

**FOR
LEASE**

4000 FOOTHILLS BLVD,
ROSEVILLE, CA



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ROME
REAL ESTATE GROUP

THE BRICKYARD

SUITE	SIZE	LEASE RATE	SPACE NOTES
110	±2,200 SF	CONTACT BROKER	ENDCAP RETAIL SUITE

PROPERTY HIGHLIGHTS:

- **Signalized Hard Corner with 48,000 VPD:** High-visibility pad building at the intersection of Foothills Boulevard and Baseline Road — one of West Roseville's highest-traffic signalized corners.
- **Bel Air-Anchored Shopping Center:** Part of The Brickyard, a ±129,382 SF neighborhood center where daily grocery runs keep foot traffic flowing past your door.
- **Destination Co-Tenancy:** Surrounded by Rite Aid, Carl's Jr., Smart & Final, Subway, Bank of America, Round Table Pizza, and more — plus Save Mart, CVS, Dunkin', and California Family Fitness directly across the street at Foothill Junction.
- **Quick I-80 Access:** Minutes from the Interstate 80 interchange, connecting customers and commuters across the entire Sacramento region.
- **Affluent, Dense Trade Area:** Over 101,000 residents within 3 miles earning a median household income of \$93,124. The 5-mile radius tops 318,000 residents with average household incomes exceeding \$118,000.
- **One of California's Fastest-Growing Cities:** Roseville is home to 160,000+ residents and has been consistently ranked among the best places to live in the U.S. by Livability, U.S. News & World Report, and Money — fueled by major employers in healthcare, tech, and professional services.



STRONG TRAFFIC COUNTS

FOOTHILLS BLVD AT
SWITCHMAN DR: 36,147 ADT



AVERAGE
\$105,171
WITHIN 1 MILE
HOUSEHOLD INCOME



50
SPACES

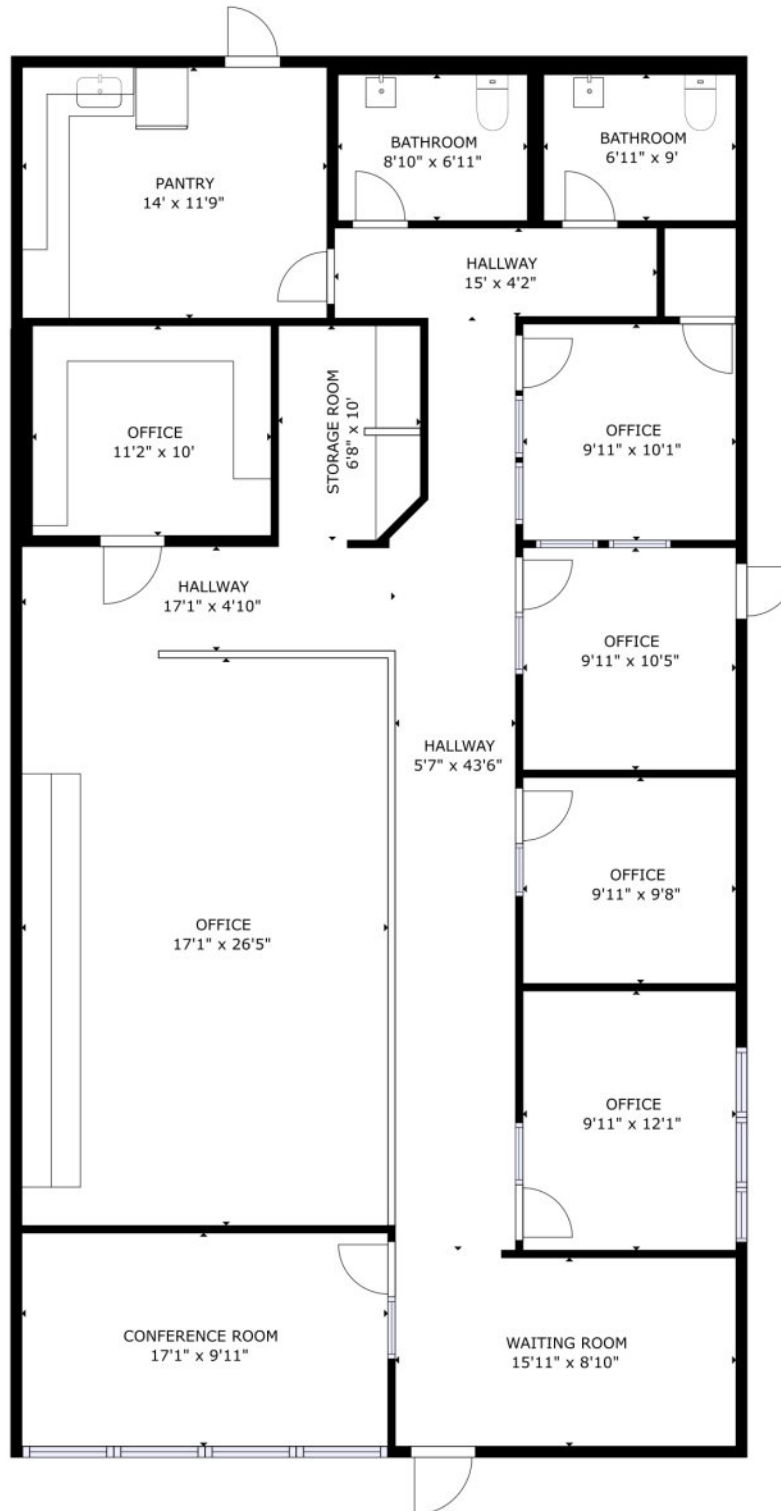
FLOOR PLAN

SUITE 110

±2,200 SF

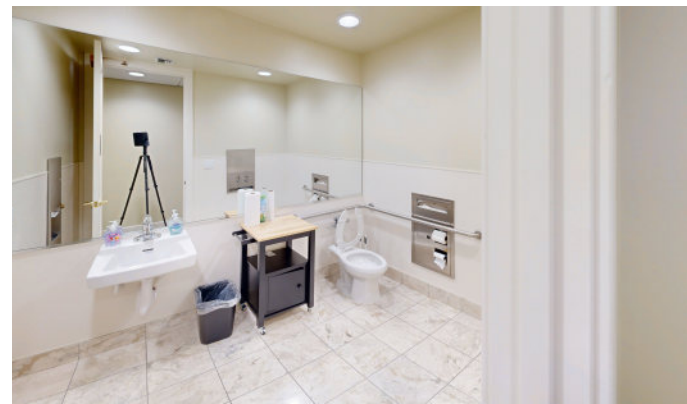
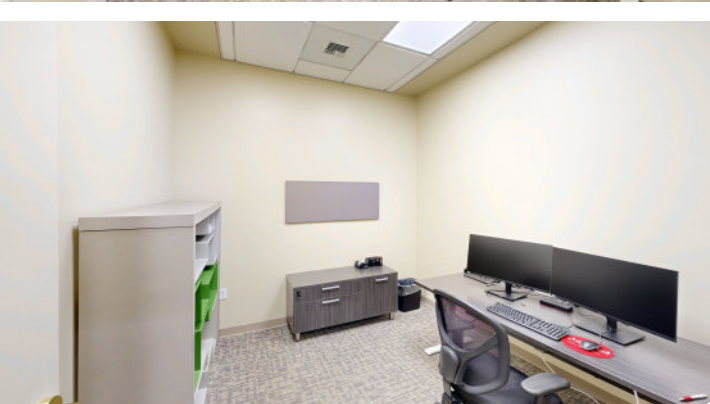
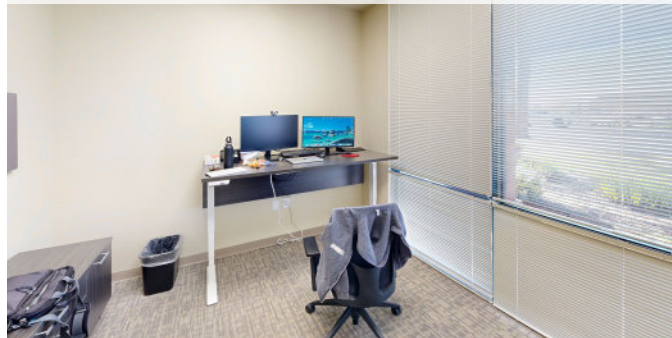
Lease Rate: Contact Broker

3D Tour
Click Here





INTERIOR PHOTOS





EXTERIOR PHOTOS



CALIFORNIA
Family Fitness



WELLS FARGO **Sourdough & Co.**
Sandwiches • Soups • Salads

**FOOTHILL JUNCTION
SHOPPING MALL**

**SAVE MART
SUPERMARKETS**

CVS pharmacy **DUNKIN'**



Haute COFFEE CO. **A+ Dental Care**
GENERAL | SPECIALTY | ORTHODONTICS

Baseline Rd

**PROPERTY
LOCATION**

Main St

**THE BRICKYARD
SHOPPING MALL**

BEL AIR **RITE AID**

BANK OF AMERICA I **TERIYAKI**

Round Table PIZZA **Carl's Jr.**

Vineyard Rd

OLD ROSEVILLE

GOLDFIELD
TRADING POST



THE TRAX
TAPROOM & KITCHEN

Mike's bikes

village
GENERAL STORE
& REFILLERY

RETAIL AERIAL

DEMOGRAPHIC SUMMARY REPORT

4000 FOOTHILLS BLVD, ROSEVILLE, CA 95747



POPULATION 2024 ESTIMATE

1-MILE RADIUS	18,328
3-MILE RADIUS	101,083
5-MILE RADIUS	318,570



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$105,171.00
3-MILE RADIUS	\$116,531.00
5-MILE RADIUS	\$118,404.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	11,450	64,351	198,555
BLACK	464	2,913	12,770
HISPANIC ORIGIN	4,317	20,076	56,784
AM. INDIAN & ALASKAN	177	987	2,725
ASIAN	1,377	8,968	34,659
HAWAIIAN & PACIFIC ISLAND	16	152	1,070
OTHER	4,844	23,711	68,792

POPULATION 2029 PROJECTION

1-MILE RADIUS	19,537
3-MILE RADIUS	107,362
5-MILE RADIUS	333,903

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$86,529.00
3-MILE RADIUS	\$93,124.00
5-MILE RADIUS	\$95,284.00

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS RETAIL SUITE



Chase Burke

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