FOR LEASE

THE BRICKYARD

NWC FOOTHILLS BLVD & BASELINE RD

±900 - 1,408 SF OF RETAIL SPACE AVAILABLE!



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ROME
REAL ESTATE GROUP

THE BRICKYARD

SUITE	SIZE	LEASE RATE	SPACE NOTES
4006-105	±1,050 SF	CONTACT BROKER	INLINE RETAIL SUITE
4010-105	±900 SF	CONTACT BROKER	INLINE RETAIL SUITE
4014-102	±1,408 SF	CONTACT BROKER	FORMER GYM SPACE

PROPERTY HIGHLIGHTS:

- High-Visibility Corner at Foothills & Baseline: Signalized intersection exposure to about 49,000 vehicles per day keeps storefronts front and center.
- Anchor Pull with Daily-Needs Traffic: Bel Air Market leads a tenant mix that includes Round Table Pizza, Bank of America, Golden 1, Sutter Health, Subway, PostalAnnex and more—drawing steady, all-day visits.
- Affluent, Growing Trade Area: Within five miles, 317,752 residents and average household incomes of $118,311 support strong retail spend; daytime population reaches 328,005.
- Strong Frontage Counts: Foothills Blvd sees ±31,561–36,147 ADT, while Baseline Rd carries ±18,872 ADT—ideal for signage and brand visibility.
- Easy Ingress/Egress & Ample Parking: Multiple driveways along both Foothills Blvd and Baseline Rd feed directly into a large surface lot for smooth customer flow.
- Flexible Retail Availabilities: Suites from ±900–1,408 SF within a ±129,382 SF neighborhood center offer efficient footprints for retail, service, or food concepts.
- Food-and-Beverage Cluster: On-site options like Sweetea, I Love Teriyaki, Subway, Foothill Honey Donuts, and Flame-N-Chickz help capture breakfast, lunch, and dinner traffic.
- Everyday Errand Synergy Nearby: Close to Save Mart, CVS, Walgreens, California Family Fitness, Gold's Gym, and Denio's Farmers Market—keeping trips frequent and convenient.
- Established West Roseville Location: Positioned in one of Roseville's most stable residential communities, with durable neighborhood demand and repeat visits.



STRONG TRAFFIC COUNTS

BASELINE RD: 18,872 ADT

FOOTHILLS BLVD: 31,561 ADT



AVERAGE

$116,888

WITHIN 3 MILES

HOUSEHOLD INCOME



PROPERTY ZONING

COMMUNITY COMMERCIAL (CC)

CITY OF ROSEVILLE



+/- 170 SPACES ON THIS PARCEL

SITE PLAN



SUITE	TENANT	SQ. FT.
Building A	-	NAP
Building C	Bel Air Market	31,472
4006-100	Trendy Nails	781
4006-103	El Azteca Taqueria	3,769
4006-104	Salon Vo	1,400
4006-105	AVAILABLE	1,050
4006-106	Flame-N-Chickz	2,450
4010-101	Sweetea	1,500
4010-102	Sutter Health Foundation	1,500
4010-103	Postal Annex	1,200

SUITE	TENANT	SQ. FT.
4010-104	Foothills Hearing Aid	900
4010-105	AVAILABLE	900
4010-106	Sisters Massage	1,500
4010-107	Rainbow Cleaners	1,500
4010-108	Round Table Pizza	4,500
4010-111	Roseville Barber Shop	1,020
4010-112	Nails Mode	1,080
4010-113	Golden One ATM	900
4010-114	I Love Teriyaki	1,200
4010-115	Subway	1,200

SUITE	TENANT	SQ. FT.
4012	Bank of America	4,000
4014-101	Foothill Honey Donuts	858
4014-102	AVAILABLE	1,408
4014-103	Vimal Dulabh DDS	1,734
Pad A	River City Bank	NAP
Pad A	A+ Dental Care	NAP
Pad A	Starbucks	NAP
Pad B	Carl's Jr.	NAP

FLOOR PLAN

SUITE 4006-105

Size: +/- 1,050 SF

Lease Rate: Contact Broker

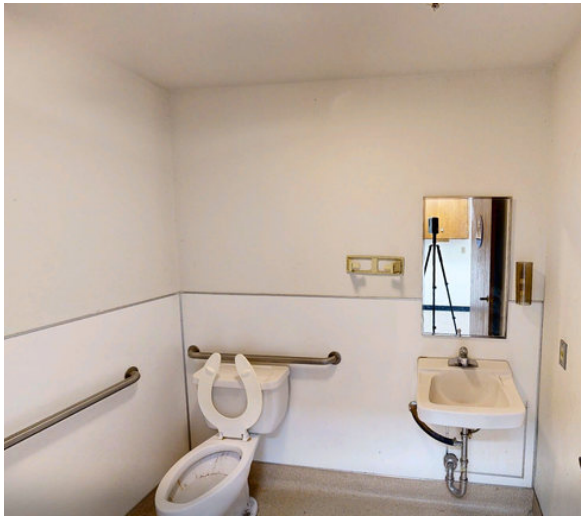
3D Tour Click Here

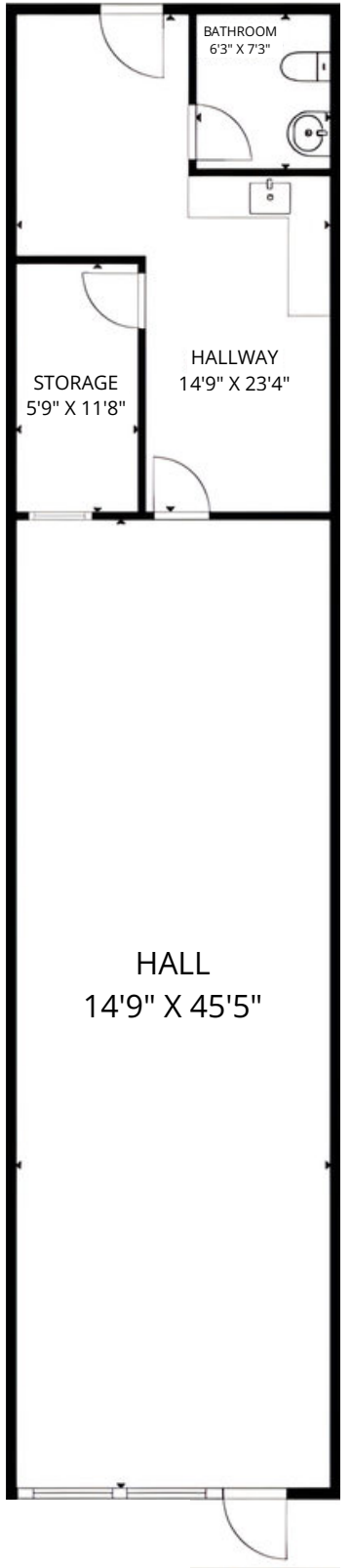




INTERIOR PHOTOS







FLOOR PLAN

SUITE 4010-105

Size: +/- 900 SF

Lease Rate: Contact Broker

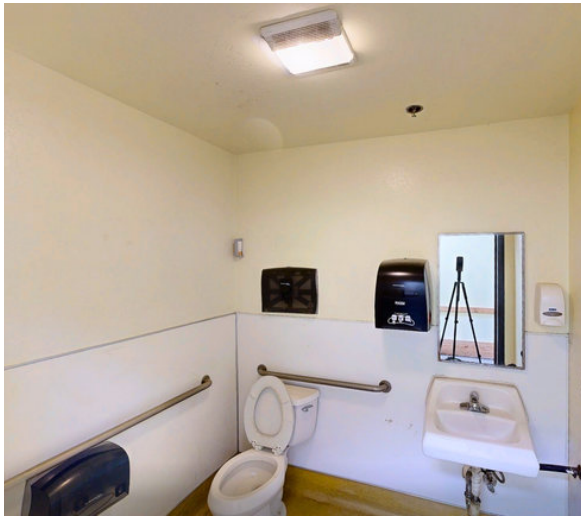
3D Tour Click Here

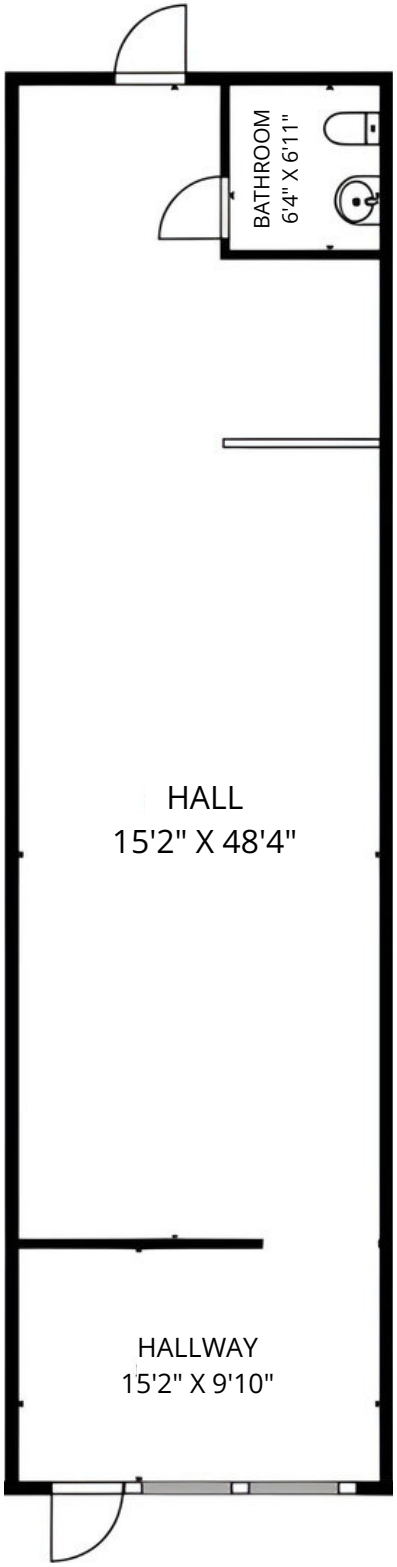




INTERIOR PHOTOS







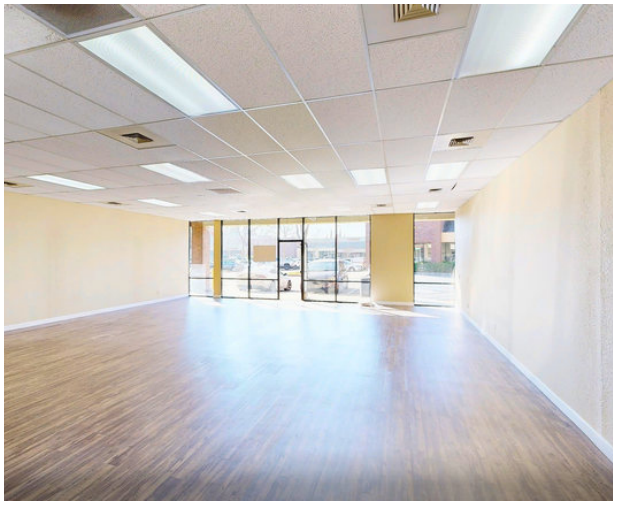
FLOOR PLAN

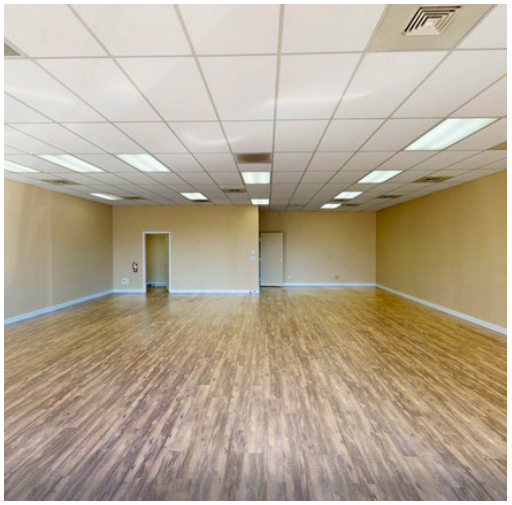
SUITE 4014-102

Size: +/- 1,408 SF

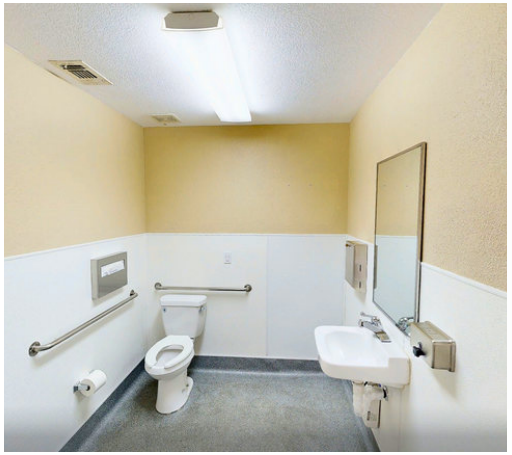
Lease Rate: Contact Broker

3D Tour Click Here

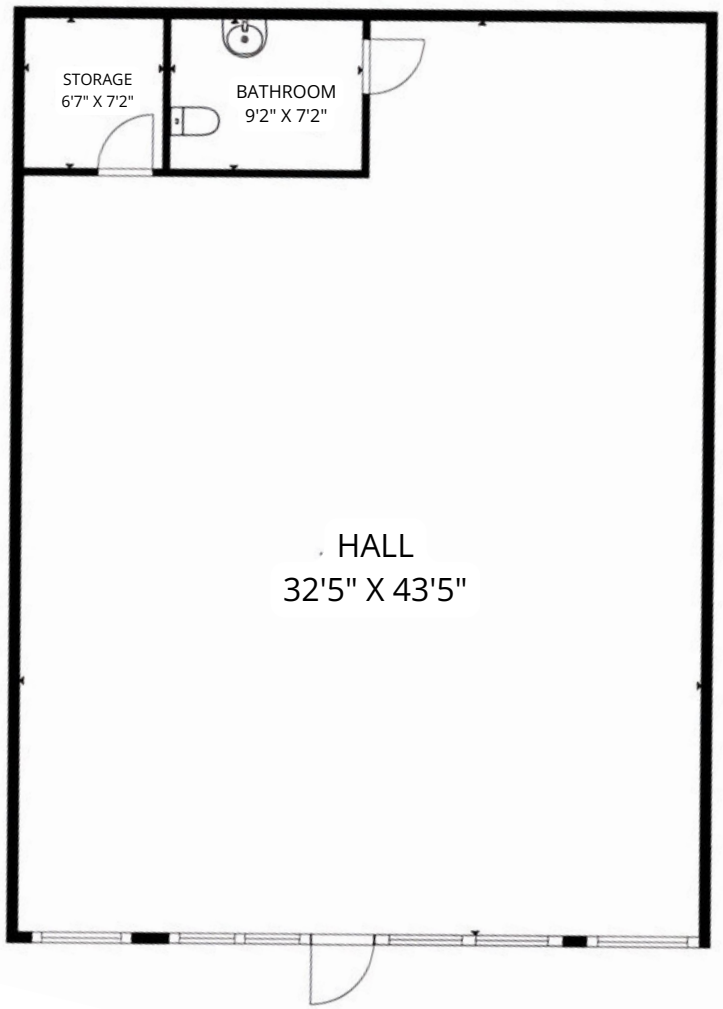








INTERIOR PHOTOS









EXTERIOR PHOTOS














BASELINE RD
±18,872 ADT
BEL AIR
Round Table PIZZA
Golden1 Credit Union
DUTCH BROS
River City Bank
Carl's Jr. CHARBROILED BURGERS
BANK OF AMERICA
FOOTHILLS BLVD
±31,561 ADT
INTERSECTION AERIAL


SAFEWAY
TOPGOLF
KOHL'S
PETSMART
ASHLEY
BevMo!
TARGET
TRADER JOE'S
ROSS
DRESS FOR LESS
ULTA BEAUTY
STUDIO MOVIE GRILL
EAT · DRINK · MOVIES
LIVING SPACES
Nugget MARKETS
WinCo FOODS
LOWE'S
Guitar Center
GOLF GALAXY
Total Wine & MORE
DICK'S
AFG
AMERICAN FURNITURE GALLERIES
ROSS
DRESS FOR LESS
amazonfresh
Staples
COSTCO WHOLESALE
INTERSTATE CALIFORNIA 80
Walmart Supercentre
GREEN ACRES
Bass Pro Shops
T.J.maxx
PETSMART
HomeGoods
TARGET
SAFEWAY
THE HOME DEPOT
INTERSTATE 65
Walmart
Sam's CLUB
BARNES & NOBLE BOOKSELLERS
BEST BUY
Marshalls
Burlington
NORDSTROM rack
Michaels
OLD NAVY
BOB'S DISCOUNT FURNITURE
five BELOW
ULTA BEAUTY
Save Mart
CVS pharmacy
NORDSTROM
JCPenney
macy's
CINEMARK
BEL AIR
WHOLE FOODS MARKET
DSW
DESIGNER SHOE WAREHOUSE
FLOOR & DECOR
macy's
DAVID'S BRIDAL
REI co-op
COST PLUS WORLD MARKET
THE HOME DEPOT
PET CLUB
FOOD AND SUPPLIES
Walgreens
INTERSTATE CALIFORNIA 80
PROPERTY LOCATION
Smart & Final
TRADER JOE'S
RITE AID
Office DEPOT

DEMOGRAPHIC SUMMARY REPORT

4006, 4010 & 4014 FOOTHILLS BLVD, ROSEVILLE, CA 95747

POPULATION
2024 ESTIMATE

1-MILE RADIUS	17,751
3-MILE RADIUS	101,969
5-MILE RADIUS	317,752

POPULATION
2029 PROJECTION

1-MILE RADIUS	18,926
3-MILE RADIUS	108,310
5-MILE RADIUS	332,996

HOUSEHOLD INCOME
2024 AVERAGE

1-MILE RADIUS	$106,714.00
3-MILE RADIUS	$116,888.00
5-MILE RADIUS	$118,311.00

HOUSEHOLD INCOME
2024 MEDIAN

1-MILE RADIUS	$88,157.00
3-MILE RADIUS	$93,500.00
5-MILE RADIUS	$95,294.00

POPULATION
2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	11,150	64,883	197,498
BLACK	451	2,961	12,901
HISPANIC ORIGIN	4,105	20,123	56,905
AM.INDIAN & ALASKAN	165	991	2,737
ASIAN	1,347	9,184	34,716
HAWAIIAN & PACIFIC ISLAND	15	156	1,080
OTHER	4,623	23,794	68,820

CONTACT US!

FOR MORE INFORMATION ABOUT THESE RETAIL SUITES



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