FOR LEASE

1257 PLEASANT GROVE BLVD, ROSEVILLE, CA

±1,275 SF RETAIL SPACE AVAILABLE



3D Tour
Click Here

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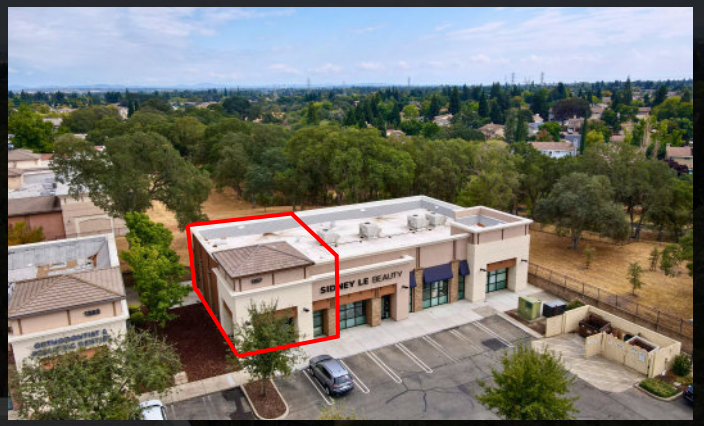
ROME
REAL ESTATE GROUP

ARBOR VIEW VILLAGE

SPACE AVAILABLE	SIZE	LEASE RATE
Suite 100 (Cold Shell)	+/- 1,275 SF	$1.25 PSF, NNN

PROPERTY HIGHLIGHTS:

- **Signalized Pleasant Grove–Foothills Corner:** Hard-corner exposure with ±41,117 (Pleasant Grove) and ±36,399 (Foothills) average weekday traffic keeps your brand in constant view.
- **Zoning That Works Hard:** CC/SA-NW within the Northwest Roseville Specific Plan supports high-impact uses—restaurant/bar, medical/dental, day care, fast food with drive-thru, convenience, and general retail.
- **Easy Parking and Circulation:** Common-area parking with reciprocal access inside Arbor View Village simplifies ingress/egress from both arterials.
- **Everyday Demand Drivers On Site:** Co-tenancy inside the center includes Starbucks, plus a busy veterinary clinic and Montessori school—steady, repeat local traffic.
- **Affluent, Dense Trade Area:** 3-mile ring counts ≈103K residents and ≈106K daytime population with six-figure average household incomes—ideal for retail, services, and medical.
- **Employer Gravity Fuels Daytime:** Nearby employment nodes include Amazon Hub, FedEx, Restaurant Depot, McKesson, TSI Semiconductors, Dignity Health, and SureWest.
- **Connected to Recreation and Schools:** Minutes from Woodcreek High School, Mahaney Sports Complex, Roseville Aquatics Center, and multiple golf courses for all-day traffic.



STRONG TRAFFIC COUNTS

PLEASANT GROVE BLVD:
41,117 ADT
FOOTHILLS BLVD:
36,399 ADT

AVERAGE
$126,837
WITHIN 1 MILE
HOUSEHOLD INCOME

PROPERTY ZONING
CC/SA-NW
NORTHWEST ROSEVILLE SPECIFIC PLAN

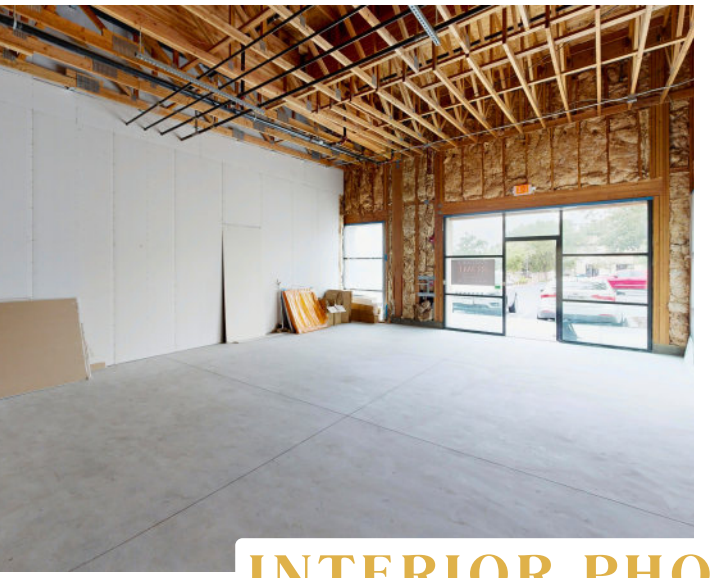
FLOOR PLAN

VACANT COLD SHELL SPACE - SUITE 100

SIZE: +/-1,275 SF

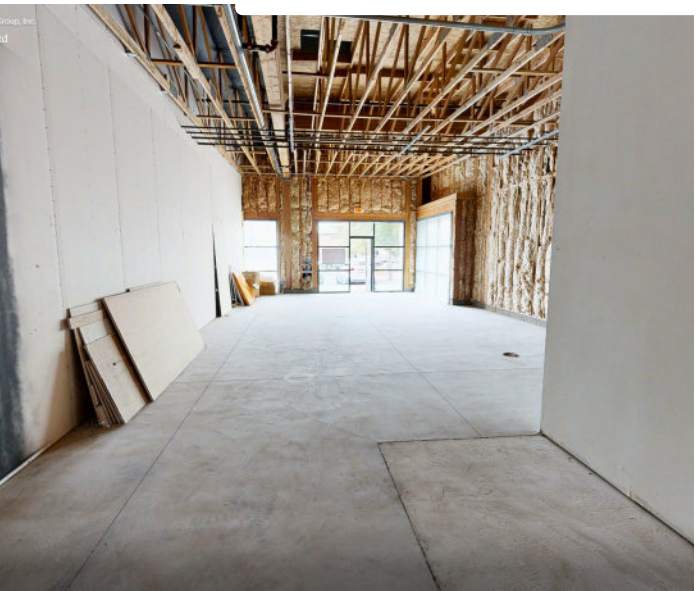
LEASE RATE: $1.25 PSF, NNN

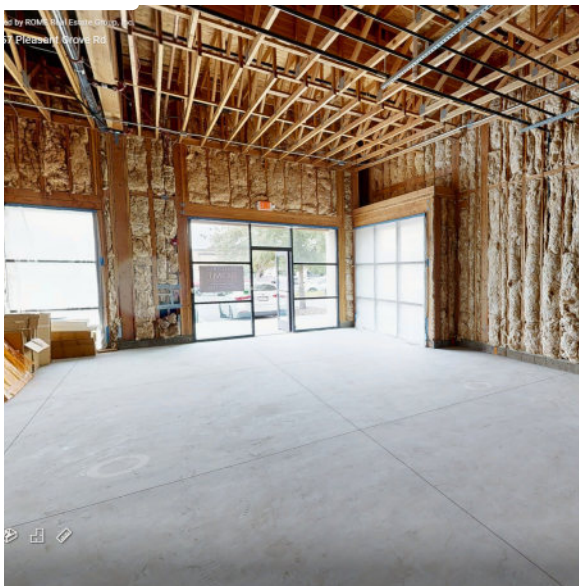
3D Tour Click Here

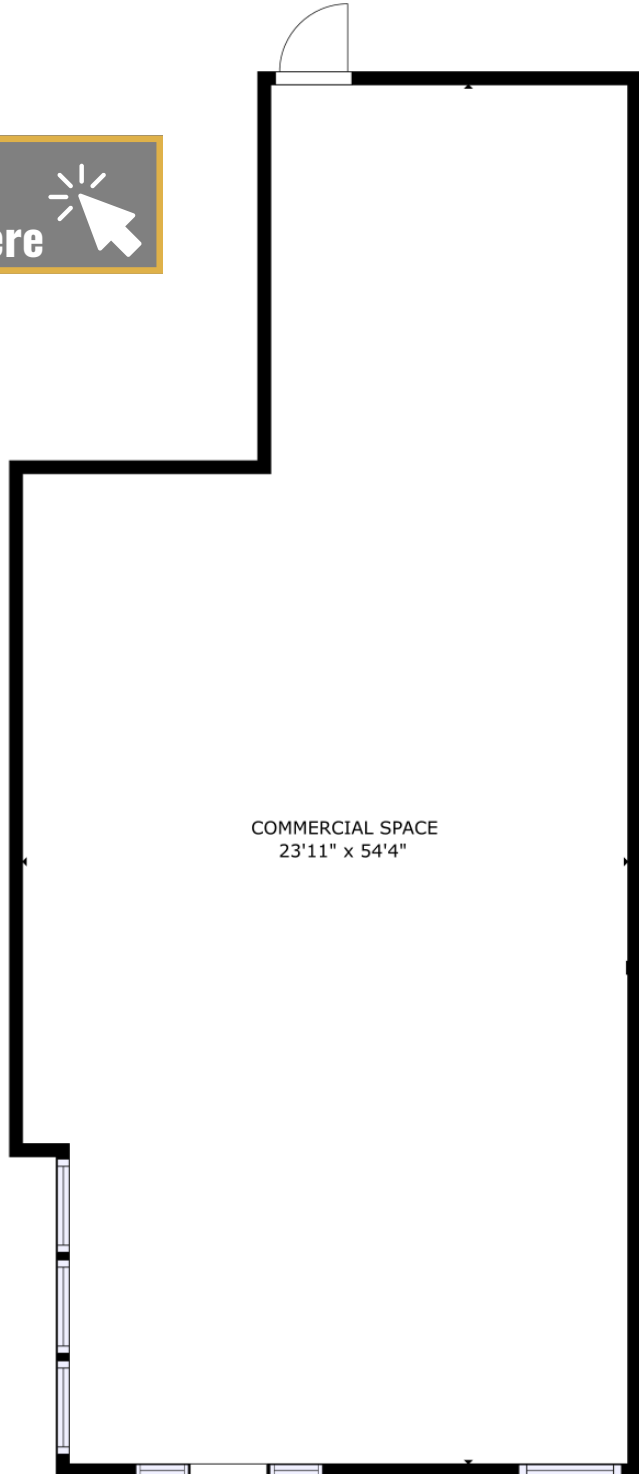




INTERIOR PHOTOS





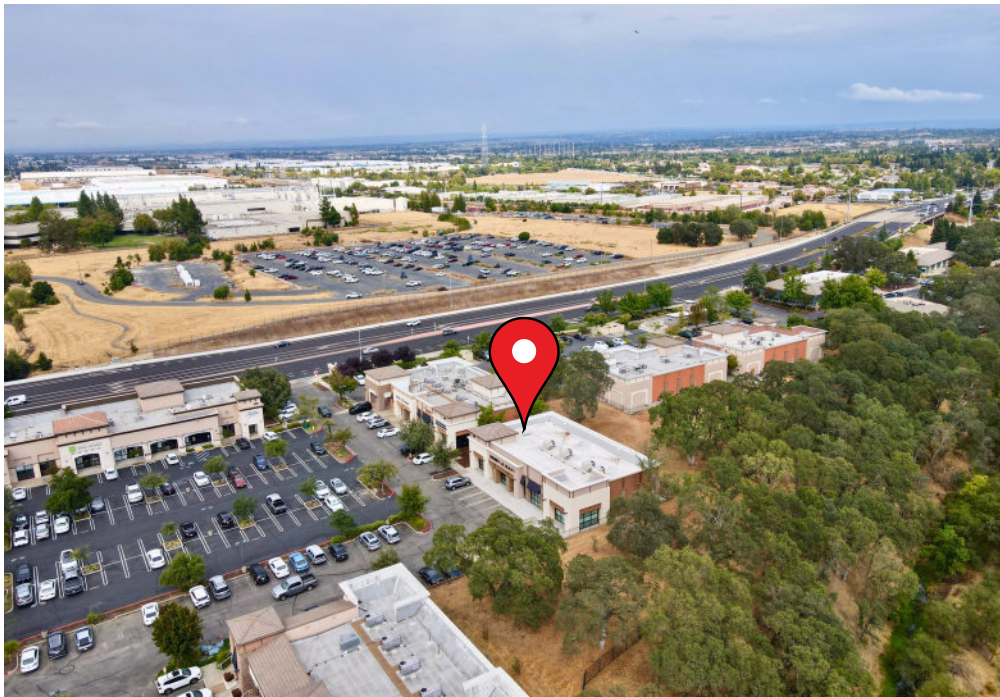






EXTERIOR PHOTOS






PLEASANT GROVE BLVD: 41,117 ADT
FOOTHILLS BLVD: 36,399 ADT
TIMMY GINGER'S SANDWICH SHOP
Los Cabos Grill & Cantina
H&R BLOCK
Aladdin BAIL BONDS
Cool TEA BAR
Top Off FROZEN YOGURT
Klearmind
GUYS FOR LUNCH
INDIAN RESTAURANT TANDOORI FLAME
YOUR NEIGHBORLY INDIAN MARKET GROCERIES AND HALAL MEAT
HALO SALON
Pizza Guys
HOYBJERG Family Orthodontics
verizon
ARBOR VIEW VETERINARY CLINIC
ChocoLit
Arbor View Montessori
Velly pizza
NEARBY RETAIL AERIAL


RC Willey
Your Home. Your Way.
PLEASANT GROVE BLVD
TOPGOLF
TARGET
KOHL'S
ASHLEY
Quick Quack CAR WASH
INTERSTATE 65
Quest TECHNOLOGY MANAGEMENT
Lokeva
TRADER JOE'S
HPE
FedEx
WinCo FOODS
COSTCO WHOLESALE
McKESSON
Walmart Supercentre
sam's club
LOWE'S
NORDSTROM
The Cheesecake Factory
macy's
RESTAURANT DEPOT
amazon
THE HOME DEPOT
INTERSTATE 65
PROPERTY LOCATION
BARNES & NOBLE
BEST BUY
Marshalls
FOOTHILLS BLVD
WASHINGTON BLVD

DEMOGRAPHIC SUMMARY REPORT

1257 PLEASANT GROVE BLVD, ROSEVILLE, CA 95678

POPULATION
2024 ESTIMATE

1-MILE RADIUS	13,402
3-MILE RADIUS	102,849
5-MILE RADIUS	269,579

POPULATION
2029 PROJECTION

1-MILE RADIUS	14,435
3-MILE RADIUS	110,340
5-MILE RADIUS	286,808

HOUSEHOLD INCOME
2024 AVERAGE

1-MILE RADIUS	$126,837.00
3-MILE RADIUS	$127,533.00
5-MILE RADIUS	$128,080.00

HOUSEHOLD INCOME
2024 MEDIAN

1-MILE RADIUS	$104,209.00
3-MILE RADIUS	$104,562.00
5-MILE RADIUS	$104,585.00

POPULATION
2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	8,671	64,757	168,116
BLACK	392	2,967	8,516
HISPANIC ORIGIN	2,205	18,275	45,873
AM. INDIAN & ALASKAN	81	753	2,009
ASIAN	1,442	11,640	33,068
HAWAIIAN & PACIFIC ISLAND	16	85	522
OTHER	2,800	22,647	57,347

CONTACT US!

FOR MORE INFORMATION ABOUT THIS RETAIL SPACE



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