

NOW
LEASING

935-945 Roseville Parkway

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Roseville California

RETAIL 24/7
13,540



Available Unit #140
1,091SF

FOR MORE INFORMATION PLEASE CONTACT:
MIKE BRODOVSKY
LIC. 01892483
916.955.1053
Mike@Brodovsky.com
BRODOVSKY COMMERCIAL REAL ESTATE

Available Unit #150
1,466SF
(Former Beauty Salon)

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FEATURES:

- **Building Built In 2007**
- **Ample Parking**
- **2 Miles From Galleria Mall**
- **Tenant Improvements Allowance**

DEMOGRAPHICS:

Population:

3mile-108,284

5mile-199,752

Median Household Income:

1mile-\$77,941

3mile-\$69,631

5mile-\$74,048

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VACANT UNIT- 945 # 140

- **1080sf 18*60ft DEEP**
- **Vanilla Shell (HVAC,PLUMBING,ELECTRICAL, DROP CEILING IN PLACE)**

SPACE AVAILABLE	RENTAL RATES	MIN DIVISIBLE	MAX CONTIGIOUS	LEASE TYPE
1091 SF	ASKING \$1.25	1,091 SF	2,557 SF	NNN \$0.48

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VACANT UNIT- 945 # 150

- **1466sf 24.5*60ft DEEP**
- **Former Beauty Salon -Improvement in place**
- **Sewer lines to (3) shampoo sinks, (2) pedicure spa units and washer hookups.**
- **All Electrical in place.**

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Current Tenant's:

- **Pro Groom**
- **Family Dental**
- **Allstate Insurance**
- **Kids Camp**
- **The Dungeon**