

FOOTHILLS JUNCTION
5005 - 5015 FOOTHILLS BLVD
ROSEVILLE, CA
FOR LEASE
1,177 SF SALON SUITE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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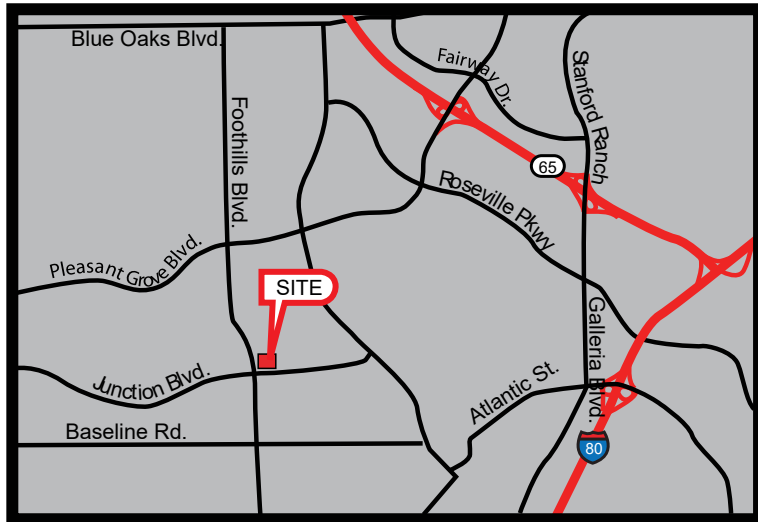
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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- 2nd gen salon suite available
- Situated at the corner of Foothills Blvd and Junction Blvd
- Anchored by In-Shape Fitness, tenants include Sourdough & Co, Sacramento Credit Union, and many more
- Abundant parking
- Strong daytime traffice and residential population

**PROPERTY DETAILS:**

Located on well-traveled Foothills Blvd and Junction Blvd, serving west Roseville residents.

Strong residential population several schools nearby. Close proximity to the Roebbelen Center | @The Grounds event center and Denio's Farmers Market.

LEASE RATE:**5015 Foothills Blvd**

Suite 5* 1,177 SF \$2,813.00 (\$2.39 PSF, NNN)

NNN costs are approximately \$0.63 PSF.

*Available with 30 days' notice.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2026 Total Population (est):	21,624	113,657	327,517
2026 Average HH Income:	\$140,100	\$142,623	\$145,075
Traffic Count @ Foothills Blvd & Junction Blvd:	32,550		

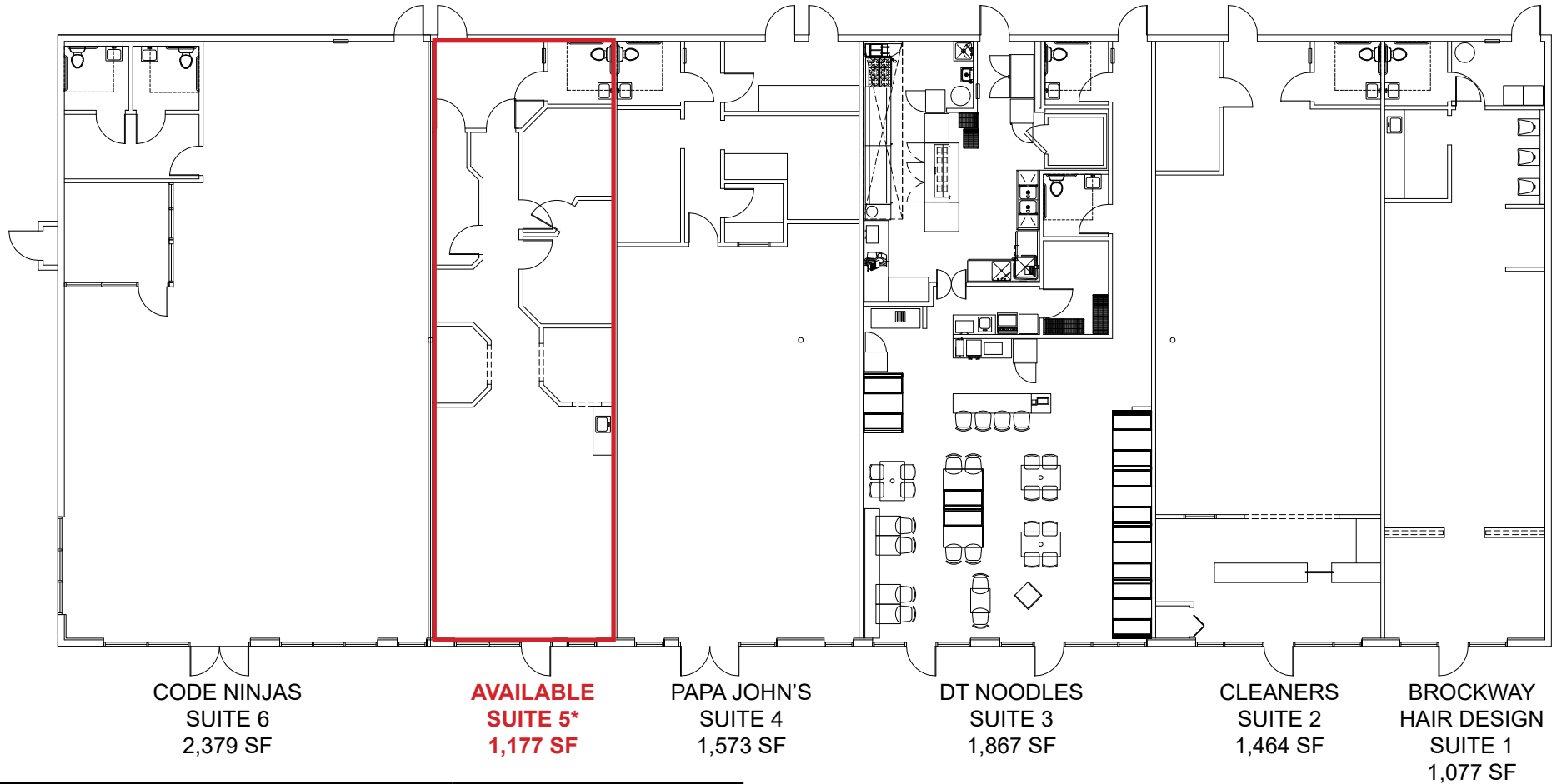
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
5*	1,177	\$2.39 PSF	\$2,813.00
NNN costs are approximately \$0.63 PSF. *Available with 30 days' notice.			

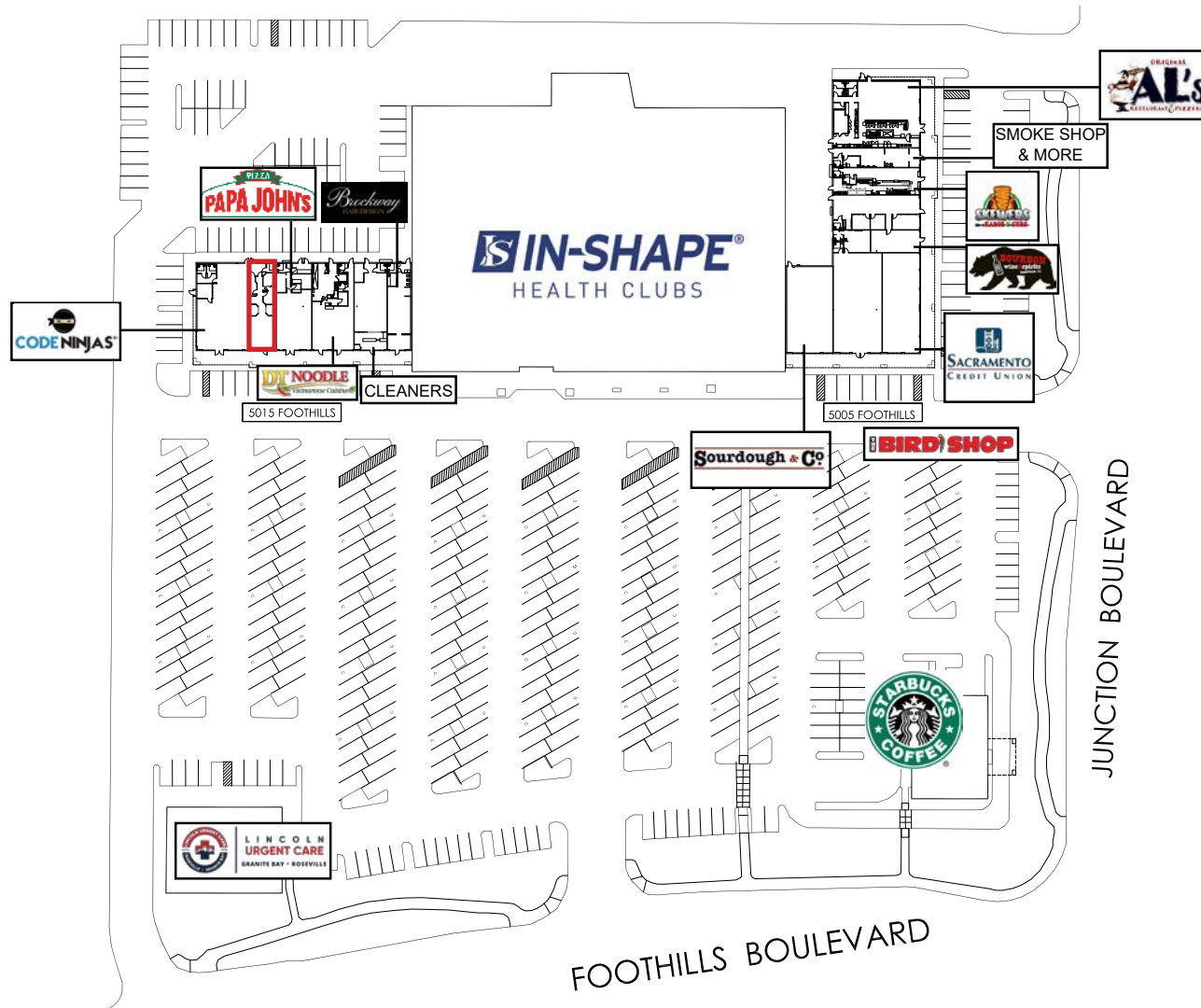
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SITE PLAN

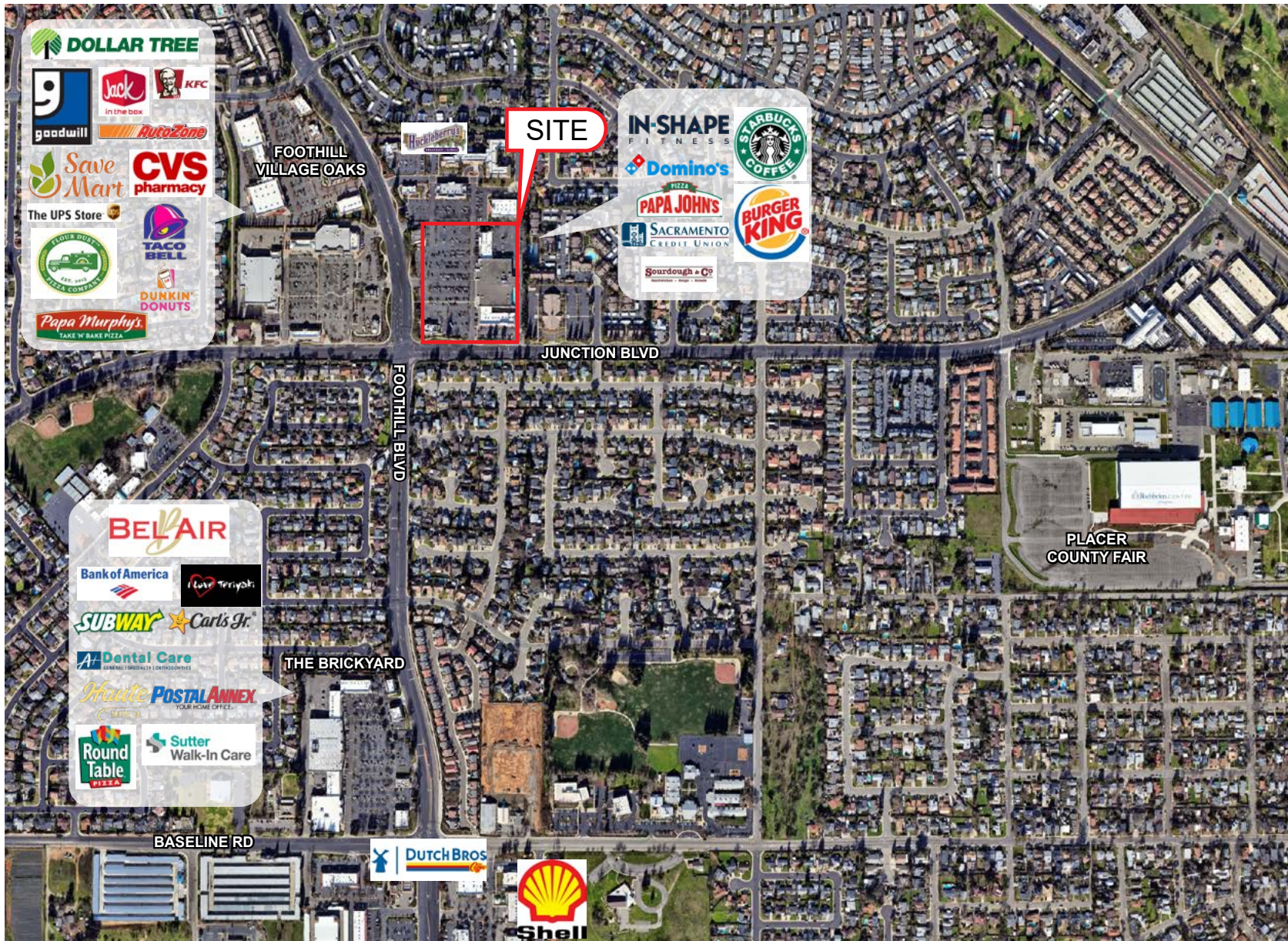


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