

FOR SALE OR LEASE 1251 Lead Hill Boulevard, Roseville, CA 95661



±26,000 SF FREE-STANDING RETAIL BUILDING

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BUILDING SPECIFICATIONS

Building Area	±26,000 SF
Parcel Area	±2.5 Acres
Zoning	Planned Development District – Community Commercial
Structural Framing	Concrete masonry exterior walls with steel columns
Roof	Flat roof with a metal deck and truss-joint support system
Exterior Walls	Concrete masonry and aluminum and glass store fronts
Foundation	Perimeter poured concrete foundation and concrete slab floor
Windows and Doors	Aluminum framed glass store front doors. Two Metal Pedestrian doors provided access to the interior. There is one 10 foot roll-up loading door at the rear of the building
Interior Walls	Painted concrete masonry walls
Ceiling Height	Insulated ceilings with suspended lighting fixtures. Ceiling heights are approximately 22 feet, with a clear height of about 20 feet
HVAC	Roof mounted package units
Plumbing	One each of Men and Women's restrooms
Fire Protection	The building is equipped with an automatic sprinkler system.
Parking	102 parking spaces on an asphalt paved surface parking lot. The parking ratio is approximately 3.62 per 1,000 square feet of floor area, with reciprocal parking

2018 Demographics	1 mile	3 miles	5 miles
Population	7,441	108,124	268,603
Ave. HH Income	\$71,825	\$96,968	\$102,639
White Collar Employees	64.6%	67.9%	68.1%
Blue Collar Employees	14.5%	14.7%	15.0%
Services Employees	20.8%	17.4%	16.9%

Average Daily Traffic

Lead Hill Blvd & N Sunrise Blvd	29,752
Interstate I-80	175,500

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I-80 FREEWAY VISIBILITY



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