

OFFICE CONDO FOR SALE OR LEASE-
NEW LOWER PRICE

1700

eureka road
suite 170

ROSEVILLE | CA 95661

CBRE



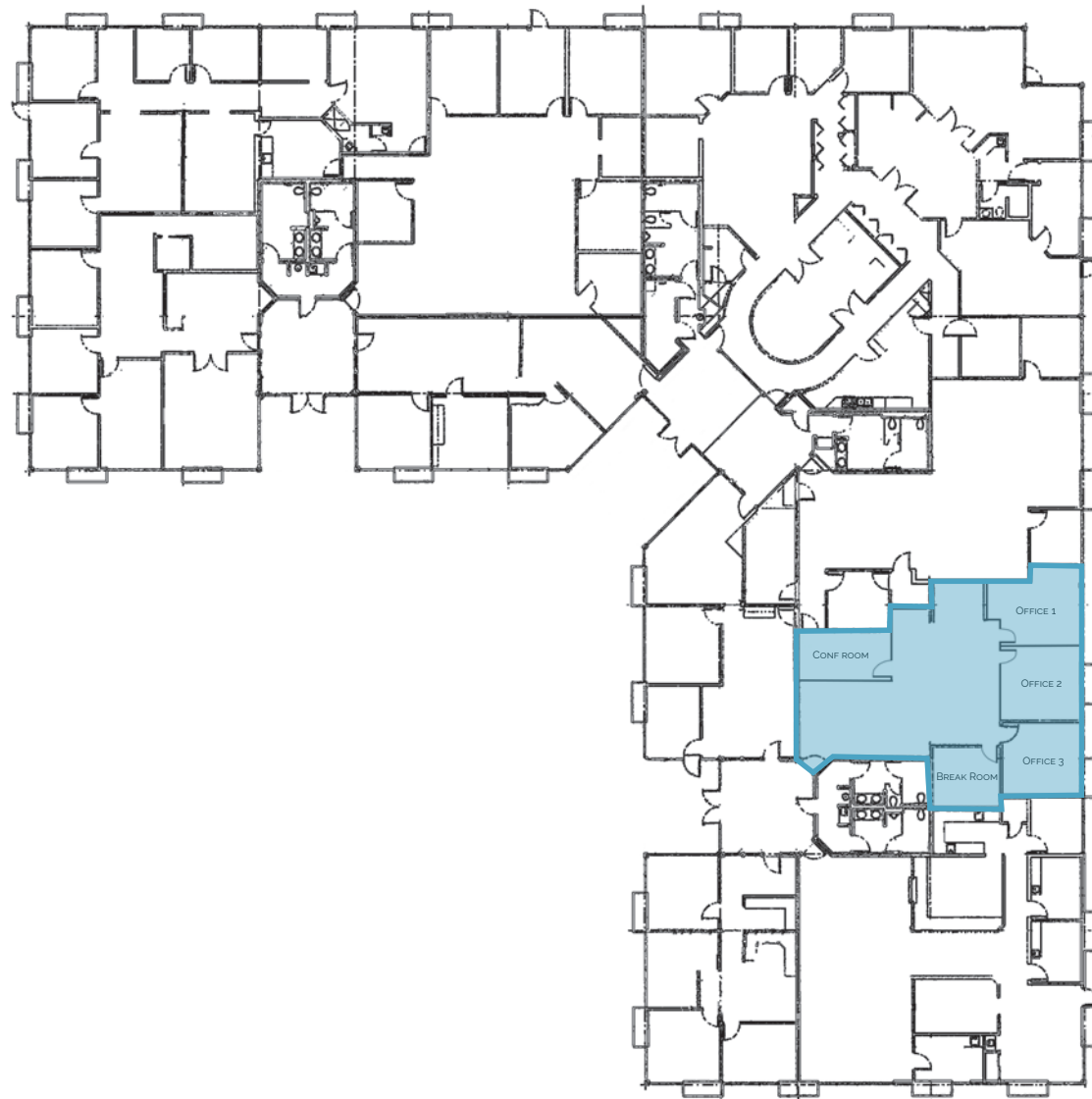
OFFICE CONDO FOR SALE

THE OFFERING

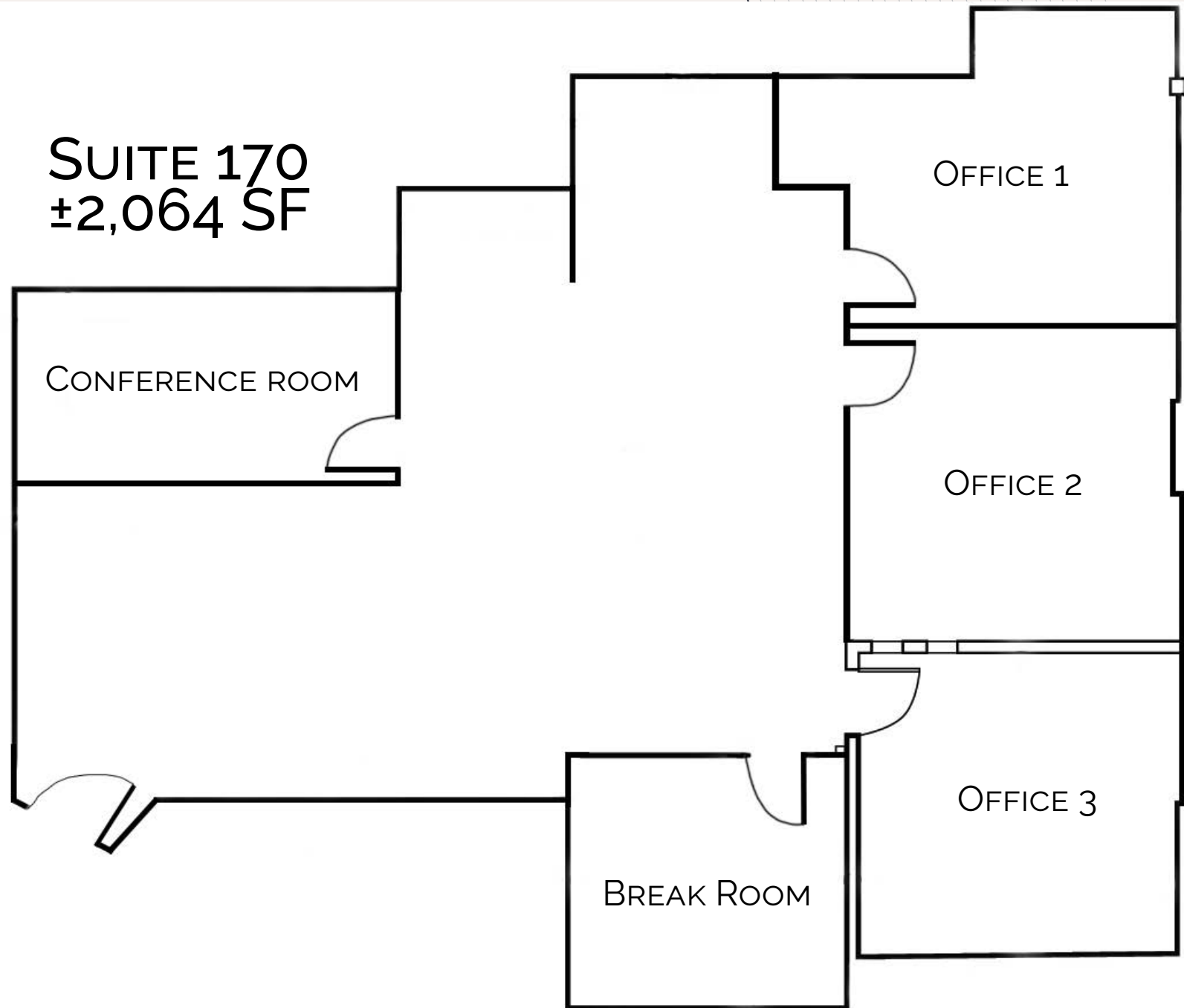
Located in one of Roseville's most sought-after commercial corridors near **Douglas Boulevard** and **Eureka Road**, this **condo** presents an exceptional **sale opportunity** for owner-users. Nestled within the well-established **Eureka Professional Office Condos**, this **single-story, wood-frame** property—**built in 1987**—offers functional space in a multi-tenant setting with **BP/SA-SE** zoning that supports a wide range of professional uses. Situated on a generous **2.10 acres** of shared land area, the property benefits from **strong visibility, convenient access**, and the vibrancy of a **high-traffic business district**. Its established setting, flexible occupancy, and prime location make this condo a standout chance to secure a professional office footprint in one of Roseville's most dynamic and enduring commercial environments.

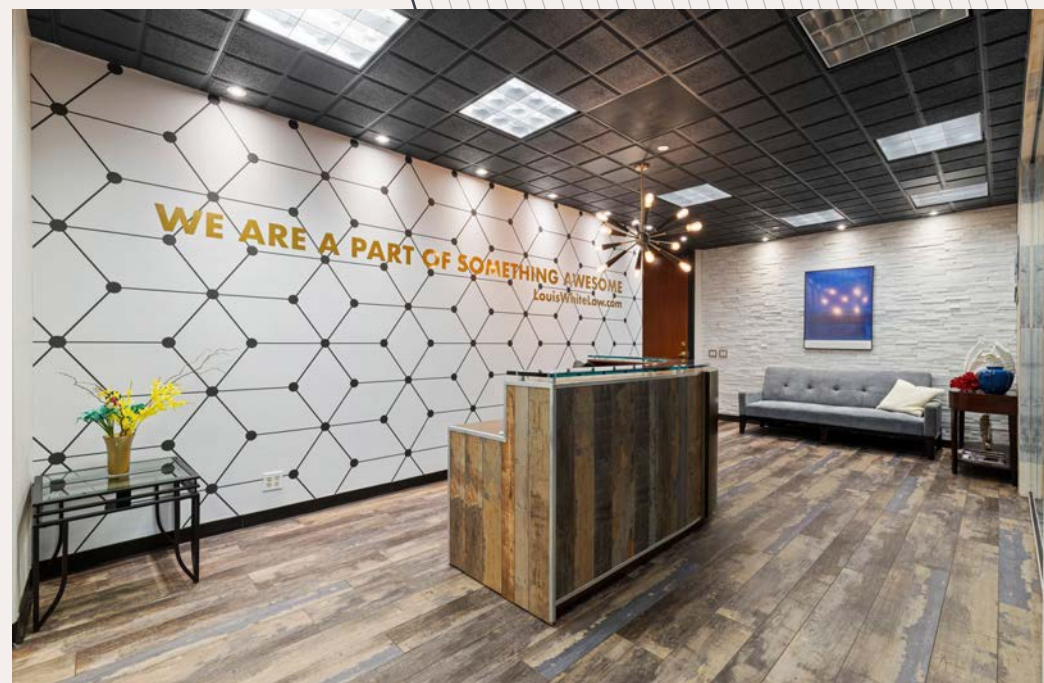


- Suite 170 | ±2,064 SF
- **Sale Price: ~~\$588,240.00 (\$285.00)~~
\$550,000.00 (±\$266.47)**
- Lease Rate and Type: \$1.75 PSF + Janitorial & Utilities | Modified Gross



SUITE 170
±2,064 SF







AREA DEMOGRAPHICS

Roseville, CA is a vibrant and fast-growing community known for its strong quality of life, family-friendly neighborhoods, and thriving business environment. Located just northeast of Sacramento, the city blends suburban comfort with urban convenience, offering major shopping destinations like Westfield Galleria and the Fountains, a wide range of restaurants, and plenty of parks and outdoor recreation. Roseville's well-maintained infrastructure, excellent schools, and robust job market make it a popular destination for residents and businesses alike. With a blend of modern amenities and a welcoming small-town feel, Roseville continues to stand out as one of the most desirable places to live and work in the region.

(Data from The City of Roseville)



MEDIAN HOME SALE PRICE

\$665,650



POPULATION

158,304



MEDIAN HOUSEHOLD INCOME

\$119,714

1700

eureka road
suite 170

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