

# 1512

EUREKA ROAD  
Roseville, California

AVAILABLE  
FOR LEASE



# PROPERTY HIGHLIGHTS



PRESTIGIOUS EUREKA  
CORPORATE PLAZA ADDRESS



ON-SITE OUTDOOR COURTYARD



EXTREMELY WELL-  
MAINTAINED



TWO COMMON AREA  
CONFERENCE ROOMS



FITNESS STUDIO WITH SHOWERS



RECENTLY REMODELED  
COMMON AREAS & ELEVATORS



FIBER SERVICES AVAILABLE  
FROM BOTH CONSOLIDATED  
COMMUNICATIONS 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.



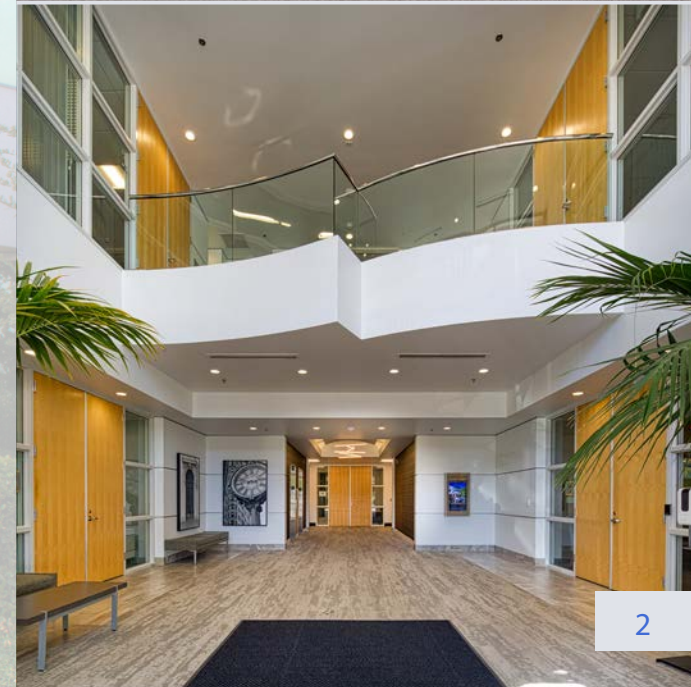
ROSEVILLE WAS NAMED THE 8TH BEST  
PLACE TO LIVE IN THE UNITED STATES  
BY LIVABILITY.COM IN 2021.

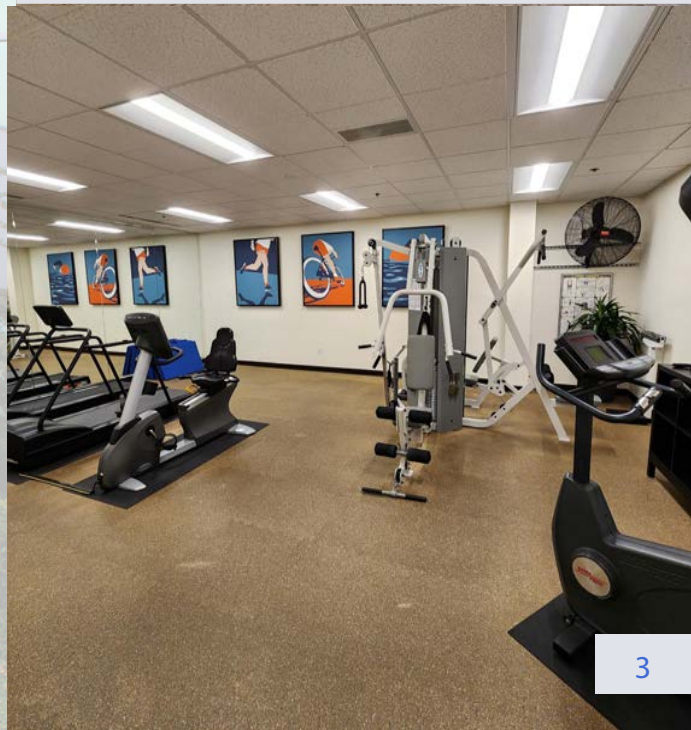


GREAT QUALITY OF LIFE, SCHOOLS,  
HOUSING, BUSINESSES AND RETAIL.



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.





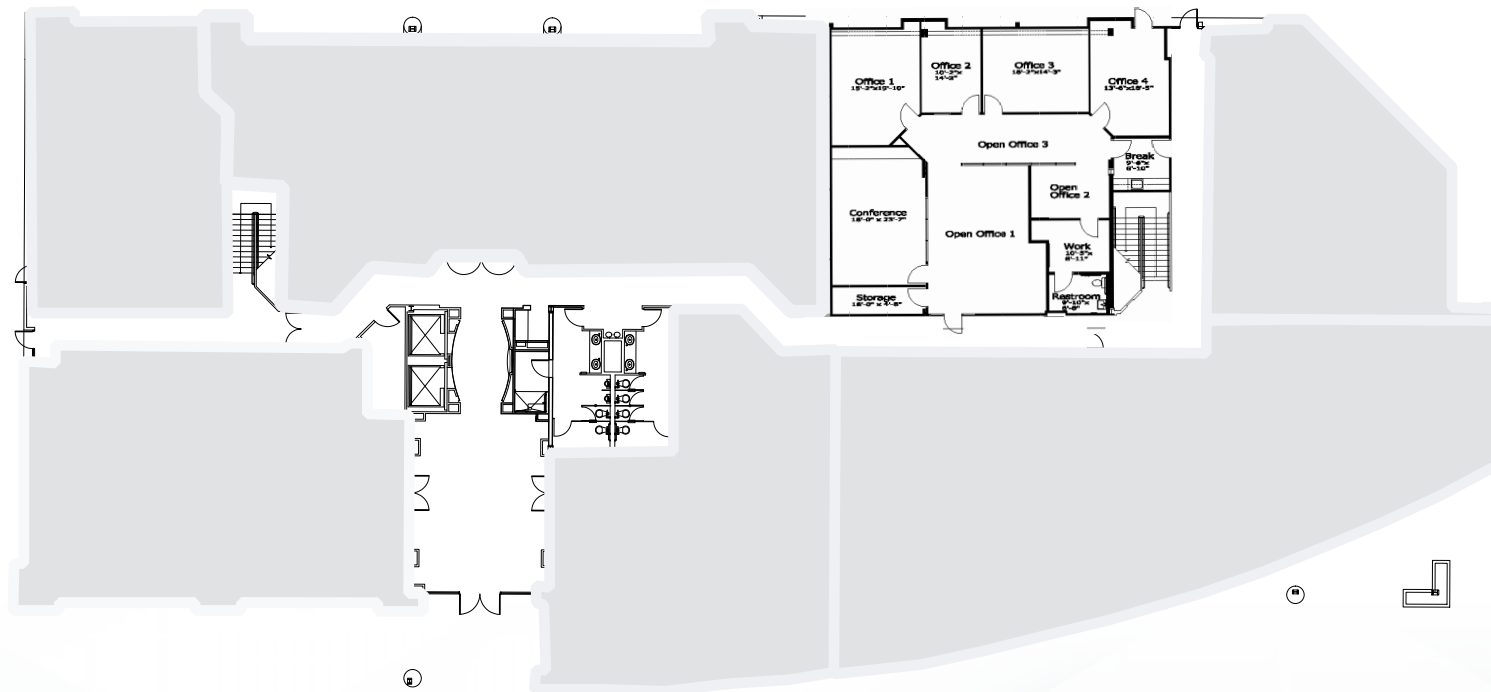
FOR LEASE | 1512 EUREKA ROAD

# AVAILABLE SUITES FOR LEASE

LEASE RATE: \$2.45 PSF, FULL SERVICE

FLOOR PLAN  
1ST FLOOR

SUITE 130 | ±3,047 RSF  
AVAILABLE 12/1/2026

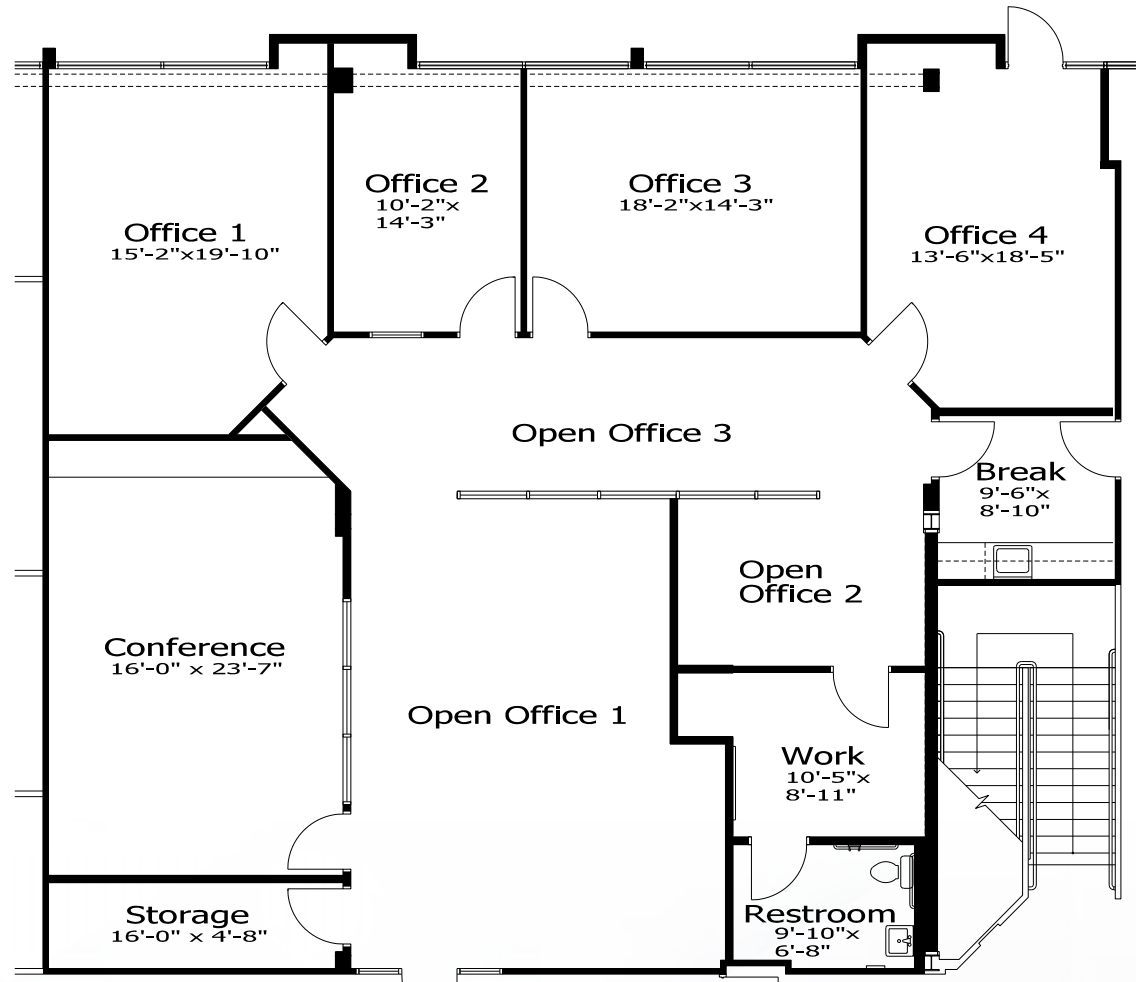


FLOOR PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

# UPDATED SUITE PLANS

LEASE RATE: \$2.45 PSF, FULL SERVICE

SUITE 130  
±3,067 SF



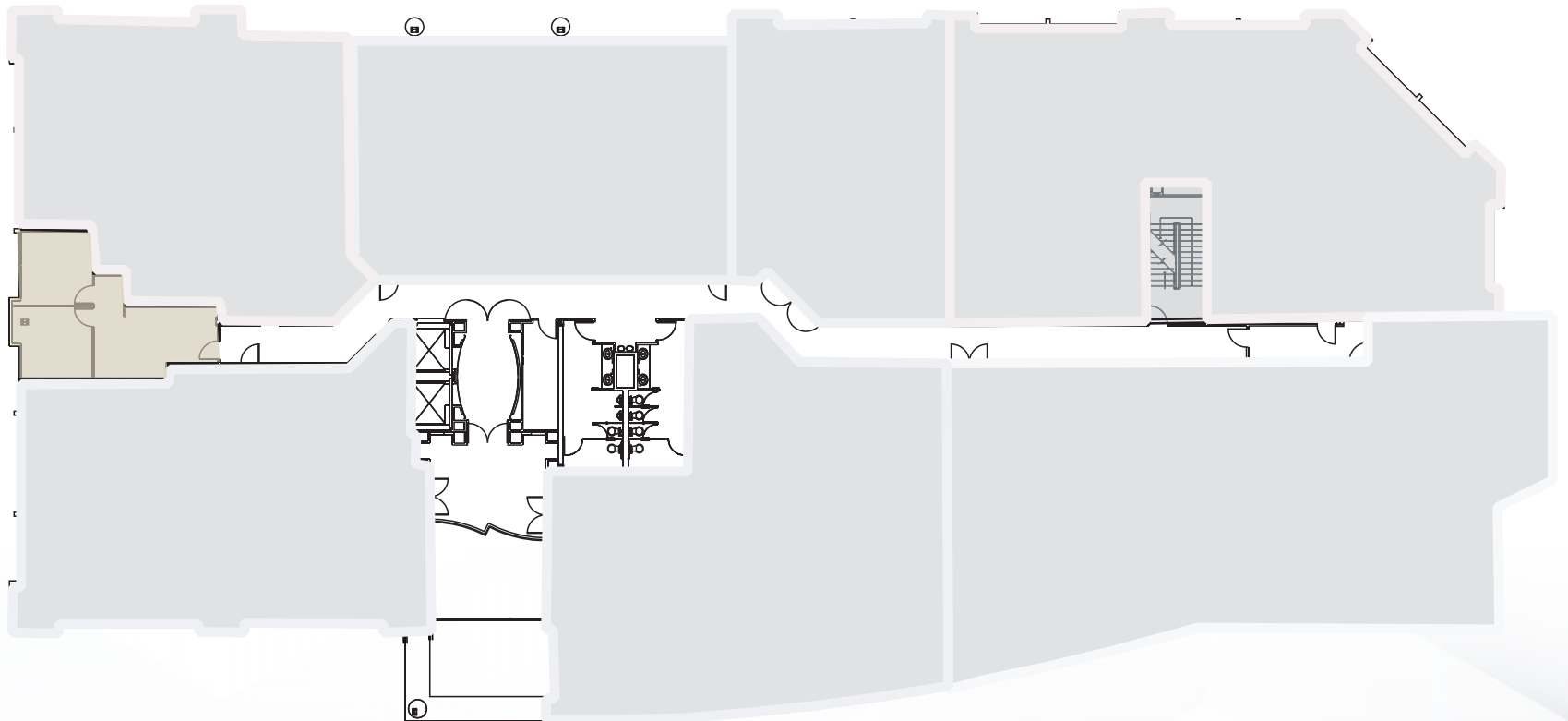
FLOOR PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

# AVAILABLE SUITES FOR LEASE

LEASE RATE: \$2.50 PSF, FULL SERVICE

FLOOR PLAN  
2ND FLOOR

SUITE 230  
±637 RSF  
AVAILABLE

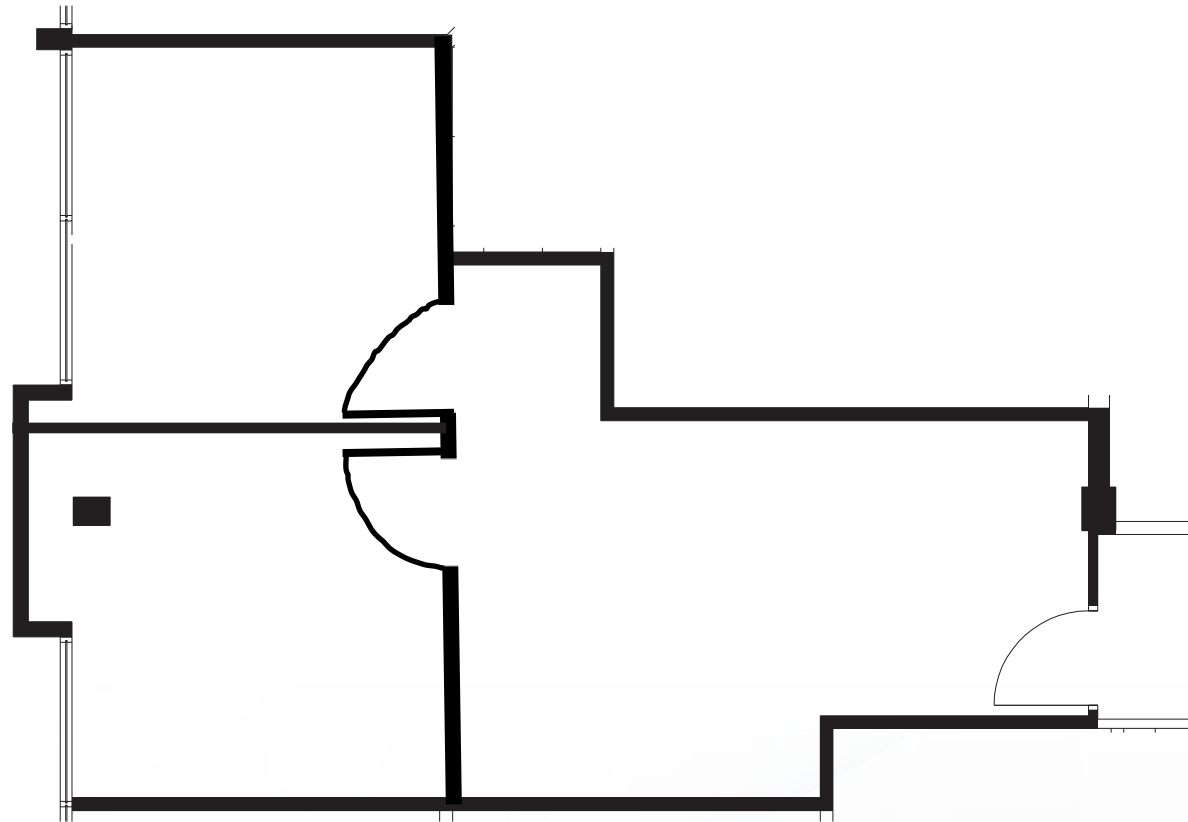


FLOOR PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

# AVAILABLE SUITES FOR LEASE

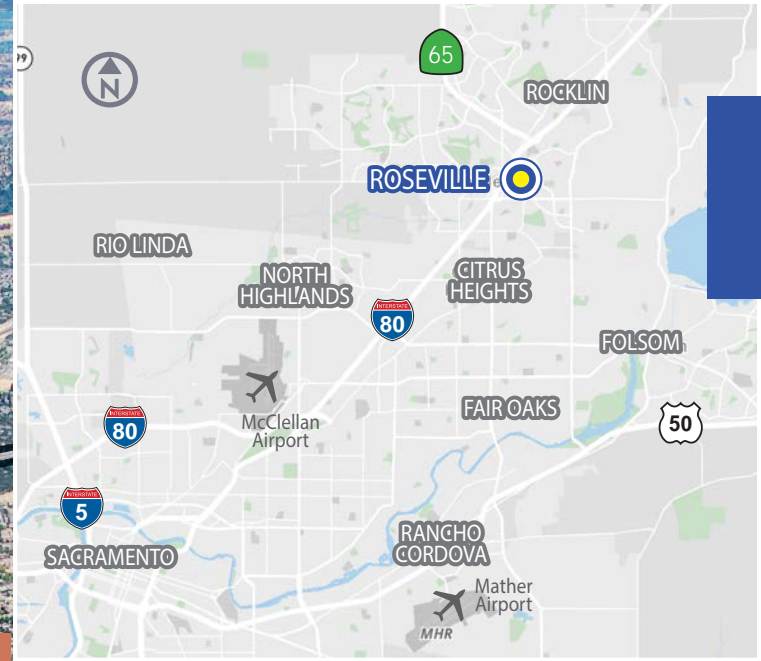
LEASE RATE: \$2.50 PSF, FULL SERVICE

SUITE 230  
±637 SF



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

# AREA AMENITIES



**1512**  
EUREKA ROAD, ROSEVILLE, CA

**CREEKSIDE TOWN CENTER**

Costco Wholesale

NORTH FROM rack

OLD NAVY

Red Robin

Michael's

verizon

BARNES & NOBLE BOOKSELLERS

CAMPUS

Sutter Health

Adventist Health

ROSEVILLE CAMPUS

KAISER PERMANENTE

BevMo!

NOAH'S

SPROUTS

Jamba Juice

TJ-maxx

Taneta

BRUCHI'S

Westfield

GALLERIA AT ROSEVILLE

fountains

SO UNEXPECTED

KREI

WORLD MARKET

Olive Garden

THE HOME DEPOT

24 FITNESS

SKY ZONE

CARMAX

BRICK YARD

Paul Martin's

AMERICAN GRILL

Great Clips

TRAKA FATS

ROSEVILLE Auto Mall

ROSS

DRESS FOR LESS

HOBBY LOBBY

Walmart

Raley's

TARGET

Big 5

rubios

Cherry's

FedEx

DOUGLAS BLVD

LEAD HILL BLVD

EUREKA RD

E ROSEVILLE PKWY

ROSEVILLE PKWY

N SUNRISE AVE

ROCKY RIDGE DR

65

80

19

80

5

50

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