

1700 Eureka Road

Roseville, CA 95661

For Sale & Lease

Medical/Optometry Office

Property Summary



Property Highlights

- For Sale or Lease
- Medical/Optometry Office
- Monument Signage on Eureka Road Available
- +/- 2,932 RSF
- Single Story
- Purchase Price: \$725,000.00
- Lease Rate: Call for Pricing
- APN: 457-080-010

Offering Summary

Sale Price:	\$725,000
Lease Rate	Call For Pricing
Available SF	2,932 SF
Building Size	2,932 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	299	1,038	4,149
Total Population	688	2,391	9,964
Average HH Income	\$132,394	\$130,641	\$134,773

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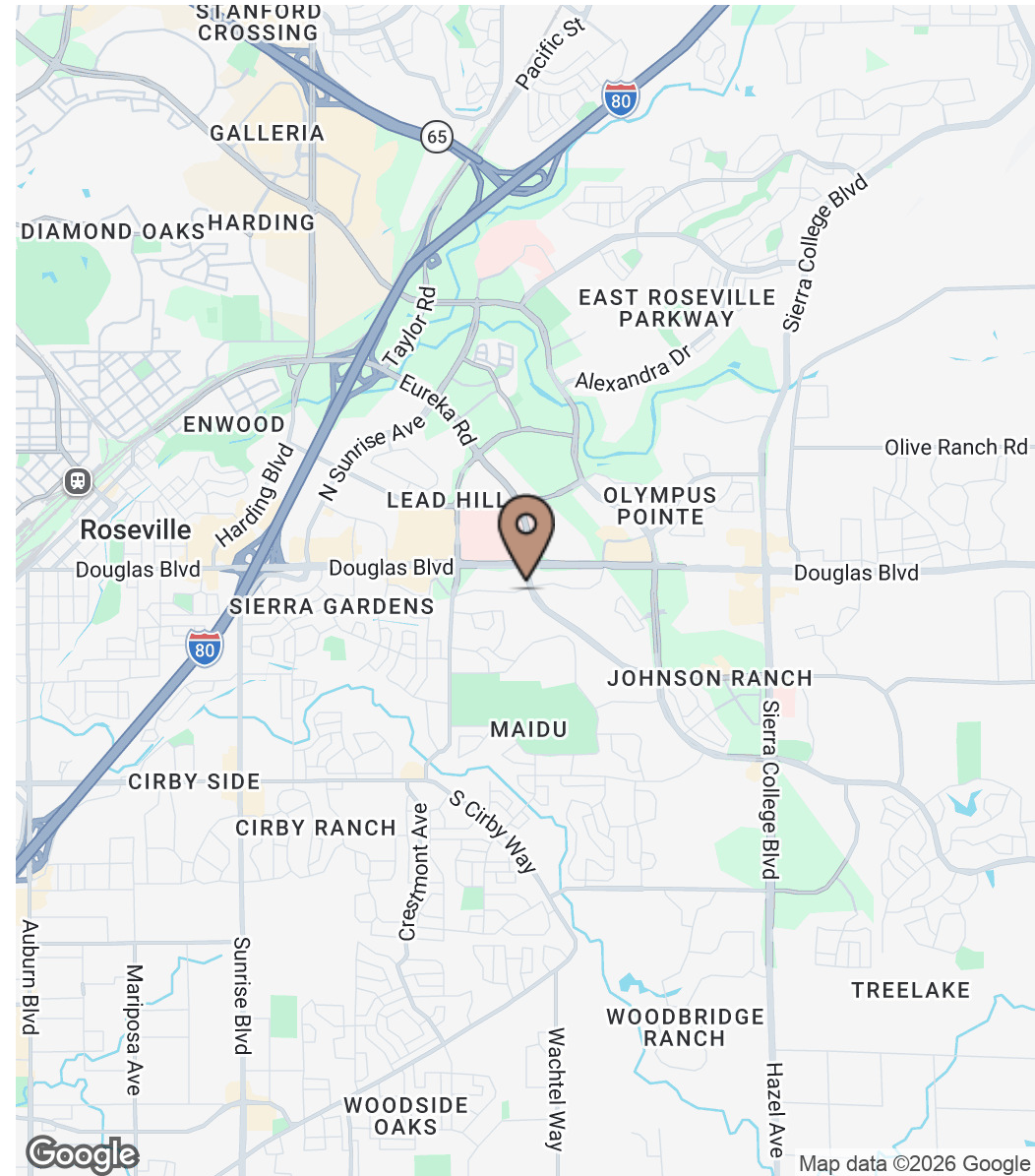
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Location Map



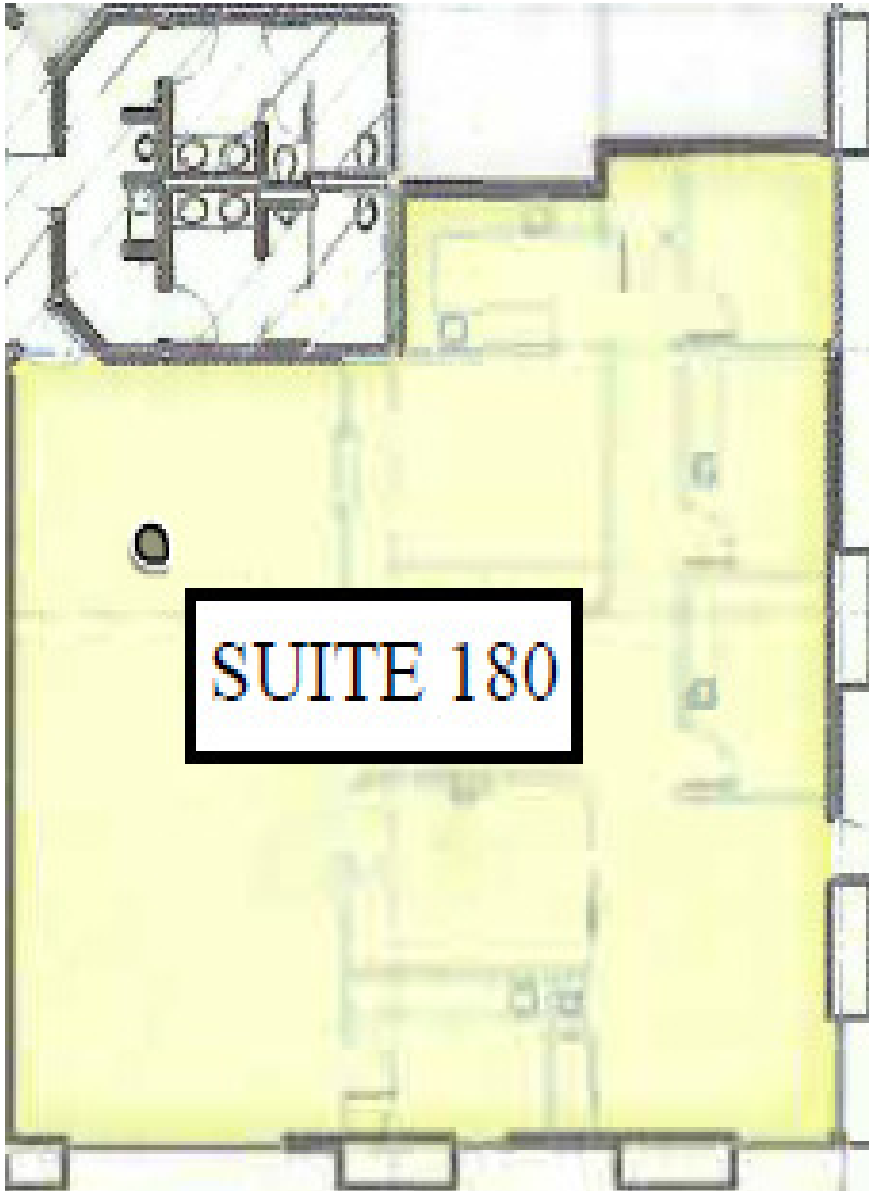
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Floor Plan



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Additional Photos



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Monument signage rights on Eureka Road are included in the sale of the property.

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Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	688	2,391	9,964
Average Age	46.0	44.1	41.5
Average Age (Male)	36.4	36.9	38.0
Average Age (Female)	50.3	47.3	43.1

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	299	1,038	4,149
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$132,394	\$130,641	\$134,773
Average House Value	\$647,661	\$637,936	\$669,646

2023 American Community Survey (ACS)

