

10031 Foothills Blvd.,
Roseville, CA 95747

AVAILABLE FOR LEASE

Kannon Kuhn Associate

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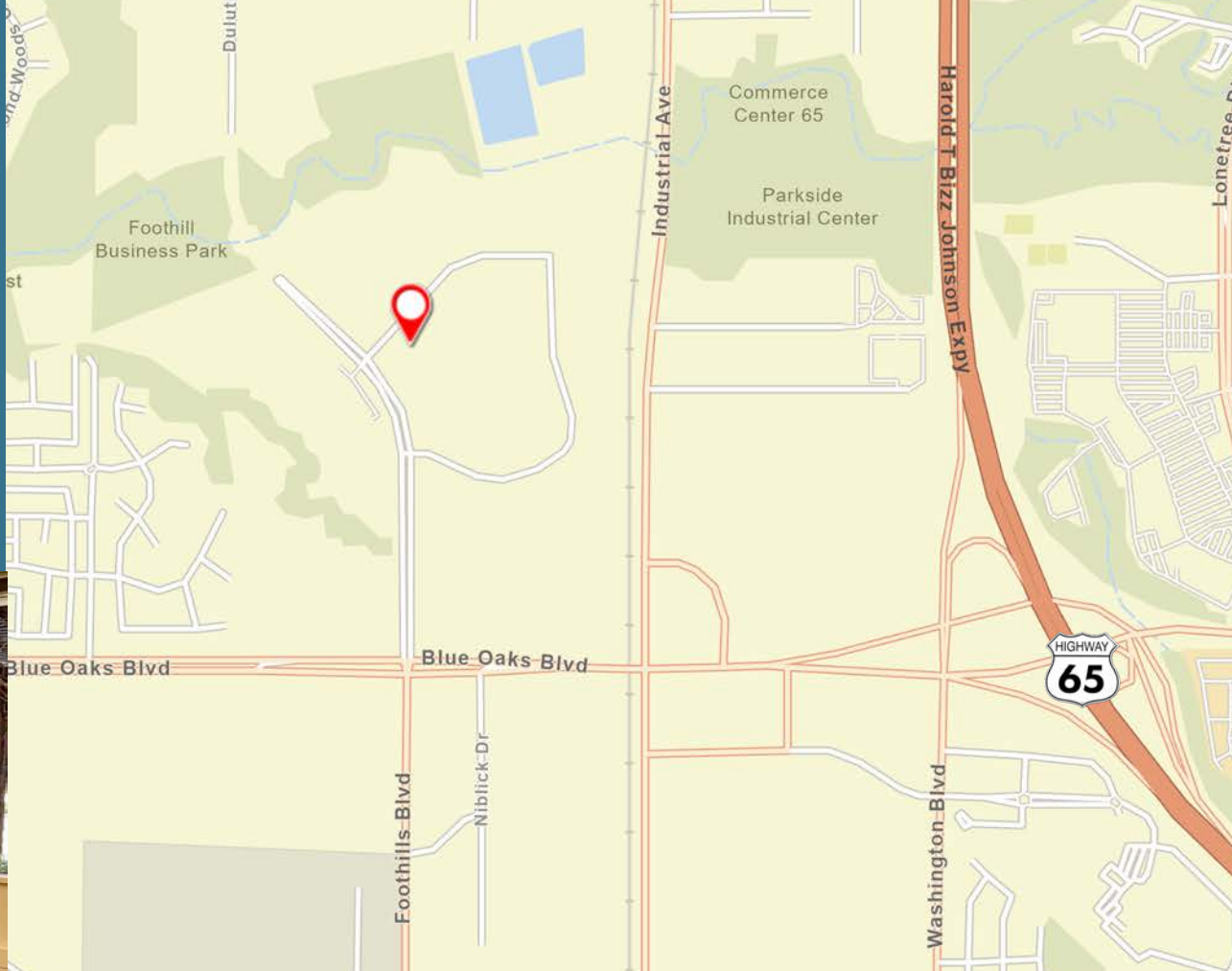
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PROPERTY HIGHLIGHTS

- Executive Suites Available For Lease
- Building is well maintained and very clean
- Close proximity to Highway 65 and Blue Oaks Boulevard
- Ideally located near a variety of retail amenities, in an affluent suburban submarket
- Furnished office space
- Designated parking
- Visitor parking
- Beautifully landscaped building
- Fully stocked break room
- Reception
- Internet
- Meeting room (by reservation)
- Janitorial Services



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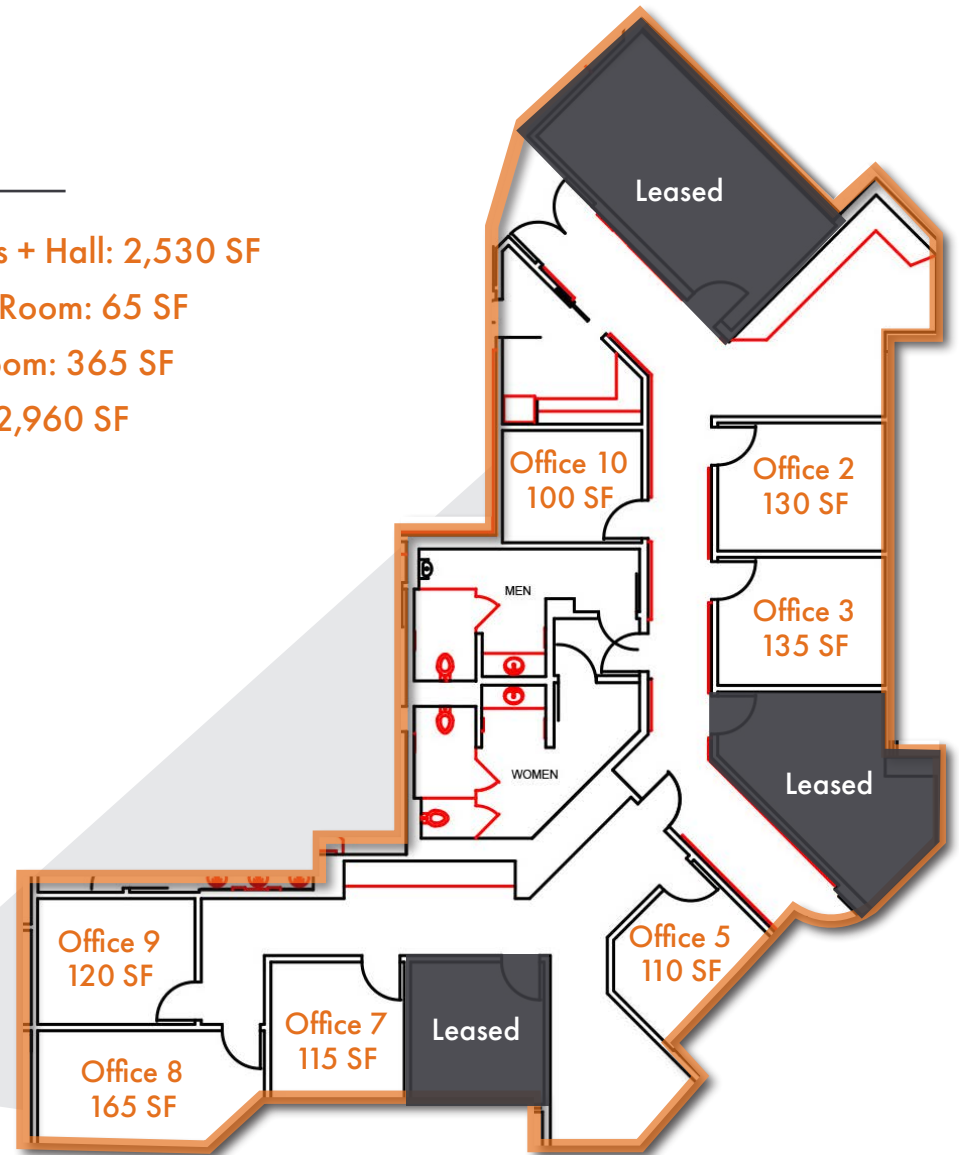


FLOOR PLAN

Available For Lease:

- Office 1 / 255 SF: LEASED
- Office 2 / 130 SF: \$650
- Office 3 / 135 SF: \$650
- Office 4 / 185 SF: LEASED
- Office 5 / 110 SF: \$600
- Office 6 / 120 SF: LEASED
- Office 7 / 115 SF: \$600
- Office 8 / 165 SF: \$600
- Office 9 / 120 SF: \$600
- Office 10 / 100 SF: \$600

- Offices + Hall: 2,530 SF
- Break Room: 65 SF
- Bathroom: 365 SF
- Total: 2,960 SF



INTERIOR PHOTOS



NEARBY AMENITIES

Winding Creek Wy

10031 Foothills Blvd

RC Wiley, Sportsman's Warehouse, Lucille's BBQ, Grocery Outlet, Starbucks, California Backyard, Petco, Dollar Tree, Crunch Fitness, UFC Gym, Century Theaters, Spavia Day Spa, Carl's Jr, Original Mel's Diner, FedEx, Skipolini's, Goodyear Auto Service, Sports Clips, The Music Yard, GNC, Yummy Poke, Crazy Sushi, Pink Martini, Pho Hot, Xtreme Craze, Yakety Yak Wireless, Mattress Firm, The Blind Spot, Body Head Yoga, Rockler Hardware

Foothills Blvd

Industrial Ave

Washington Blvd

HIGHWAY
65

Lonetree Blvd

Blue Oaks Blvd



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TRI
International
COMMERCIAL

DEMOGRAPHICS

Market Overview

10031 Foothills Blvd, Roseville, California, 95747

3 MILE RADIUS

KEY FACTS

84,138

Population

36.5

Median Age



Average Household Size

\$94,596

Median Household Income

HOUSING STATS



\$468,168

Median Home Value



\$14,115

Average Spent on Mortgage & Basics



\$1,421

Median Contract Rent

COMMUTERS



19%

Spend 7+ hours commuting to and from work per week



81.3%

Drove Alone to Work

EDUCATION

3%

No High School Diploma



15%

High School Graduate



36%

Some College



45%

Bachelor's/Grad/P
rof Degree

BUSINESS



2,620

Total Businesses



31,549

Total Employees

EMPLOYMENT



75%

White Collar



12%

Blue Collar



13%

Services

3.6%

Unemployment Rate

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