville** is a vibrant, fast-growing community known for its **strong economy, exceptional quality of life, and strategic connectivity**. With a population now exceeding 163,000, it is the **largest city in the county** and continues to experience steady growth supported by a **diversified business base and robust household incomes**. Residents and businesses alike benefit from convenient access to **Interstate 80 and Highway 65**, a **highly educated workforce**, and a thriving retail and services sector that generates some of the region's highest sales activity. Roseville also offers an attractive balance of **modern amenities, well-planned neighborhoods, and ongoing investment in infrastructure**—the city's commitment to **sustainable, forward-looking development** makes it an ideal location for companies seeking stability and long-term opportunity.



Black Bear St

Bushy Tail St

New Meadow Dr

Oaks Blvd

Blue Oaks Blvd

Alantown Dr

65

Niblick Dr

Freedom Way

Washington Blvd

Roseville Pkwy

SITE

Terrawood St

Knightsbridge Ln

Foothills Blvd

Roseville Pkwy

Industrial Ave

Cascade Dr





9001

FOOTHILLS BLVD

ROCKLIN | CA | 95747

±2,651 SF
FOR LEASE

KEVIN LARSCHEID

Executive Vice President

+1 916 781 4818

kevin.larscheid@cbre.com

Lic. 00816790

SCOTT RUSH

First Vice President

+1 916 781 4802

scott.rush@cbre.com

Lic. 01228497

TODD SANFILIPPO

Executive Vice President

+1 916 847 3206

todd.sanfilippo@cbre.com

Lic. 01045162

CBRE, INC.

+1 916 781 2400

1512 Eureka Road, Suite 100

Roseville, CA 95661



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