

Estimated Delivery March 2020!



**RARE, OFFICE/MEDICAL
CONDOMINIUMS ALONG
DOUGLAS BOULEVARD**

Granite Estates Drive

Douglas Boulevard

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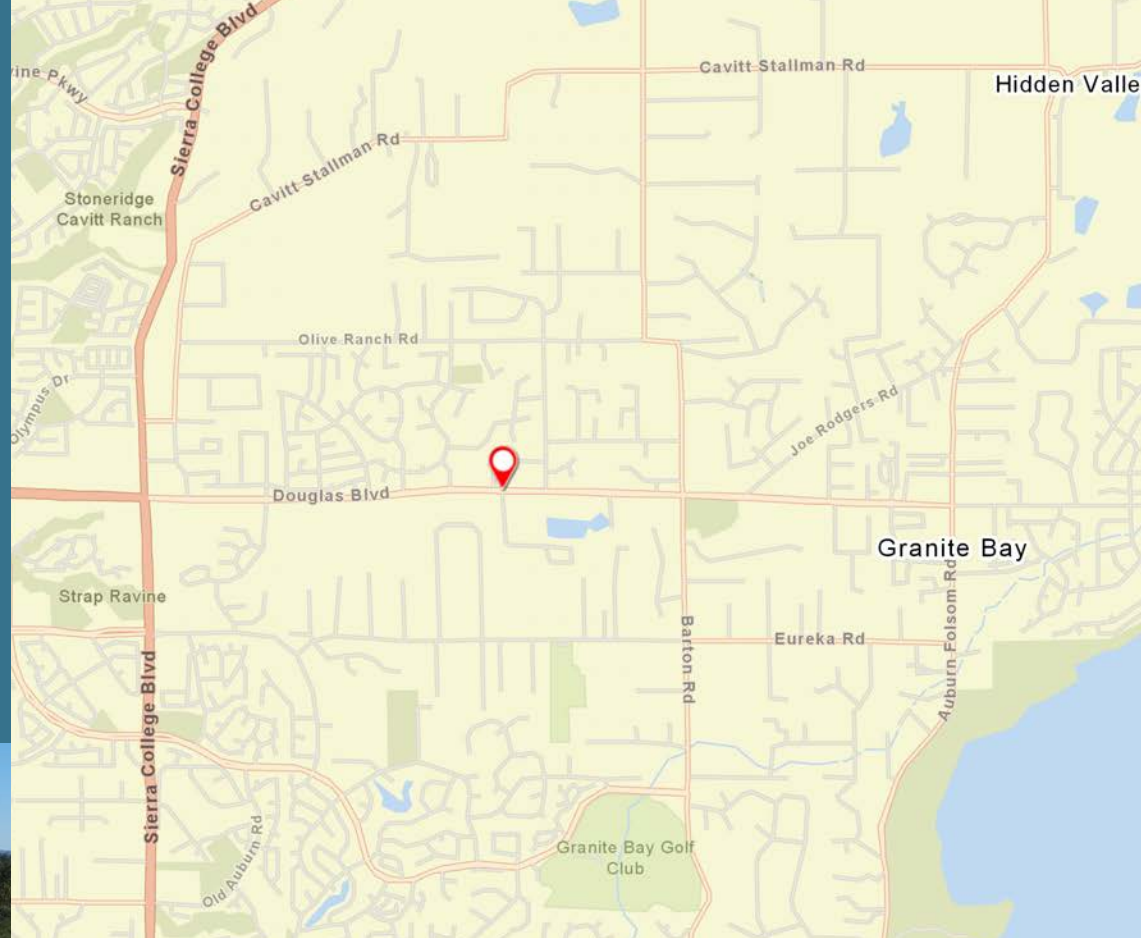
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PROPERTY HIGHLIGHTS

- “Cold Shell” buildings available for sale
- Parcels 2 & 3 are divisible to ½, approximately ± 2,212 SF Condominiums
- Under construction with estimated completion March 2020
- 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



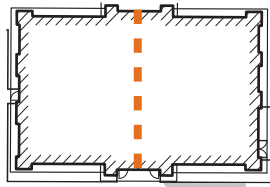
**DOUGLAS BLVD
FRONTAGE**

**FREESTANDING OR CONDO
OPTIONS AVAILABLE**



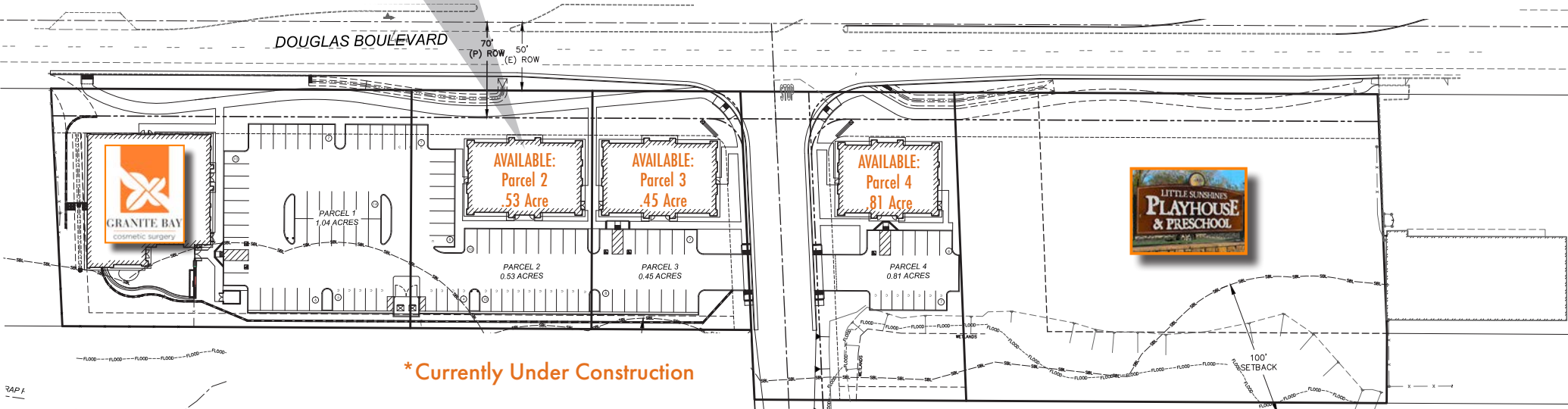
SITE PLAN / AVAILABILITY

Parcel 2 is divisible to 1/2, Condominiums ± 2,212 SF, at \$395/SF.



PARCEL	SQ FT	USE	PRICE "COLD SHELL"
Parcel 2 *	± 4,425 SF	Medical	\$1,747,875 or \$395/SF
Parcel 3 *	± 4,425 SF	Medical	\$1,681,500 or \$380/SF
Parcel 4	± 3,800 SF	Office	\$1,406,000 or \$370/SF

*Condo Options Available



*Currently Under Construction



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

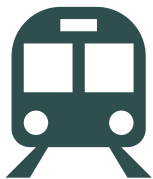
Average Spent on Mortgage & Basics



\$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

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

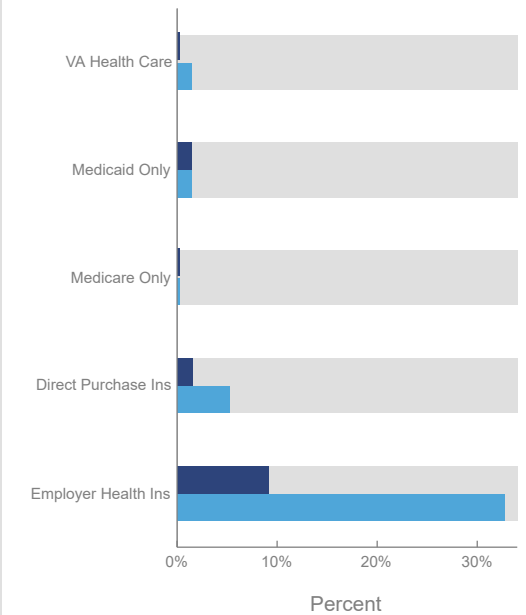
Health Care (Consumer Spending)

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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