

# PALISADES PLAZA

1420 E. Roseville Pkwy, Roseville, CA 95661



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,000 - 2,400 SF
<b>LEASE RATE:</b>	\$2.65 SF/month (NNN)
<b>LOT SIZE:</b>	1.7 Acres
<b>YEAR BUILT:</b>	2002
<b>BUILDING SIZE:</b>	23,704 SF
<b>MARKET:</b>	Roseville

## PROPERTY OVERVIEW

Join Starbucks, Quest Diagnostics, Studio 55, Nektar Juice Bar & Range Taproom at this upscale Roseville retail & medical plaza. Now offering a 2,400 SF retail, medical or standard office suite ready for a new occupant. Ownership has brought this suite back to vanilla shell and would be a great fit for a jeweler, fitness studio, chiropractor, medi-spa, home design or decor boutique, bike shop, real estate office and many more! Upscale architecture and high end finishes throughout the plaza including rich stone work, lush landscaping, courtyard areas & water features. Outstanding signage exposure with high traffic & high identity center. Easy access to both HWY 65 & I-80.

## PROPERTY HIGHLIGHTS

- Upscale Retail/Medical/Office Suite for Lease
- End Cap with Patio Opportunity
- Vanilla Shell- Ready for New Occupants
- High End Plaza With Great Tenant Mix
- Highly Visible & High Identity Location
- Tranquil & Professional Setting with Lush Landscaping & Water Features

**KW COMMERCIAL**  
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## RETAIL/OFFICE/MEDICAL FOR LEASE

# PATIO OPPORTUNITY WITH HIGH TRAFFIC COUNTS

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## RETAIL/OFFICE/MEDICAL FOR LEASE

# AVAILABLE SPACE

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LEASE RATE:	\$2.65	TOTAL SPACE:	1,000 - 2400 SF
LEASE TYPE:	NNN	LEASE TERM:	3-5 Years

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	USE
Suite	\$2.65 SF/month	NNN	1,000 - 2,400 SF	3-5 Years	Retail/Medical/Office Suite

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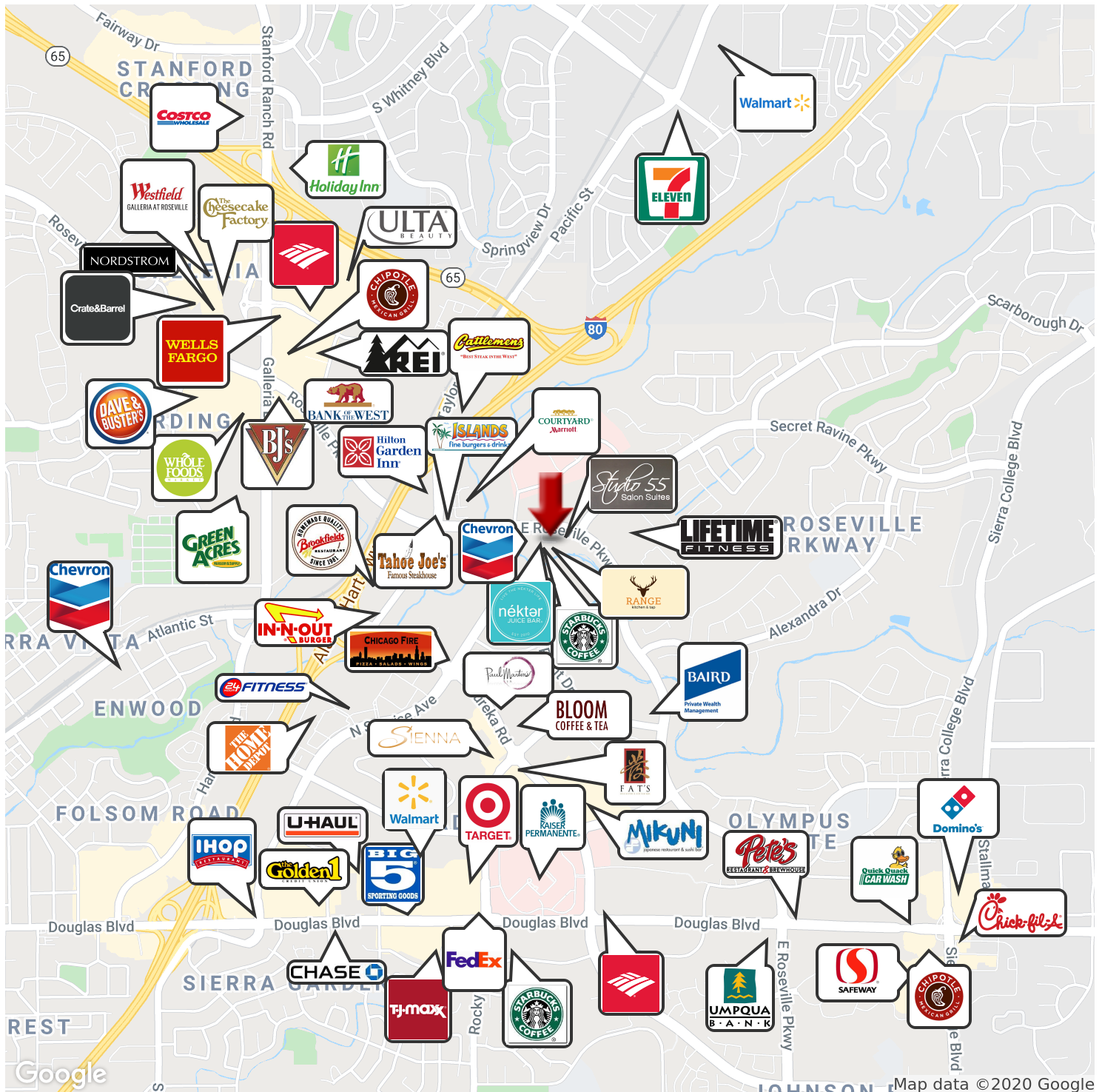
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# RETAIL MAP

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**RETAIL/OFFICE/MEDICAL FOR LEASE**

# REPUTABLE PLAZA TENANTS

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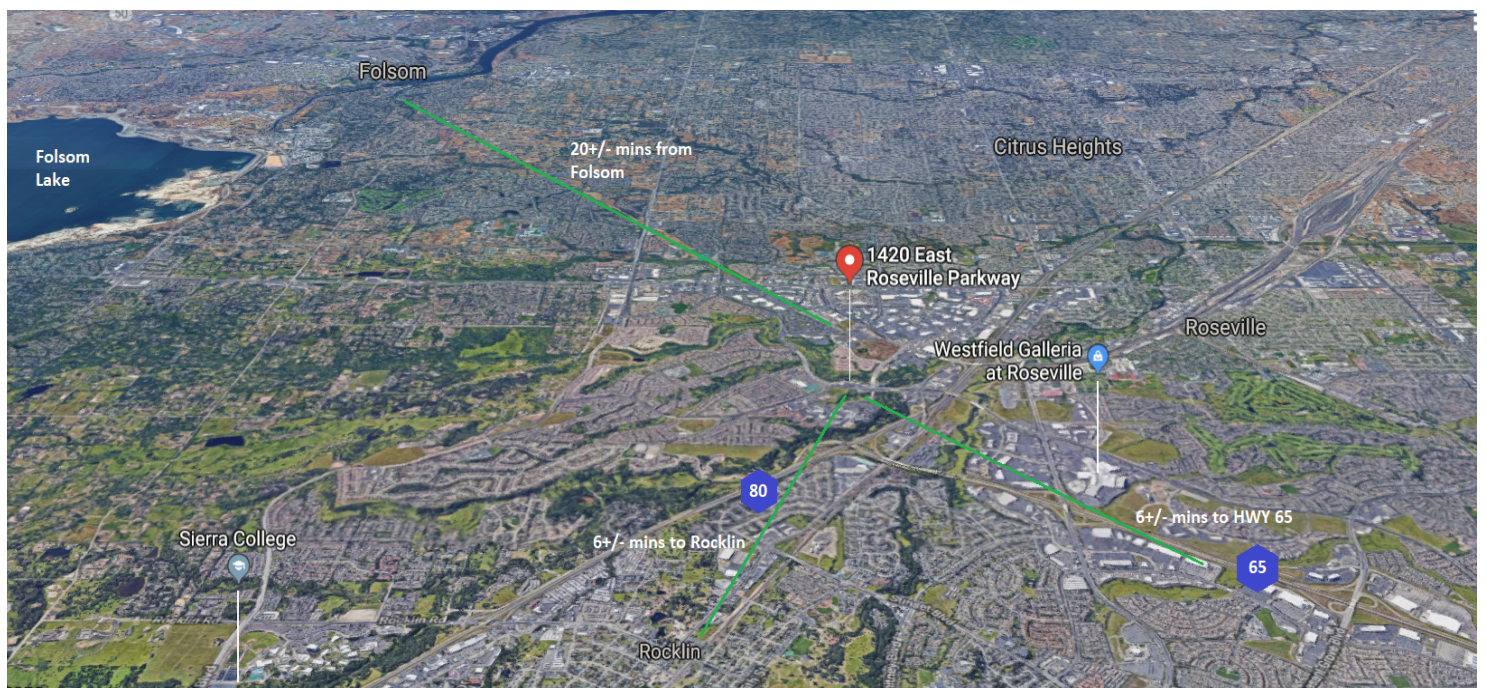
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# LOCATION MAPS

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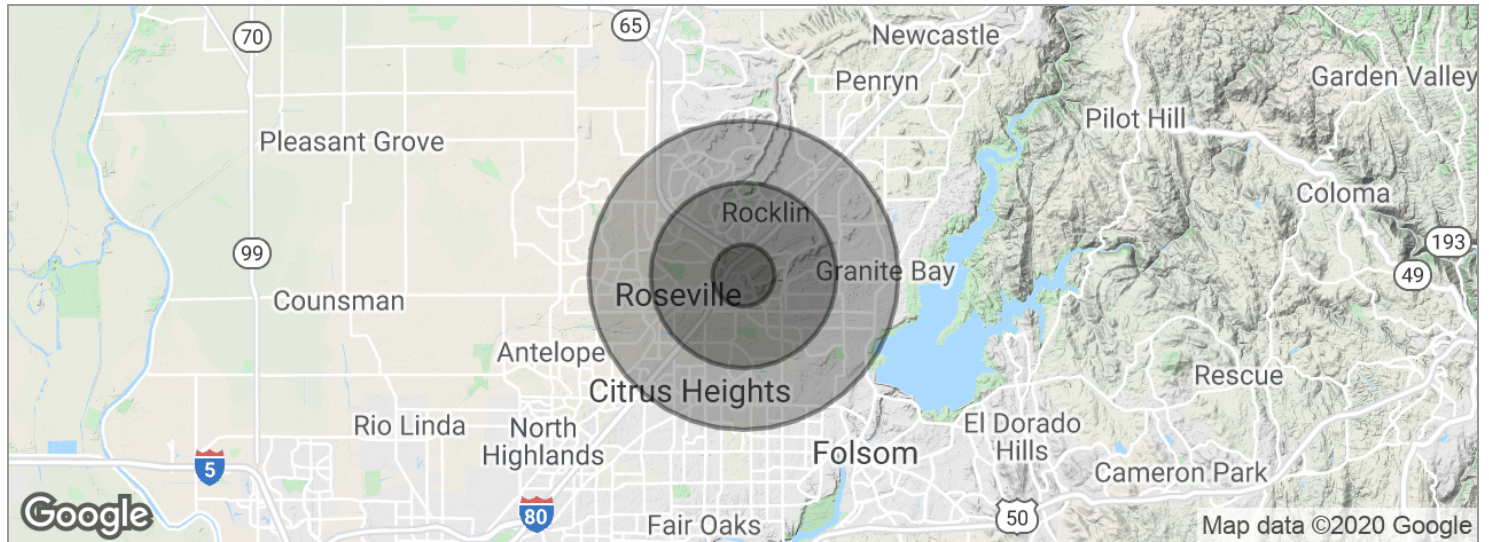
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# DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,319	83,704	220,823
Median age	35.5	37.3	36.8
Median age (male)	36.1	34.7	35.0
Median age (Female)	35.2	39.3	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,922	33,281	83,762
# of persons per HH	2.5	2.5	2.6
Average HH income	\$110,670	\$87,438	\$89,353
Average house value	\$508,703	\$446,010	\$457,207

*\* Demographic data derived from 2010 US Census*

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