

FOR SALE OR LEASE 13,068 SF - 22,554 SF PARCELS AVAILABLE



1017 DOUGLAS BLVD ROSEVILLE, CA

FEATURES:

- 0.31 - 0.52 acres zoned Commercial
- Located on hard-corner, well-traveled Douglas Blvd
- Excellent access to and from Hwy 80
- Approximately 150' frontage on Douglas Blvd
- Quick access to Downtown Roseville, Roseville Galleria and Sutter Roseville Hospital

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2019 Total Population (est):	18,563	114,724	297,145
2019 Average HH Income:	\$48,420	\$71,599	\$75,410
Daily Traffic Count:	Douglas Blvd - 30,657		

COMMENTS:

Hard-corner lot located one block from Hwy 80 and surrounded by several major retailers such as Trader Joe's, Bank of America, Chase Bank, Starbucks, Grocery Outlet, Dollar Tree and many others.

Surrounded by dense residential population as well as Kaiser Permanente just minutes away.

GROUND LEASE RATES:

Front Parcel (13,068 SF): \$4,200.00, NNN
Both Parcels (22,554 SF): \$5,800.00, NNN

PURCHASE PRICES:

Front Parcel: \$573,920.00 (\$43.92 PSF)
Both Parcels: \$789,390.00 (\$35.00 PSF)

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD

PROPERTIES INC.

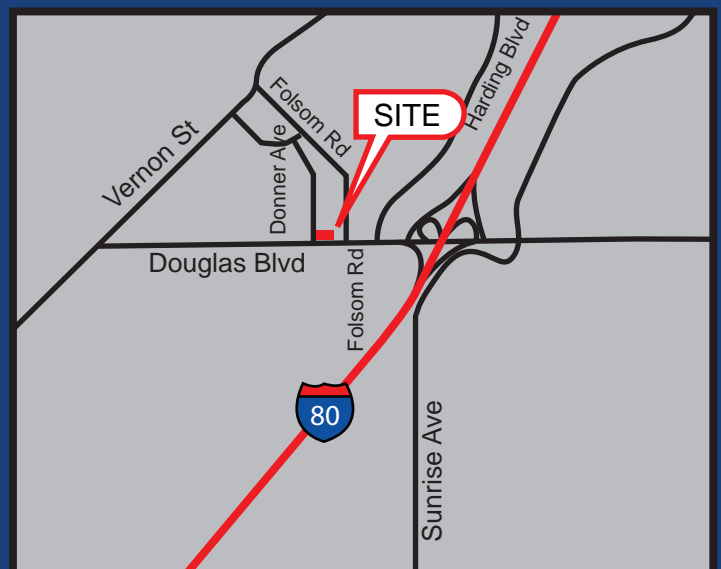
(916) 779-1000

1300 National Drive, Suite 100

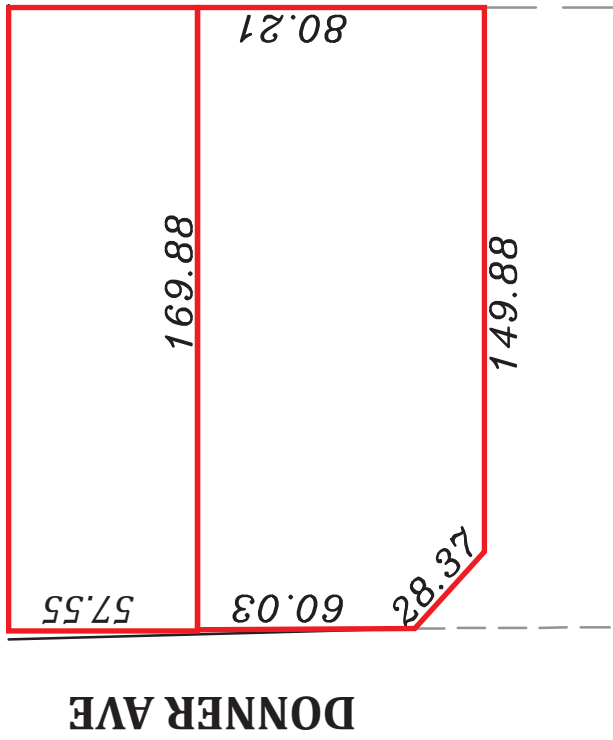
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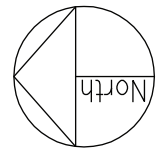


1017 DOUGLAS BLVD & 229 DONNER AVE, ROSEVILLE CA



FOLSOM RD

DOUGLAS AVE



1017 DOUGLAS BLVD, ROSEVILLE CA

