

ELK HILLS PLAZA II
3992 FOOTHILLS BLVD
ROSEVILLE, CA
FOR LEASE
1,205 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

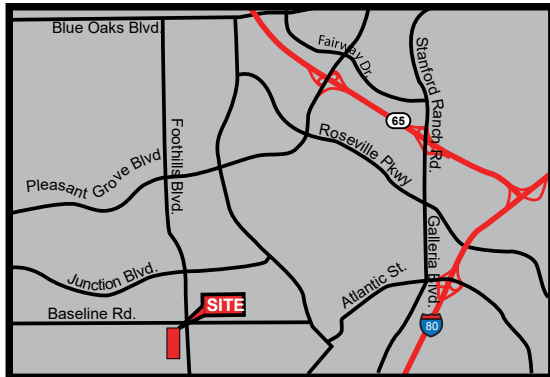
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FEATURES:

- Located at one of Roseville’s busiest signalized intersections with ±26,000 daily vehicle traffic
- Excellent visibility and access from Foothills Blvd and Baseline Rd, major east-west and north-south commuter corridors
- Surrounded by dense residential communities, including active adult and high-income family households
- Strong co-tenancy and retail synergy with Dutch Bros, Café 86, Children’s Dental, and East West Foods
- Proximity to major employers such as HP, Bosch Semiconductors, and Adventist Health, supporting strong daytime population
- Monument signage opportunities on both major thoroughfares
- Ideal for quick-service food, health & wellness/medical, pet care, service retail, or boutique retail uses
- Located within a City of Roseville growth corridor with favorable zoning for neighborhood-serving commercial uses



PROPERTY DETAILS:

Elk Hills Plaza II is a well-positioned retail center located at the high-traffic intersection of Foothills Boulevard and Baseline Road in the thriving West Roseville submarket. Anchored by national retailers and situated directly across from a high-volume Bel Air grocery store, the center serves as a convenient neighborhood hub for residents and commuters alike. Its proximity to the 55+ Del Webb Sun City community, with over 3,000 homes, and nearby family-oriented neighborhoods creates strong daily demand for service-based retail, wellness, and dining amenities.

Roseville’s ongoing General Plan and Smart Growth initiatives have prioritized mixed-use development and commercial nodes near transit and housing—making this center’s location ideal for capturing consumer traffic from both established and rapidly expanding neighborhoods. A Dutch Bros drive-thru on site enhances cross-traffic and footfall, creating synergy for retailers seeking high visibility and convenience-oriented locations.

DEMOGRAPHICS:

| | 1 Mile | 3 Mile | 5 Mile |
|--|-----------|-----------|-----------|
| 2024 Total Population (est): | 17,502 | 112,495 | 339,094 |
| 2024 Average HH Income: | \$133,682 | \$124,966 | \$125,660 |
| Traffic Count @ Foothills Blvd & Basline Rd: | 26,664 | | |

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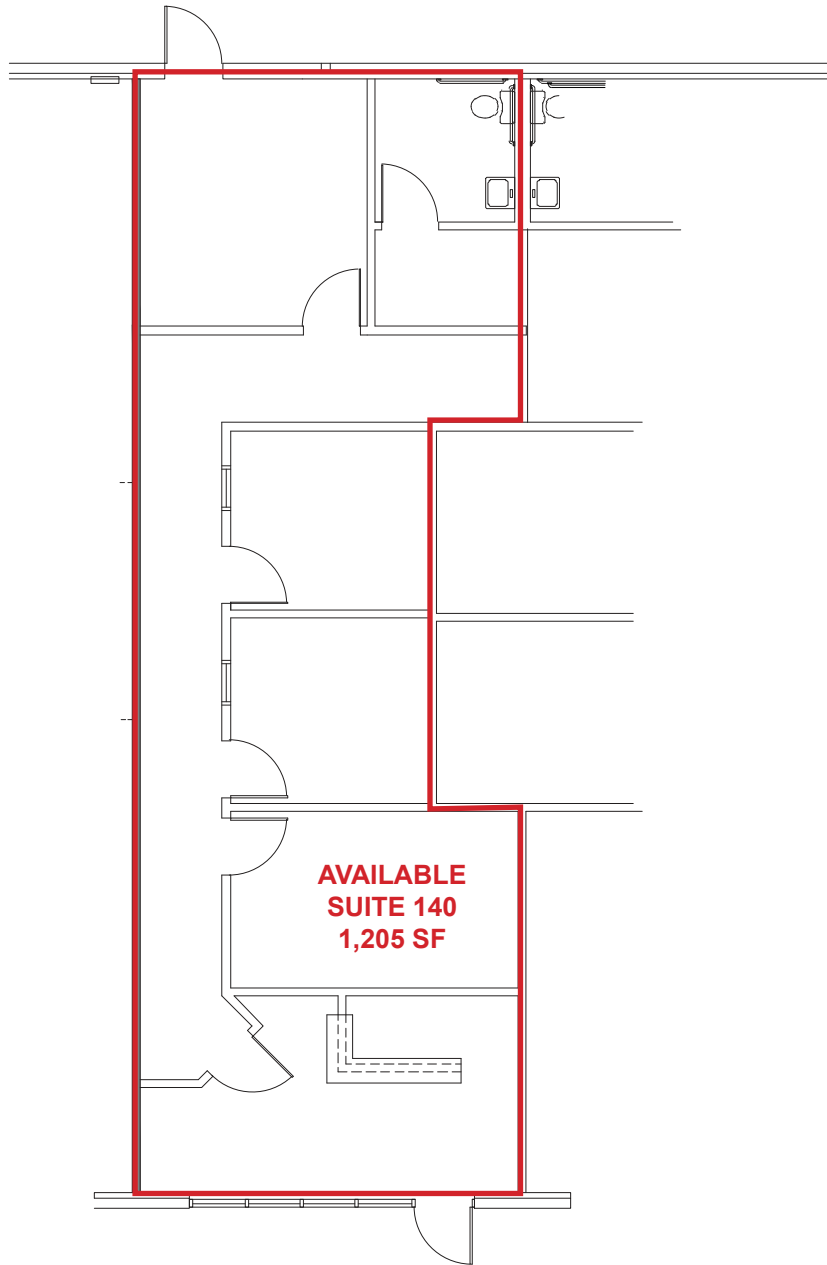
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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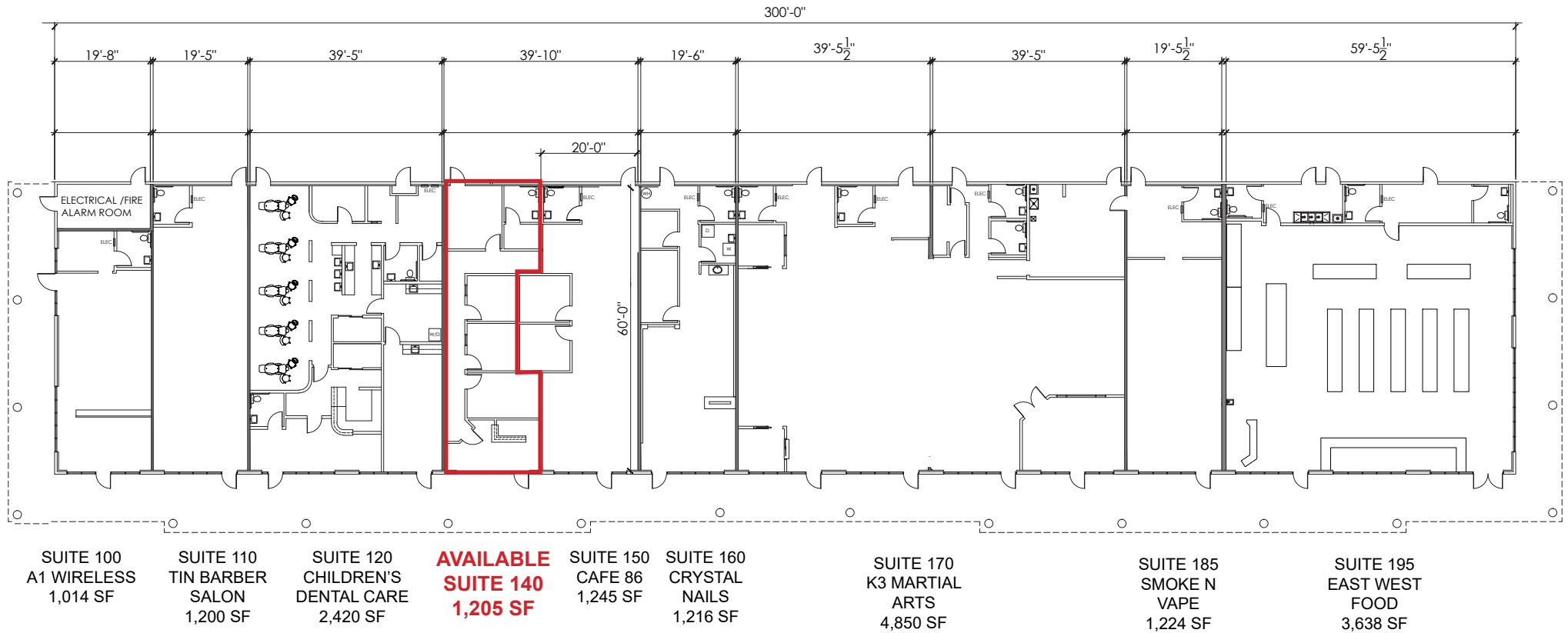


| Suite | SF | Lease Rate | Monthly Rent |
|---|-------|-----------------|--------------|
| 140 | 1,205 | \$2.15 PSF, NNN | \$2,591.00 |
| NNN costs are approximately \$0.47 PSF. | | | |

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FLOOR PLAN



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