

**Rare, Office/Medical  
Condominiums Along  
Douglas Boulevard**



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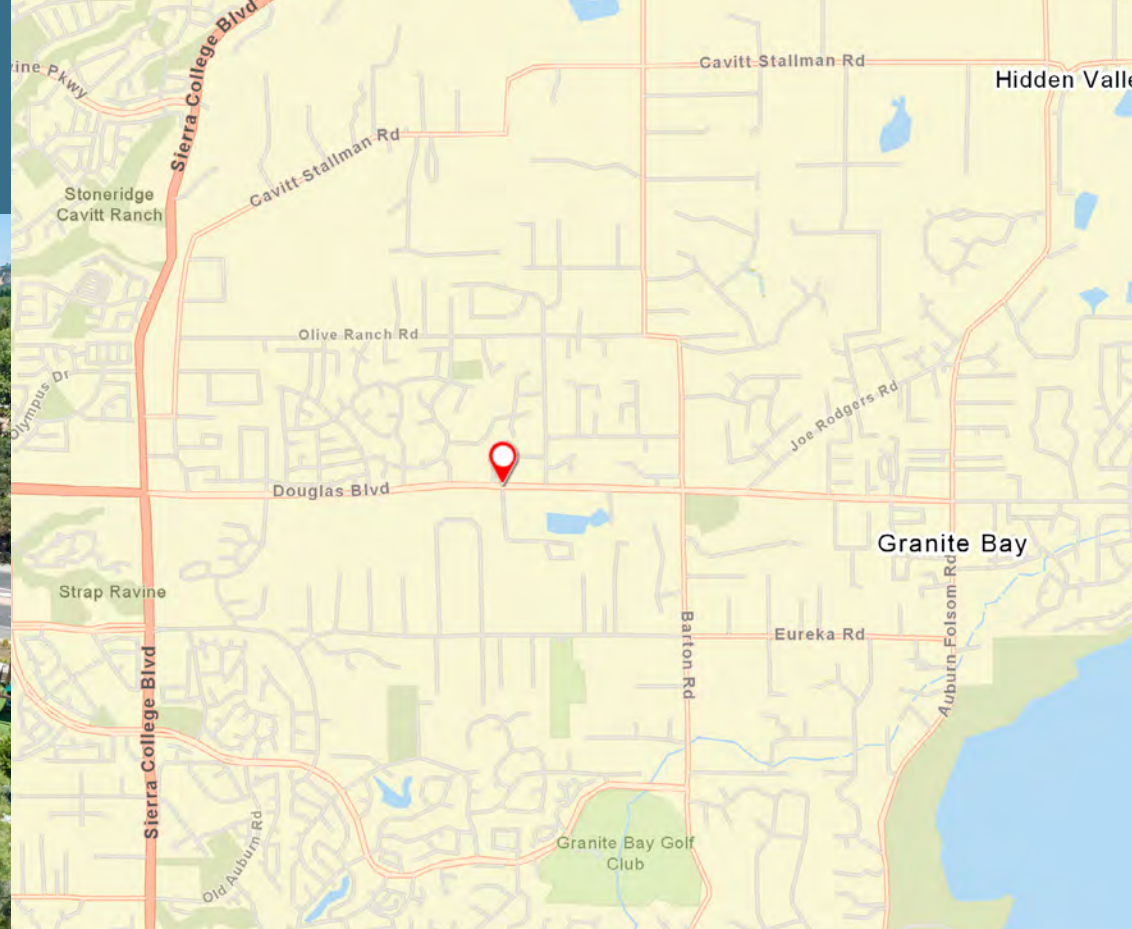
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## PROPERTY HIGHLIGHTS

- "Cold Shell" buildings available for sale
- 5280 & 5290 are divisible to ½, approximately ± 2,212 SF Condominiums
- Can accommodate medical or general office space
- Douglas Boulevard frontage and signage opportunities
- High daily traffic counts (36,295 cars/day 2015 MPSI)
- Adjacent to Quarry Ponds
- Prestigious Granite Bay Location

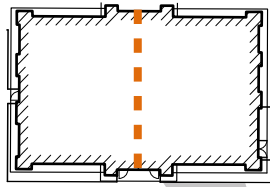


**DOUGLAS BLVD  
FRONTAGE**

**FREESTANDING OR CONDO  
OPTIONS AVAILABLE**

# SITE PLAN / AVAILABILITY

5280 & 5290 are divisible to 1/2, Condominiums ± 2,212 SF, at \$395/SF



ADDRESS	SQ FT	USE	PRICE "COLD SHELL"
5280 *	± 4,425 SF	Medical	\$1,747,875 or \$395/SF
5290 *	± 4,425 SF	Medical	\$1,681,500 or \$380/SF
5320	± 3,800 SF	Office	\$1,406,000 or \$370/SF

\*Condo Options Available





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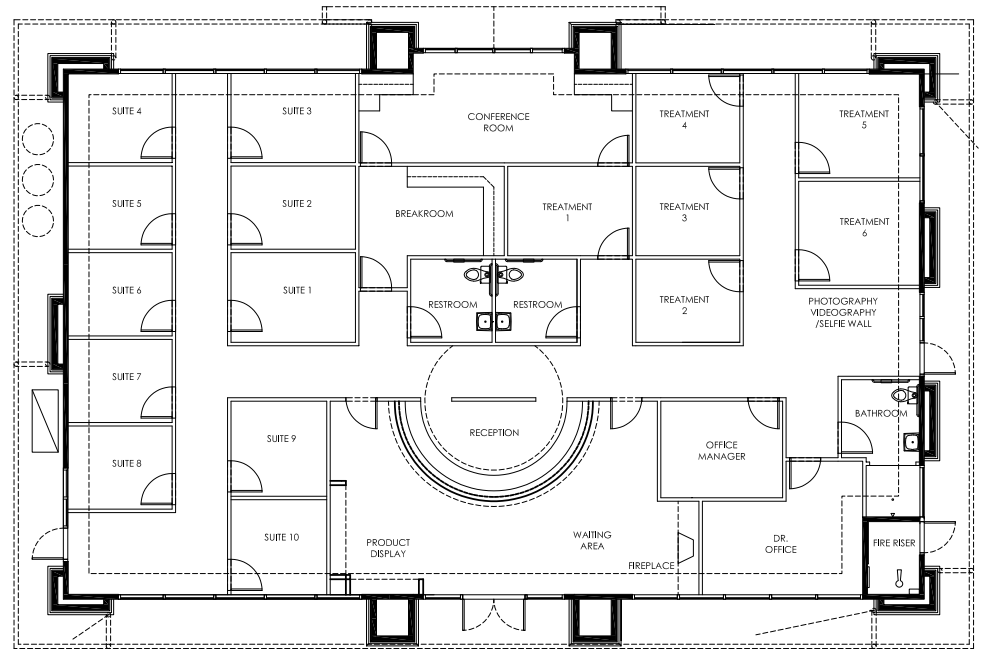
# BLDG 3 SPECULATIVE PLANS

Sample Space Plans –  
Building Sold in Cold Shell Condition

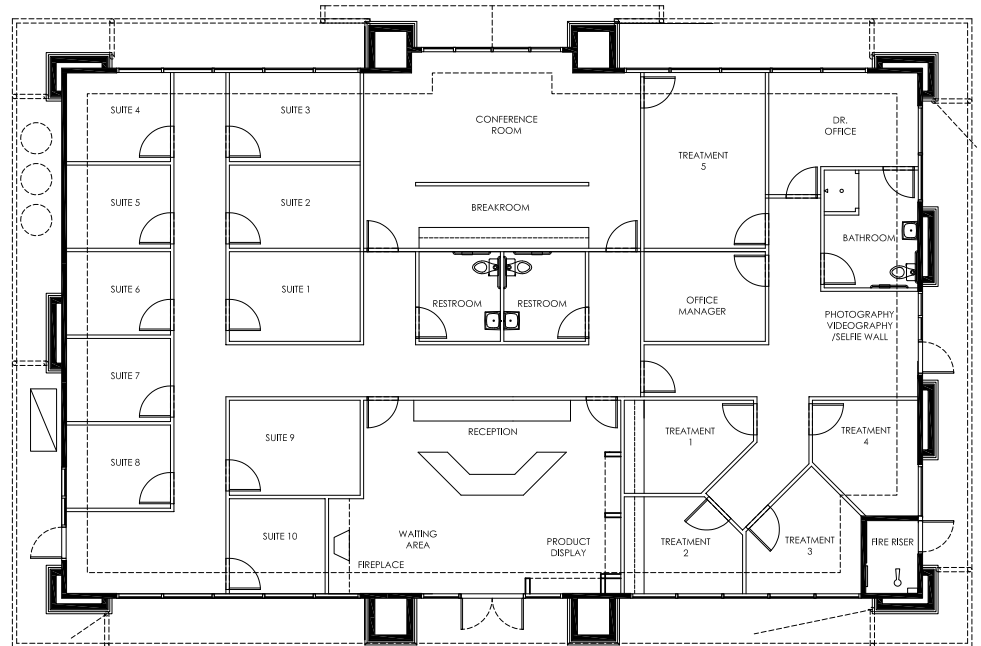
Spec Plans provided by:



Plan A



Plan B



AERIAL PHOTO



**Quarry Ponds Town Center**


**DOUGLAS BOULEVARD: 2015 MPSI 36,295 CARS / DAY**

# DEMOGRAPHICS

## Market Overview

Granite Estates Dr & Douglas Blvd, Granite Bay, California, 95746  
3 MILE RADIUS



### KEY FACTS

**51,294**

Population

**44.5**

Median Age

**\$108,087**

Median Household Income

**2.7**

Average Household Size

### HOUSING STATS



**\$645,527**

Median Home Value



**\$18,041**

Average Spent on Mortgage & Basics



**\$1,368**

Median Contract Rent

### COMMUTERS



**19%**

Spend 7+ hours commuting to and from work per week



**78.3%**

Drove Alone to Work

### EDUCATION

**3%**

No High School Diploma



**14%**

High School Graduate



**32%**

Some College



**51%**

Bachelor's/Grad/Prof Degree

### BUSINESS



**2,470**

Total Businesses



**23,519**

Total Employees

### EMPLOYMENT



**80%**

White Collar



**10%**

Blue Collar



**11%**

Services

**4.1%**

Unemployment Rate



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# Health Care & Insurance

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

Learn more about this data: <https://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>



## Population



50,267

Civilian Noninstitutionalized Population (ACS)

## Exercise (Percent of Adults)



34.5%

Exercise at home 2+ times per week



20.7%

Exercise at club 2+ times per week

## Health Care Expenditure



\$6,333

Annual Health Insurance Expenditures



\$3,245

Medical Care



Medicare:  
Population 65+

1,405

Medicare Only

1,788

Direct-Purch & Medicare

1,941

Employer & Medicare

391

Medicare & Medicaid

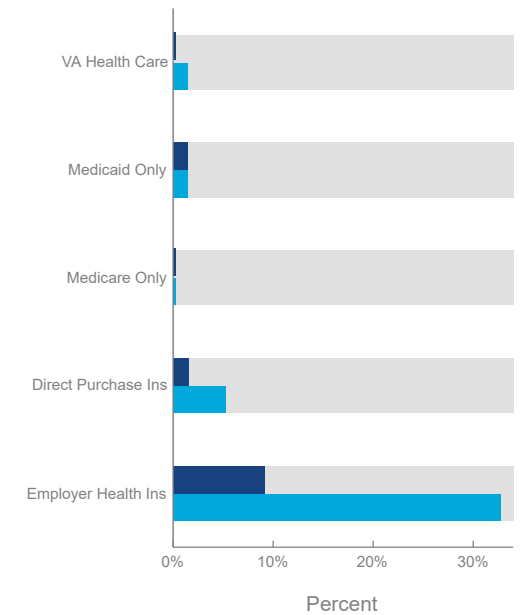
## Health Care (Consumer Spending)

Annual Expenditure

Blue Cross/Blue Shield	\$1,952.7
Medicare Payments	\$989.0
Physician Services	\$432.4
Dental Services	\$637.9
Eyecare Services	\$110.5
Lab Tests/X-rays	\$107.3
Hospital Room & Hospital Service	\$294.9
Convalescent/Nursing Home Care	\$27.6

## Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64







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