

# ±26,000 SF FREE-STANDING RETAIL BUILDING

SCOTT LAEBER

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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%

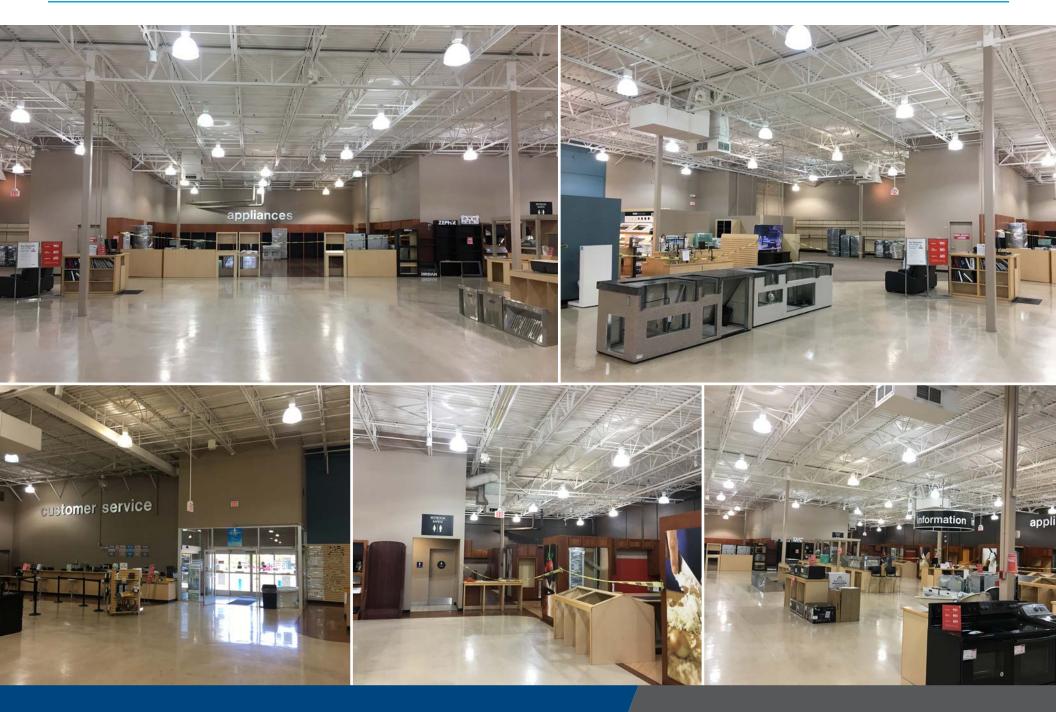
#### Average Daily Traffic

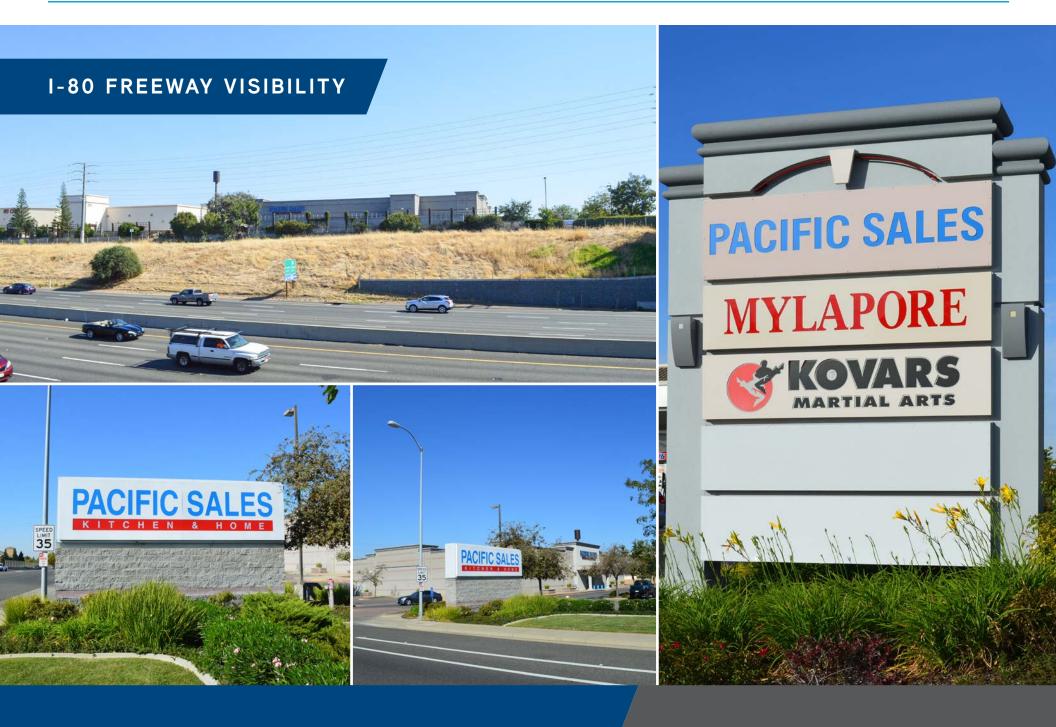
Lead Hill Blvd & N Sunrise Blvd	29,752
Interstate I-80	175,500

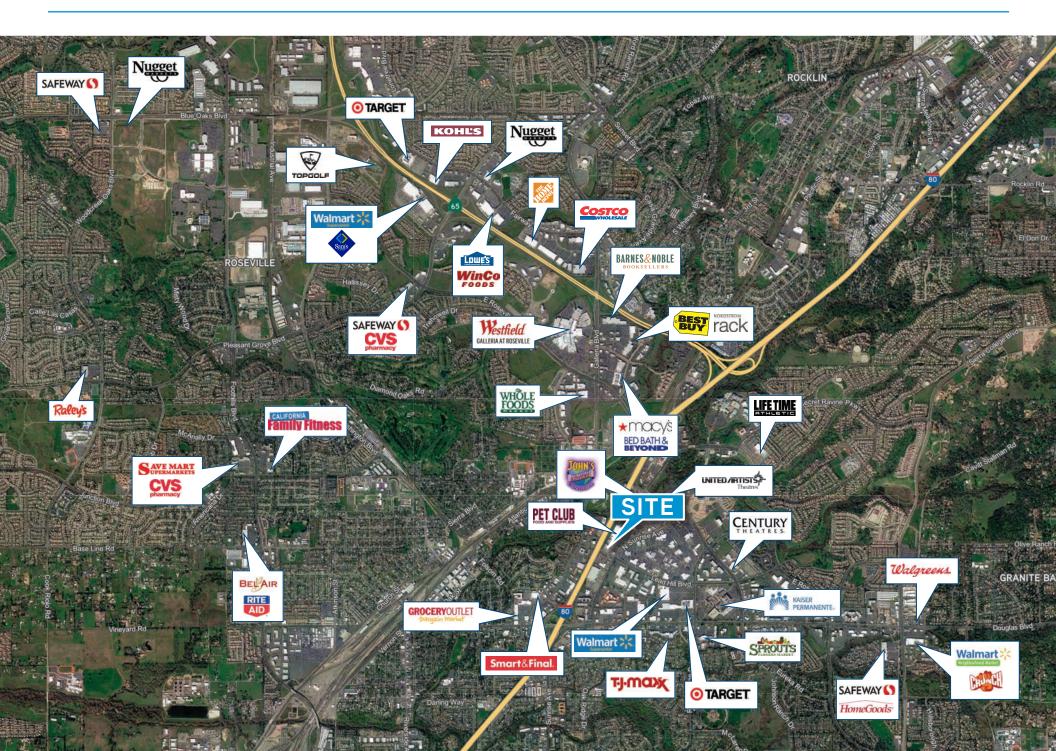
#### **BUILDING SPECIFICATIONS**

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-joist 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	

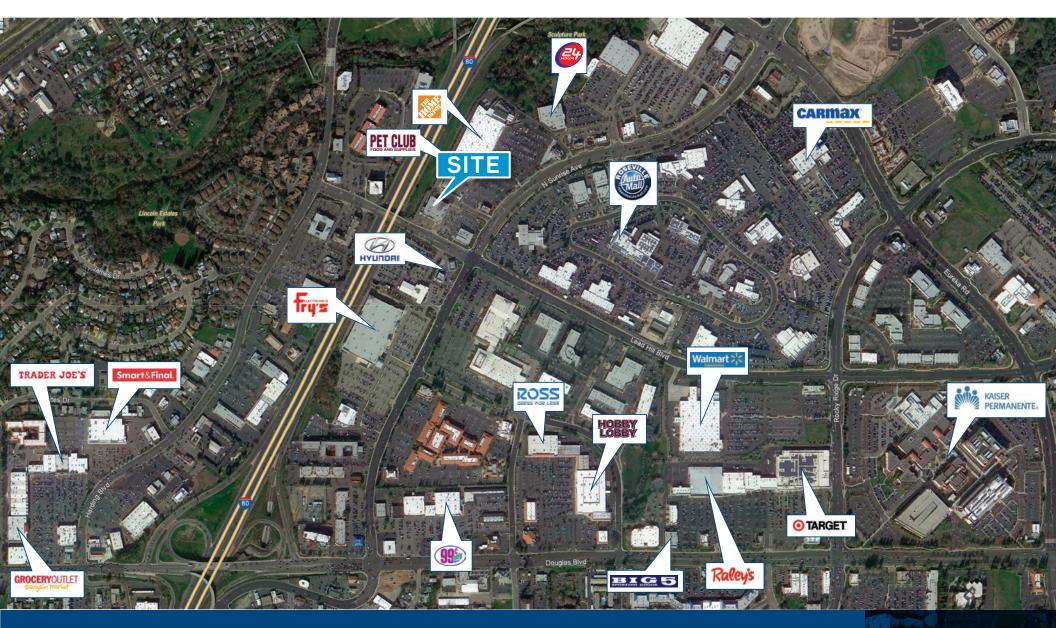
## FOR SALE OR LEASE 1251 Lead Hill Boulevard, Roseville, CA 95661







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