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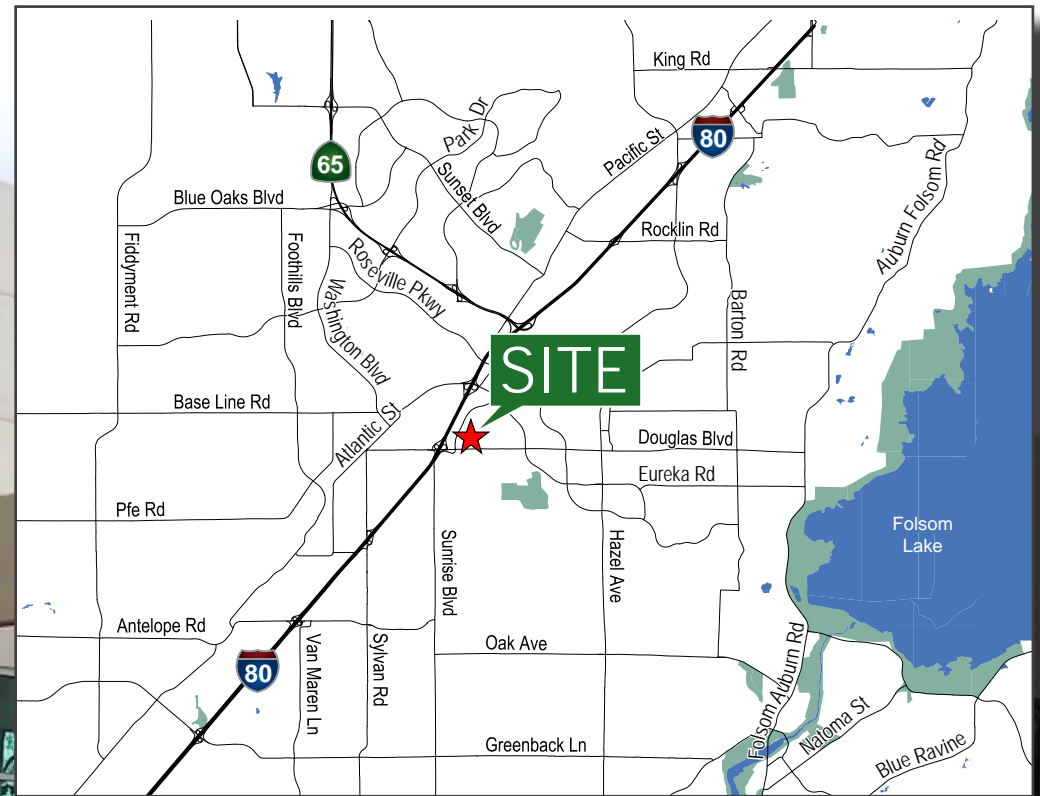
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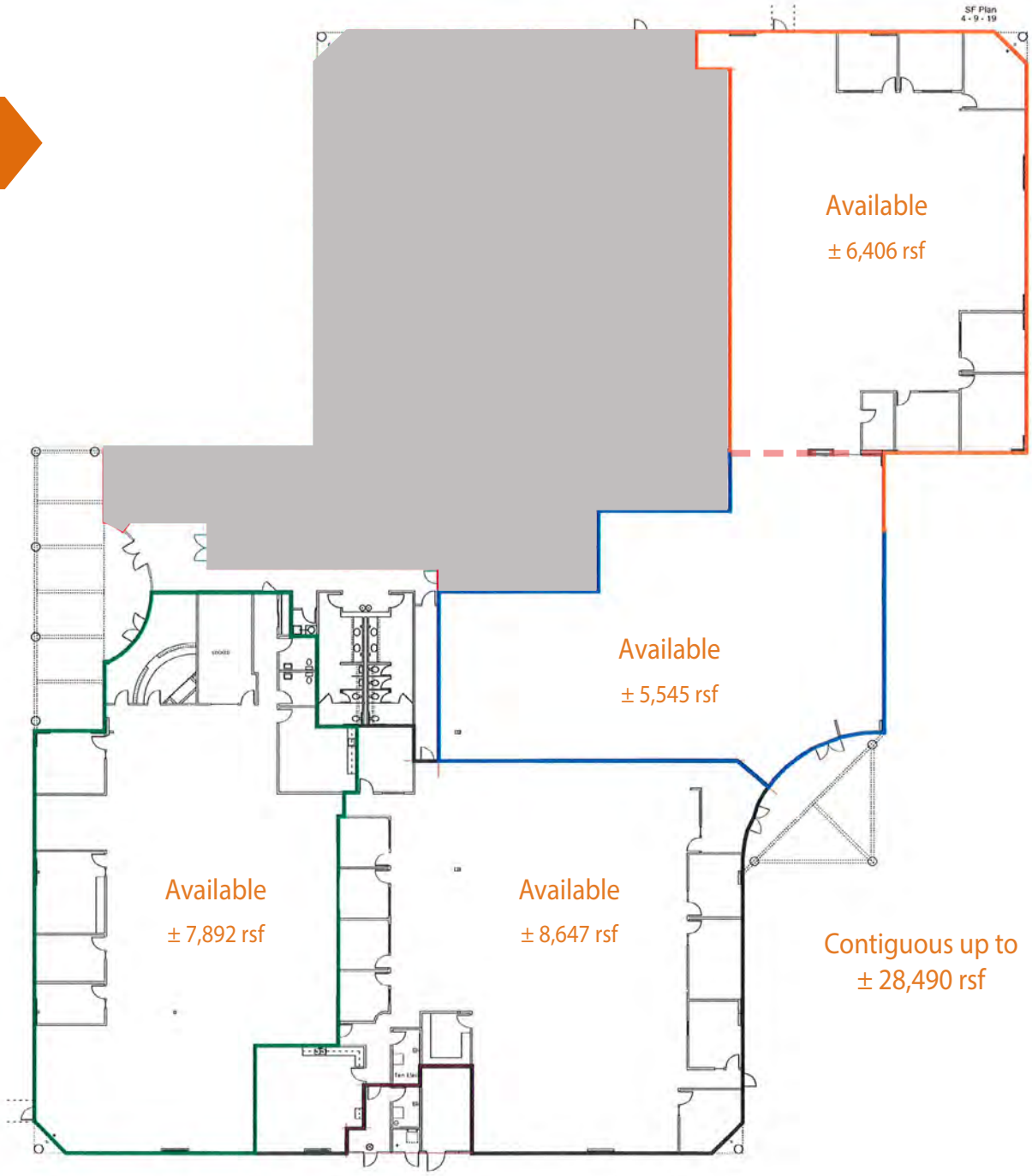


# PROPERTY HIGHLIGHTS

- Contiguous up to ± 28,490 RSF
- Unique opportunity for large space in East Roseville business core
- Suite 300: ± 11,951 RSF - Divisible to 6,406 RSF and 5,545 RSF
- Suite 200: ± 7,892 RSF
- Suite 400: ± 8,647 RSF
- The building sits in the heart of the highly desired East Roseville business district
- The site enjoys vast window lines and mature landscaping
- The business park offers a park like setting with multiple benches and planters
- Less than one mile to I 80 via either Douglas Blvd or Eureka Blvd exits
- Close to numerous retail, shopping, and restaurant amenities
- Lease Rate: \$1.70/RSF Full Service



# FLOOR PLAN





## INTERIOR PHOTOS



Click Here To View  
All Interior Photos



KEY FACTS

96,803  
Population



2.6  
Average Household Size

38.0  
Median Age

\$74,723  
Median Household Income

EDUCATION

7%  
No High School Diploma



21%  
High School Graduate



38%  
Some College



34%  
Bachelor's/Grad/Prof Degree

BUSINESS



3,932  
Total Businesses



39,586  
Total Employees

EMPLOYMENT

 69%  
White Collar

 15%  
Blue Collar

 16%  
Services

4.0%  
Unemployment Rate

INCOME



\$74,723  
Median Household Income



\$38,453  
Per Capita Income



\$130,280  
Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.2%)

The smallest group: \$15,000 - \$24,999 (6.4%)

Indicator	Value	Difference	
<\$15,000	8.1%	+1.5%	
\$15,000 - \$24,999	6.4%	+0.2%	
\$25,000 - \$34,999	6.8%	+0.9%	
\$35,000 - \$49,999	10.7%	+1.1%	
\$50,000 - \$74,999	18.2%	+2.9%	
\$75,000 - \$99,999	14.7%	+1.3%	
\$100,000 - \$149,999	17.7%	-2.5%	
\$150,000 - \$199,999	8.1%	-2.9%	
\$200,000+	9.4%	-2.5%	





Folsom Lake



Douglas Blvd.



Eureka Rd.



SITE



PLACER VILLAGE

N Sunrise Ave.

Douglas Blvd.



Lead Hill Boulevard







1376 Lead Hill Blvd.

1380 Lead Hill Blvd.

1386 Lead Hill Blvd.

1390 Lead Hill Blvd.

1836 Sierra Gardens

1830 Sierra Gardens



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GROUP

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