

9001 FOOTHILLS BLVD

ROSEVILLE | CA | 95747

±2,044 SF FOR LEASE



CBRE

PROPERTY DETAILS

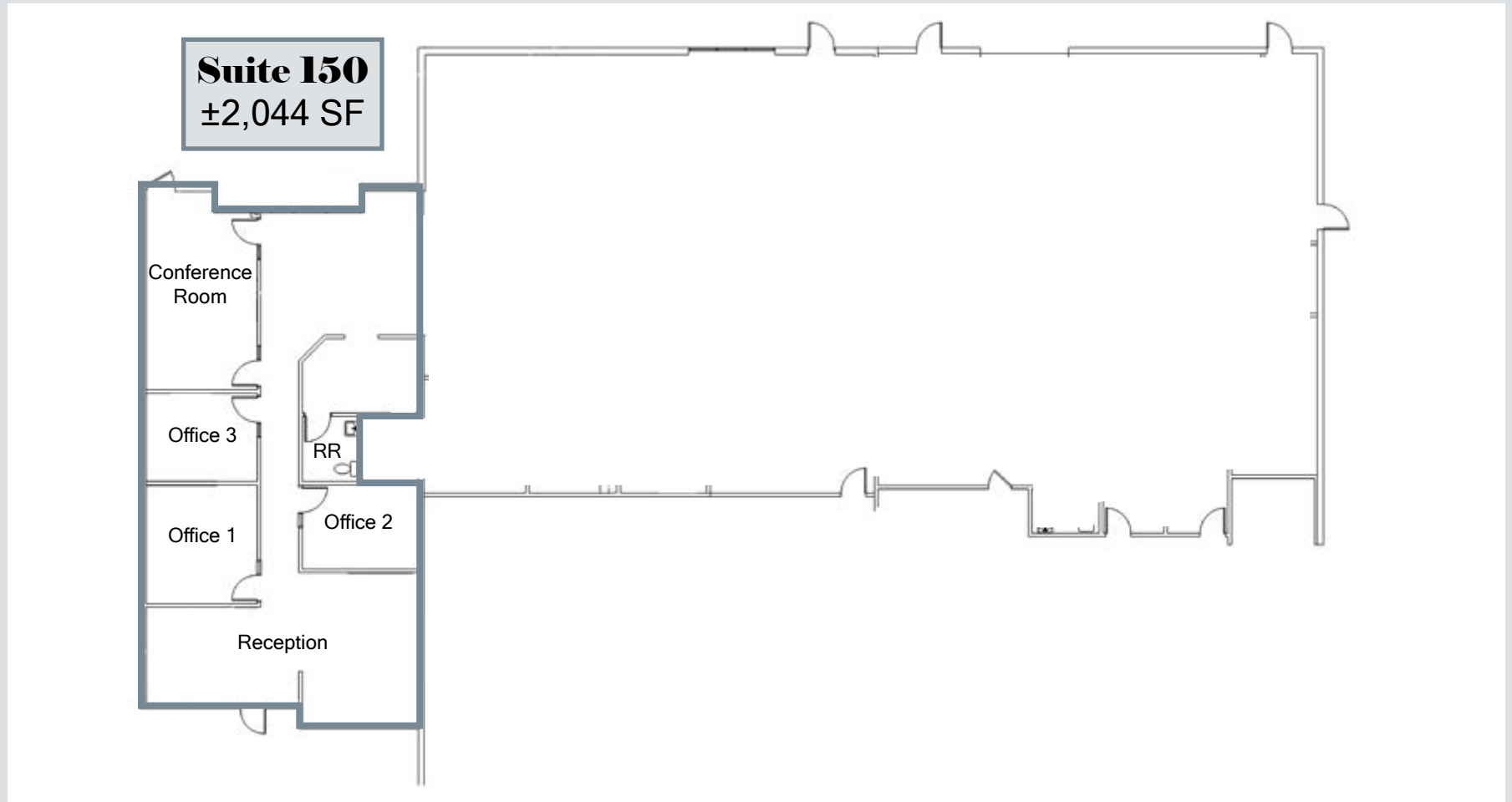
SUITE 150 | $\pm$ 2,044 SF

- Lease Rate: \$1.65 PSF/Per Month | Modified Gross
- Suite is Built Out and Ready for Occupancy November 1, 2026
- Total Building SF: $\pm$ 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 150 | ± 2,044 SF | AVAILABLE NOVEMBER 1, 2026



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



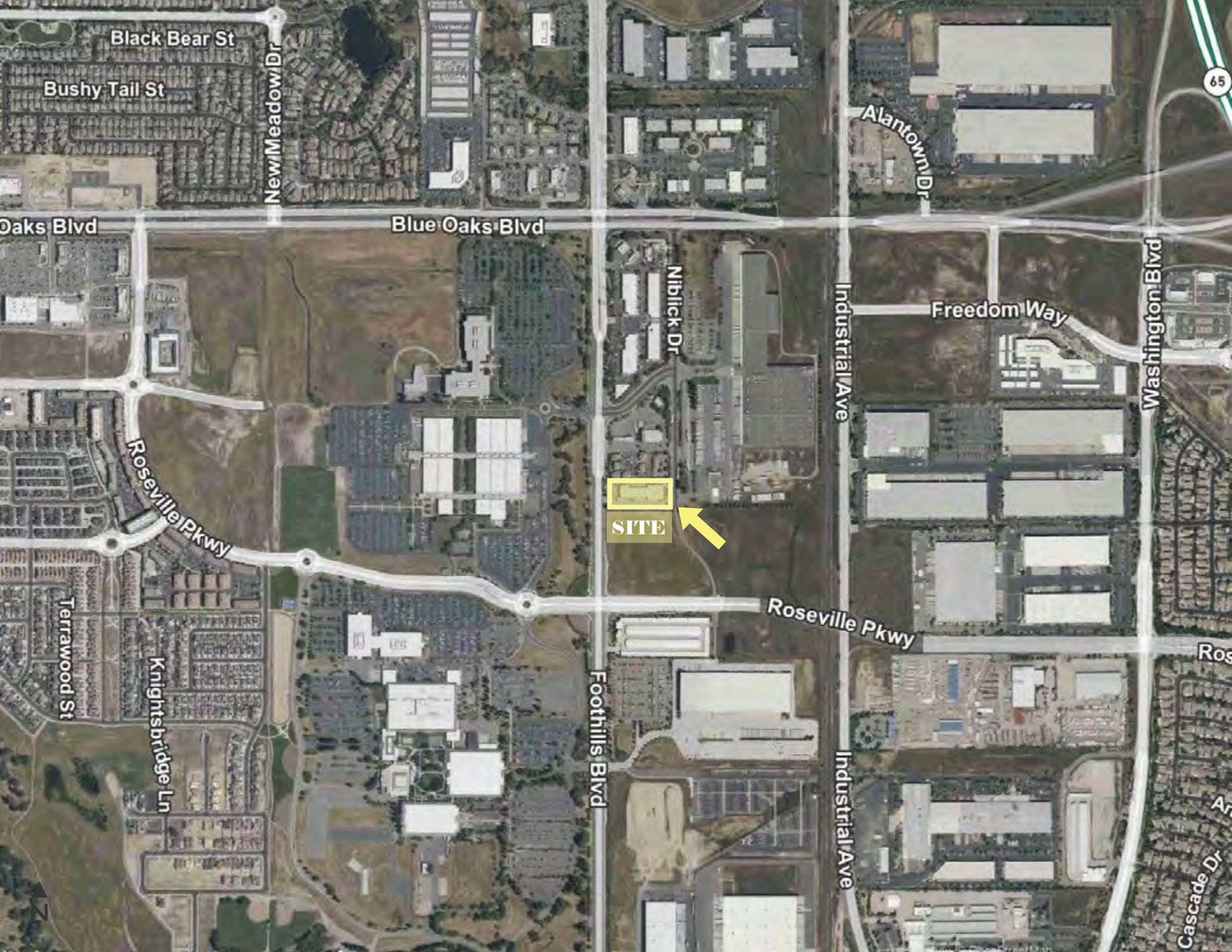
AREA OVERVIEW

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.

9001 FOOTHILLS BLVD

ROSEVILLE, CA 95747



Black Bear St

Bushy Tail St

New Meadow Dr

Oaks Blvd

Blue Oaks Blvd

Alantown Dr

65

Niblick Dr

Industrial Ave

Freedom Way

Washington Blvd

Roseville Pkwy

SITE

Terrawood St

Knightsbridge Ln

Roseville Pkwy

Foothills Blvd

Industrial Ave

Ros

Cascade Dr



9001

±2,044 SF
FOR LEASE

FOOTHILLS BLVD

ROCKLIN | CA | 95747

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