

**ELK HILLS PLAZA II**  
**3992 FOOTHILLS BLVD**  
**ROSEVILLE, CA**  
FOR LEASE  
1,205 SF RETAIL SUITE

**ETHAN CONRAD**  
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

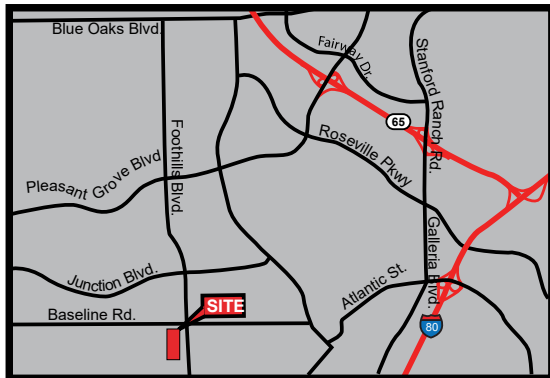
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FEATURES:

- Located at one of Roseville’s busiest signalized intersections with ±26,000 daily vehicle traffic
- Excellent visibility and access from Foothills Blvd and Baseline Rd, major east-west and north-south commuter corridors
- Surrounded by dense residential communities, including active adult and high-income family households
- Strong co-tenancy and retail synergy with Dutch Bros, Café 86, Children’s Dental, and East West Foods
- Proximity to major employers such as HP, Bosch Semiconductors, and Adventist Health, supporting strong daytime population
- Monument signage opportunities on both major thoroughfares
- Ideal for quick-service food, health & wellness/medical, pet care, service retail, or boutique retail uses
- Located within a City of Roseville growth corridor with favorable zoning for neighborhood-serving commercial uses



PROPERTY DETAILS:

Elk Hills Plaza II is a well-positioned retail center located at the high-traffic intersection of Foothills Boulevard and Baseline Road in the thriving West Roseville submarket. Anchored by national retailers and situated directly across from a high-volume Bel Air grocery store, the center serves as a convenient neighborhood hub for residents and commuters alike. Its proximity to the 55+ Del Webb Sun City community, with over 3,000 homes, and nearby family-oriented neighborhoods creates strong daily demand for service-based retail, wellness, and dining amenities.

Roseville’s ongoing General Plan and Smart Growth initiatives have prioritized mixed-use development and commercial nodes near transit and housing—making this center’s location ideal for capturing consumer traffic from both established and rapidly expanding neighborhoods. A Dutch Bros drive-thru on site enhances cross-traffic and footfall, creating synergy for retailers seeking high visibility and convenience-oriented locations.

Tesla Superchargers on-site.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	17,502	112,495	339,094
2024 Average HH Income:	\$133,682	\$124,966	\$125,660
Traffic Count @ Foothills Blvd & Basline Rd:	26,664		

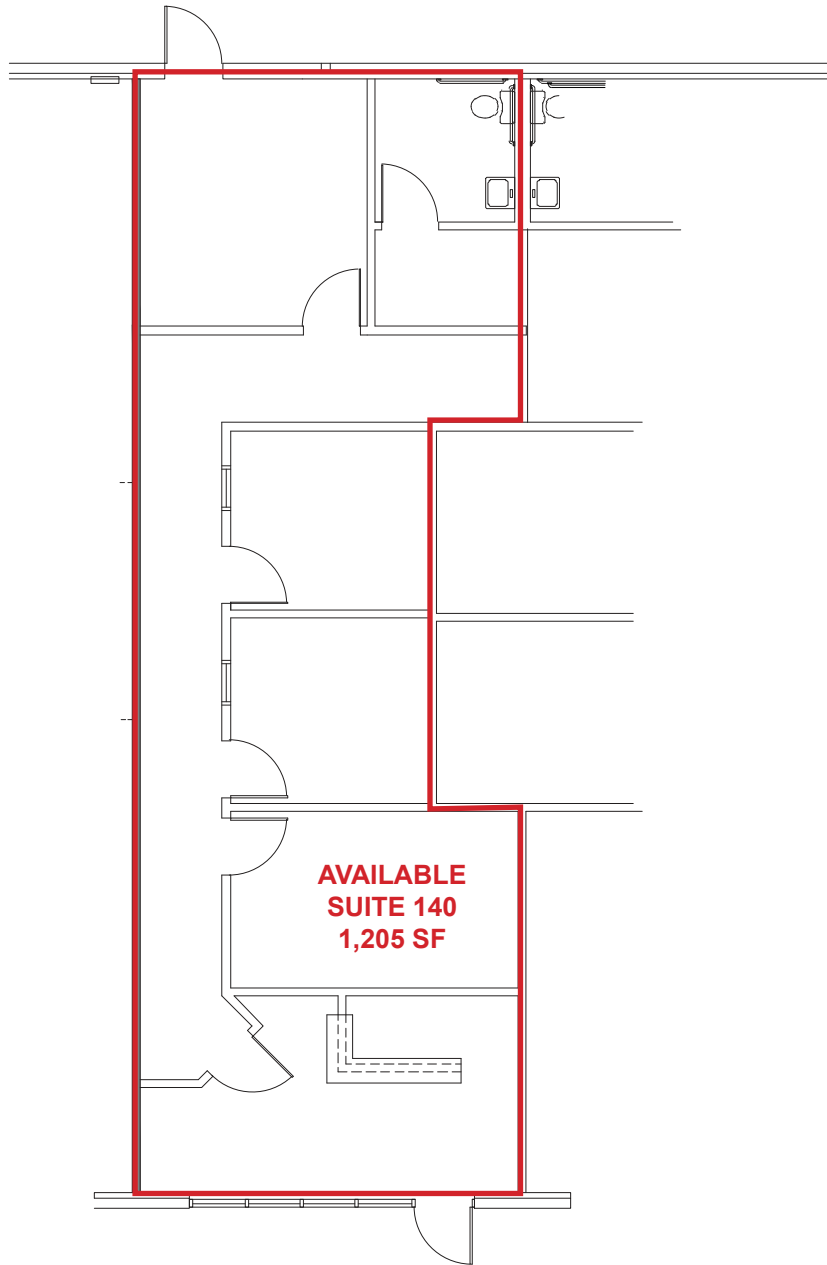
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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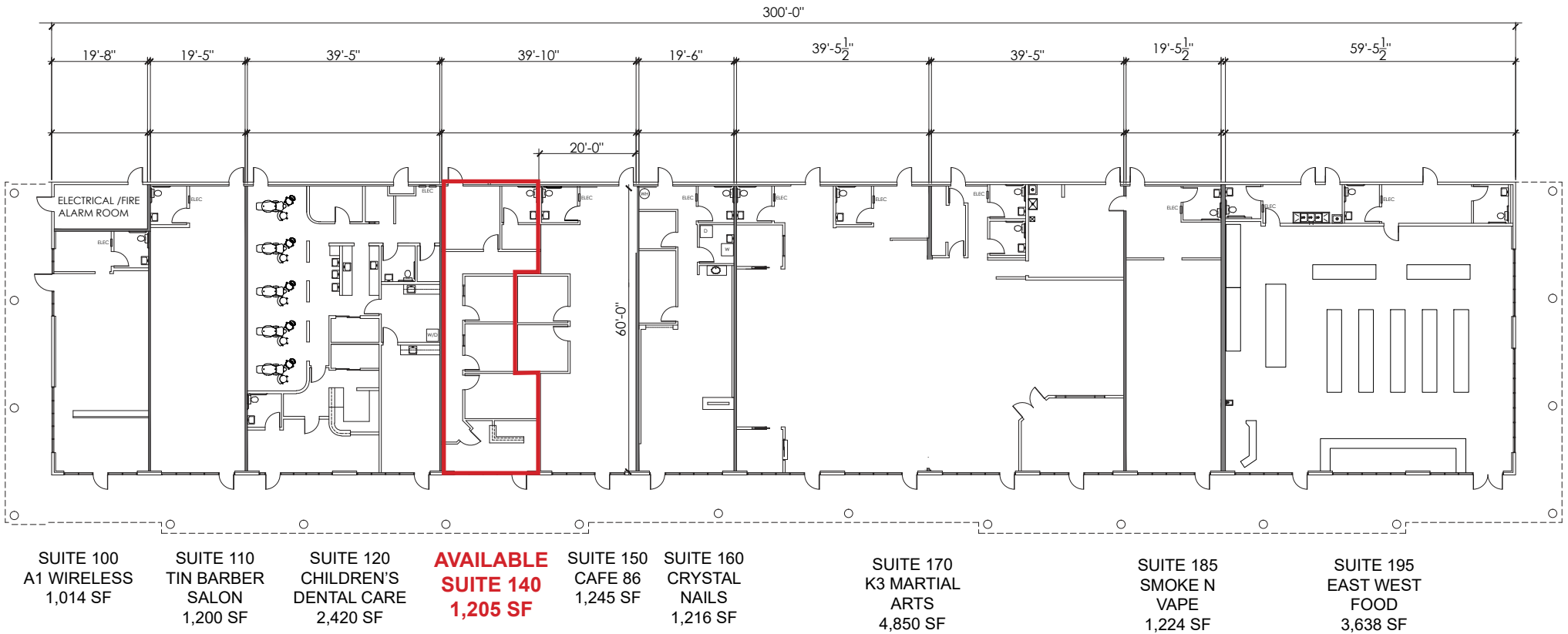


Suite	SF	Lease Rate	Monthly Rent
140	1,205	\$2.15 PSF, NNN	\$2,591.00
NNN costs are approximately \$0.47 PSF.			

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FLOOR PLAN



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