1504 EUREKA ROAD

Roseville, California

AVAILABLE FOR LEASE



MLIC
MOURIER LAND INVESTMENT CORPORATION

CBRE

PROPERTY HIGHLIGHTS

- PRESTIGIOUS EUREKA CORPORATE
- ON-SITE OUTDOOR COURTYARD
- EXTREMELY WELL-MAINTAINED
- TWO COMMON AREA CONFERENCE ROOMS
- FITNESS STUDIO WITH SHOWERS
- RECENTLY REMODELED COMMON AREAS
- FIBER SERVICES AVAILABLE FROM BOTH CONSOLIDATED COMMUNCATIONS AND COMCAST BUSINESS

ADJACENT TO ALL OF ROSEVILLE'S MOST POPULAR RESTAURANTS:

- MIKUNI
- PAUL MARTIN'S
- FAT'S
- UNIVERSITY OF BEER

LOCAL TO BOUTIQUE AND REGIONAL SHOPPING & SERVICES:

- WESTFIELD GALLERIA
- CREEKSIDE CENTER
- THE FOUNTAINS
- STARBUCKS

CITY OF ROSEVILLE

ROSEVILLE'S 2022 POPULATION IS ESTIMATED TO BE 149,141, PER U.S. CENSUS, WITH MEDIAN AGE OF 37.7 YEARS OLD.

ROSEVILLE WAS NAMED THE 8TH BEST PLACE TO LIVE IN AMERICA BY LIVABILITY.COM IN 2021.

GREAT QUALITY OF LIFE, SCHOOLS, HOUSING, BUSINESSES AND RETAIL.

ROSEVILLE OWNS AND OPERATES ITS UTILITIES, INCLUDING WATER, SEWER AND ELECTRIC. ROSEVILLE ELECTRIC PLAYS A BIG ROLE IN ATTRACTING BUSINESS WITH ITS COMPETITIVE RATES AND RELIABLE SERVICE.













Shared Fitness Center





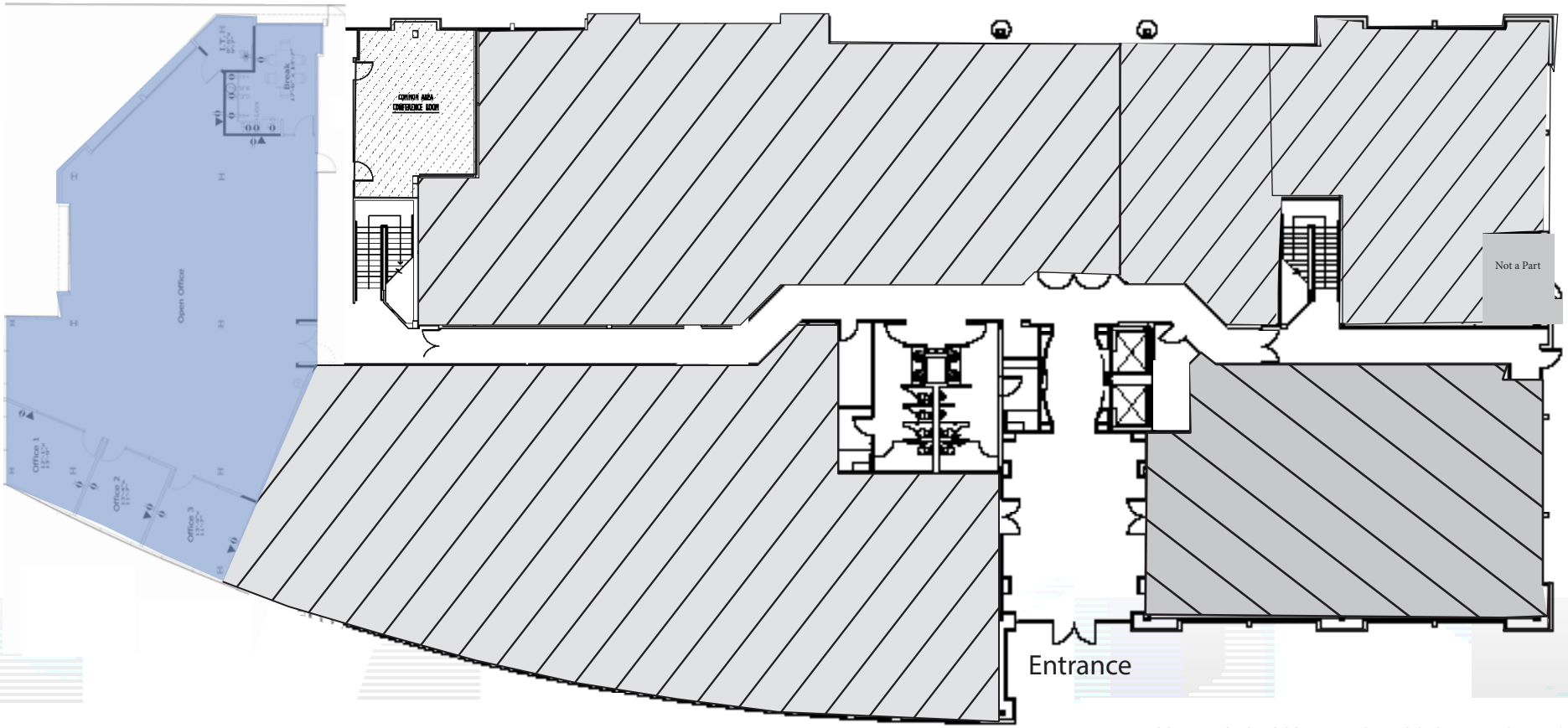
Common Conference Room

AVAILABLE SUITES FOR LEASE

FLOOR PLAN
1ST FLOOR

SUITE 170 - ±3,796 RSF
(DIVISIBLE TO ±1,886 RSF)

LEASE RATE: $2.50 PSF, FULL SERVICE

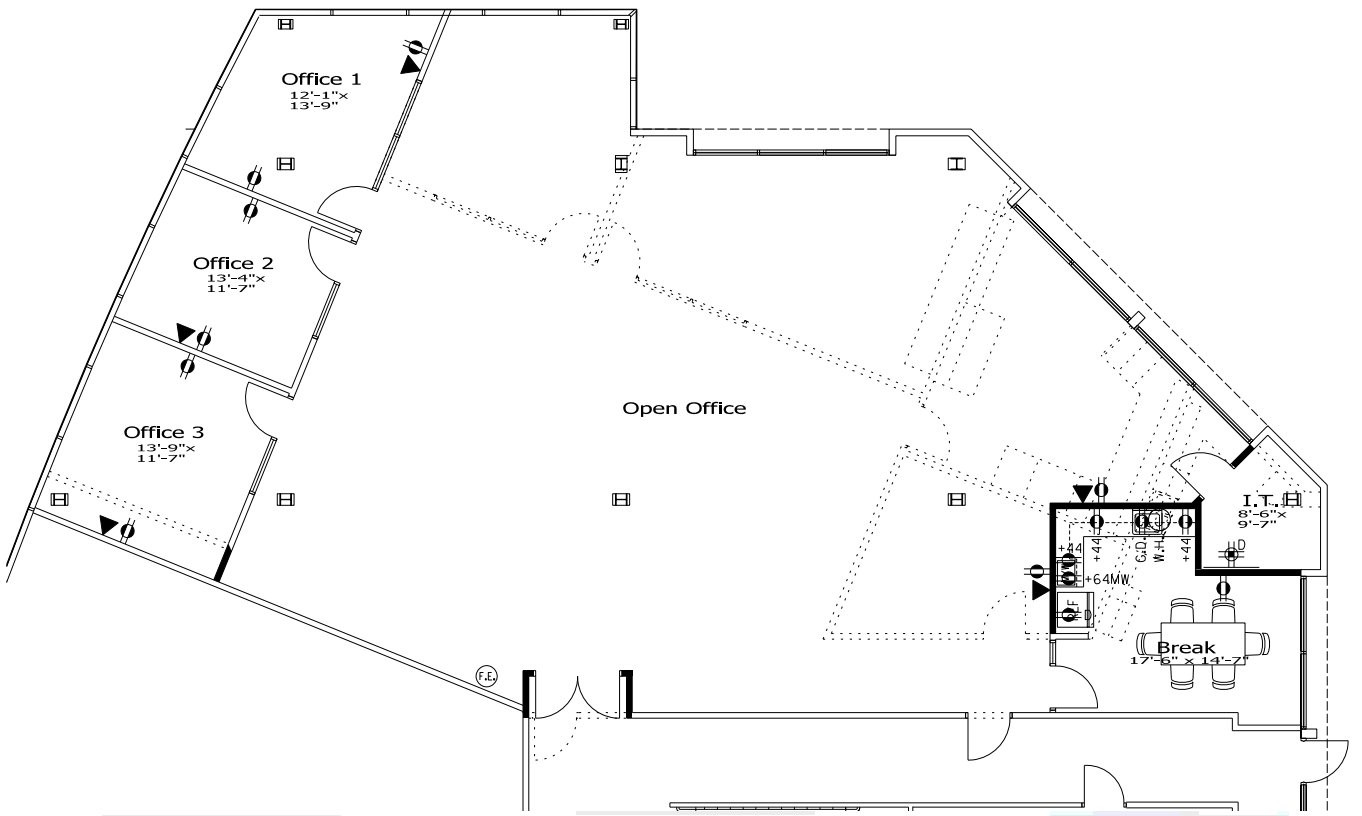


FLOOR PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE

AVAILABLE SUITES FOR LEASE

SUITE 170 - ±3,796 RSF
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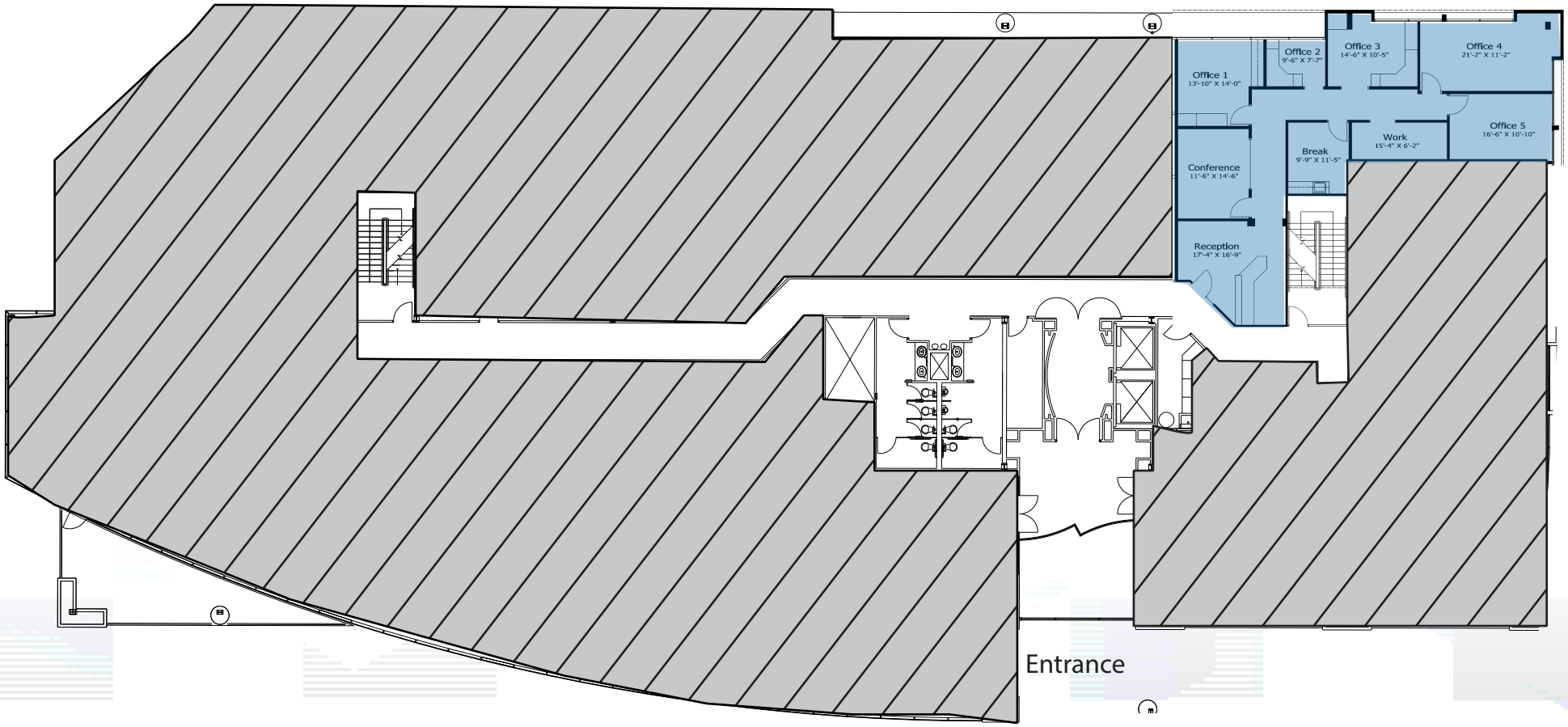
FLOOR PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

AVAILABLE SUITES FOR LEASE

FLOOR PLAN
2ND FLOOR

SUITE 230 - ±2,093 RSF
AVAILABLE NOW

LEASE RATE: $2.50 PSF, FULL SERVICE

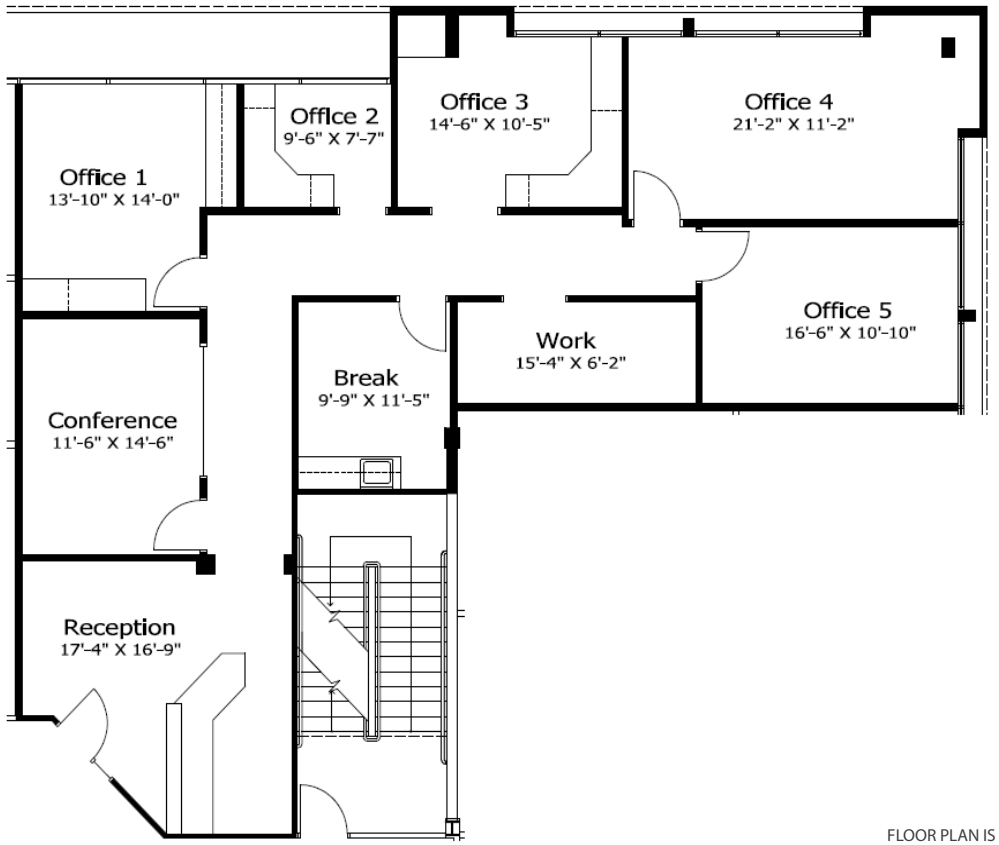


FLOOR PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE

AVAILABLE SUITES FOR LEASE

SUITE 230 - ±2,093 RSF
AVAILABLE

LEASE RATE: $2.50 PSF, FULL SERVICE



FLOOR PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

EXCLUSIVELY LISTED BY:

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