



FORMER BANK BRANCH AVAILABLE FOR SUBLEASE

5180 FOOTHILLS BLVD, ROSEVILLE, CA 95747

**FOR MORE
INFORMATION
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SIZE

Size: ±4,100 SF

APN

017-380-008

ZONING

Commercial

NEIGHBORING TENANTS

AutoZone, Dollar Tree, Goodwill, KFC/A&W, Huckleberry's, Burger King, In-Shape Family Fitness, CVS & Savemart

PROPERTY HIGHLIGHTS

- Former bank branch
- Great visibility at a signalized intersection
- Outparcel to the Foothill Village Oaks shopping center, anchored by Goodwill and Dollar Tree

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	18,031	106,492	298,167
DAYTIME POPULATION	4,170	50,908	102,433
MEDIAN HOUSEHOLD INCOME	\$88,975	\$98,996	\$96,703

TRAFFIC COUNTS

FOOTHILLS BLVD. - ± 30,754 ADT

MCANALLY DR. - ± 4,422 ADT







DOLLAR TREE
Auto Zone
Goodwill

CVS pharmacy

Save Mart

Jack in the Box
KFC

Huckleberry's
BREAKFAST & BURGERS

BURGER KING

KinderCare
LEARNING CENTERS

IN-SHAPE
FAMILY FITNESS

**HERITAGE OAK
ELEMENTARY SCHOOL
(507 STUDENTS)**