

THE ZEPHYR

For Lease

THE
ZEPHYR

1025 CREEKSIDE RIDGE DR, ROSEVILLE, CA

 **Kidder
Mathews**

NO PARKING FIRE LANE

1025 CREEKSIDE RIDGE DR

Excellent Roseville Location with numerous amenities within walking distance and immediate Highway 65 and I-80 access

AVAILABLE ±3,071 SF

PREMIER Roseville Location

LEASE RATE \$2.39/SF Full Service

FRONTAGE on Roseville Parkway

CURRENT Tenants are Mackay & Somps Engineering, Lennar Homes, TRC Healthcare and Hanover Insurance

AMENITIES Several hotels, restaurants, and retail services within walking distance

SHOWERS in the first floor restrooms

PARKING 4.5/1,000

FULLY FURNISHED and move-in ready

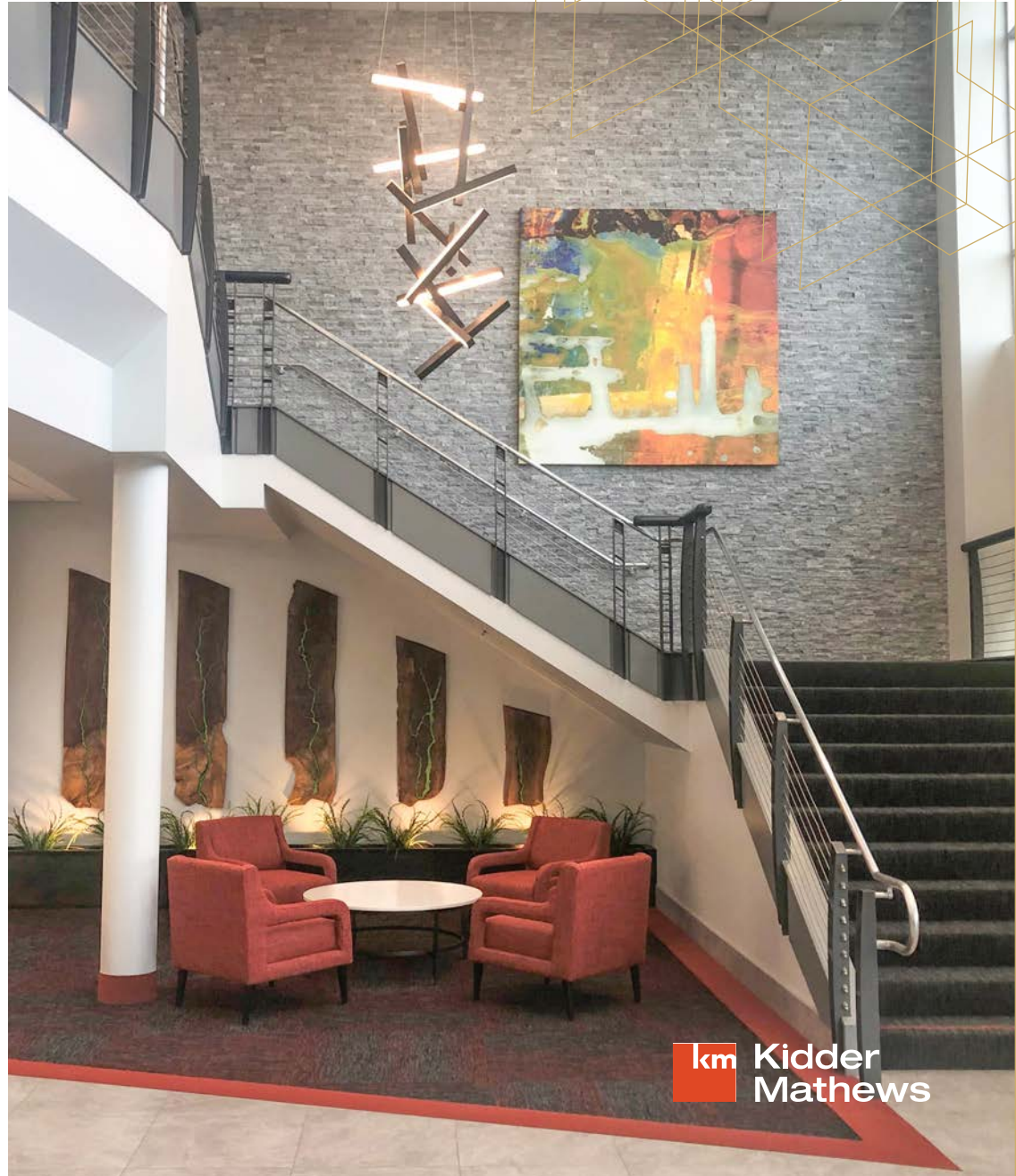
5 WINDOWED offices, conference room, 7 workstations, break area and storage

DOUBLE DOOR suite entrance on 2nd floor lobby and a back exit for direct access to the parking lot

AVAILABILITIES

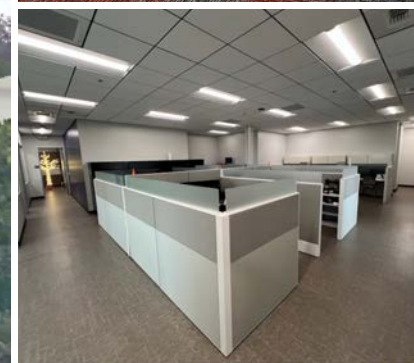
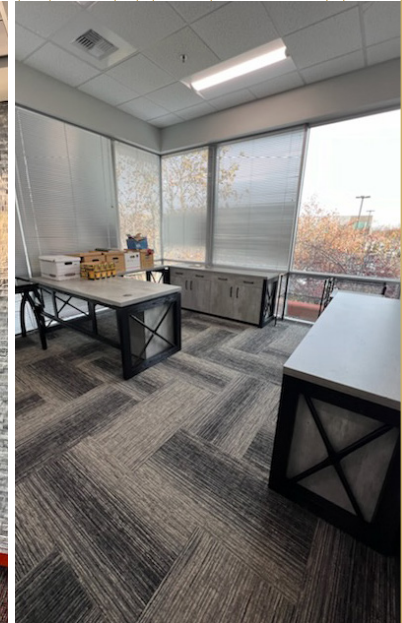
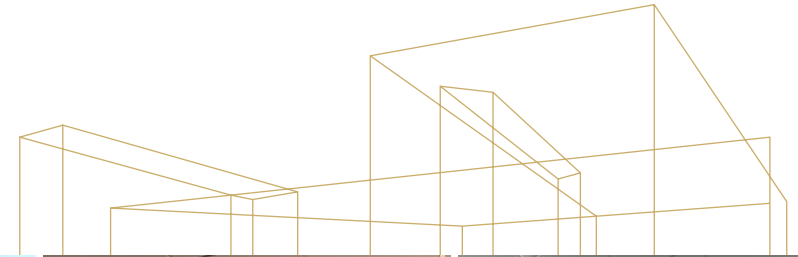
Suite 200

±3,071 RSF



km Kidder Mathews

1025 CREEKSIDE RIDGE DR



For leasing
information
contact

JON WALKER

SVP, Shareholder

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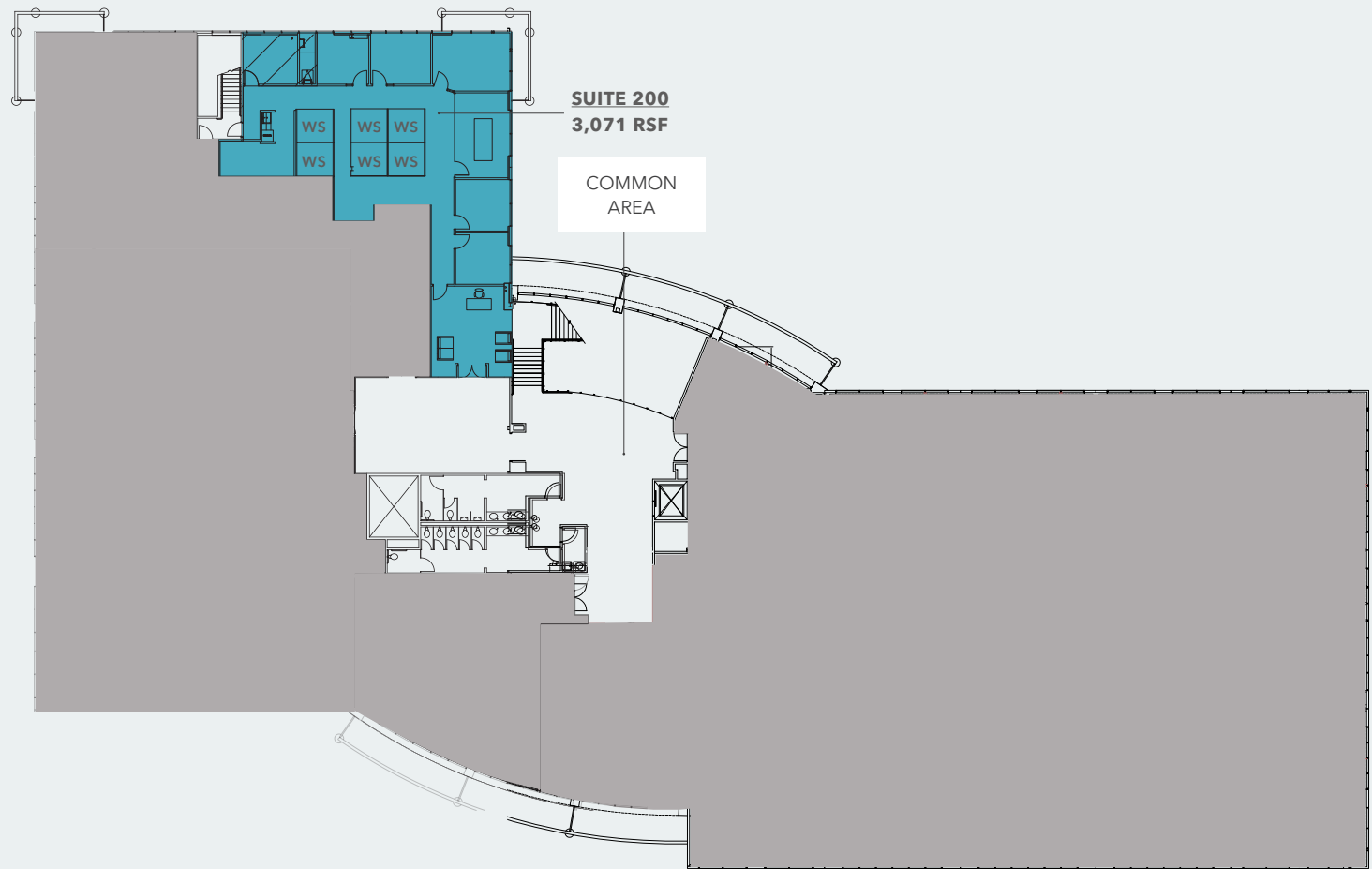
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SECOND FLOOR

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Ideally located with numerous amenities within walking distance and immediate Hwy-65 and I-80 access

ACROSS THE STREET From to over 2.3 million SF of retail and dining at the Galleria, the Fountains, Creekside Ridge Town Center, and the Ridge at Creekside

SEVERAL Hotels within minutes including Homewood Suites, Courtyard Marriot, Hilton Garden, and Fairfield Inn by Marriot

BACKS Up to Greenbelt with access to the Antelope Creek Bike Path and Miners Ravine Trail in Roseville

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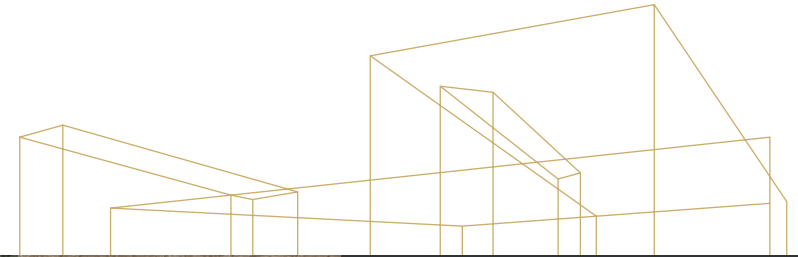
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Future Retail
Coming Soon

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1025 CREEKSIDE RIDGE DR



244,332

2022 POPULATION (5 MILE RADII)

30%

HAVE A BACHELOR'S DEGREE OR
HIGHER EDUCATION (5 MILE RADII)

90,481

2022 HOUSEHOLDS (5 MILE RADII)

\$105,371

2022 MEDIAN HH INCOME (5 MILE
RADII)

\$559,437

2022 MEDIAN HOME VALUE (5 MILE
RADII)

38.9

2022 MEDIAN AGE (5 MILE RADII)

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