

# RETAIL SPACE AVAILABLE | BLUE OAKS PLAZA

1402-1426 Blue Oaks Blvd., Roseville, CA 95747





# FOR LEASE BLUE OAKS PLAZA

## SUMMARY

1402-1426 Blue Oaks Blvd.  
Roseville, CA 95747



### PROPERTY HIGHLIGHTS

- ±1,300 to ±3,057 SF Available
- Warm Shell & Cold Shell Space Available
- Large Lunchtime draw from nearby offices with few current food options
- Street Visibility from Blue Oaks Blvd, the main thoroughfare accessing West Roseville
- Large Residential Area Underserved by Local Retail
- Part of Large Medical & Office Park (17 Freestanding Office Buildings)
- Lease Rate: \$2.00/SF; NNN

### OFFERING SUMMARY

Lease Rate:	\$2.00 SF/month
Lease Type:	NNN (±\$0.49 - 0.52/SF)
Available SF:	1,300 - 3,057 SF
Buildings:	Two Total

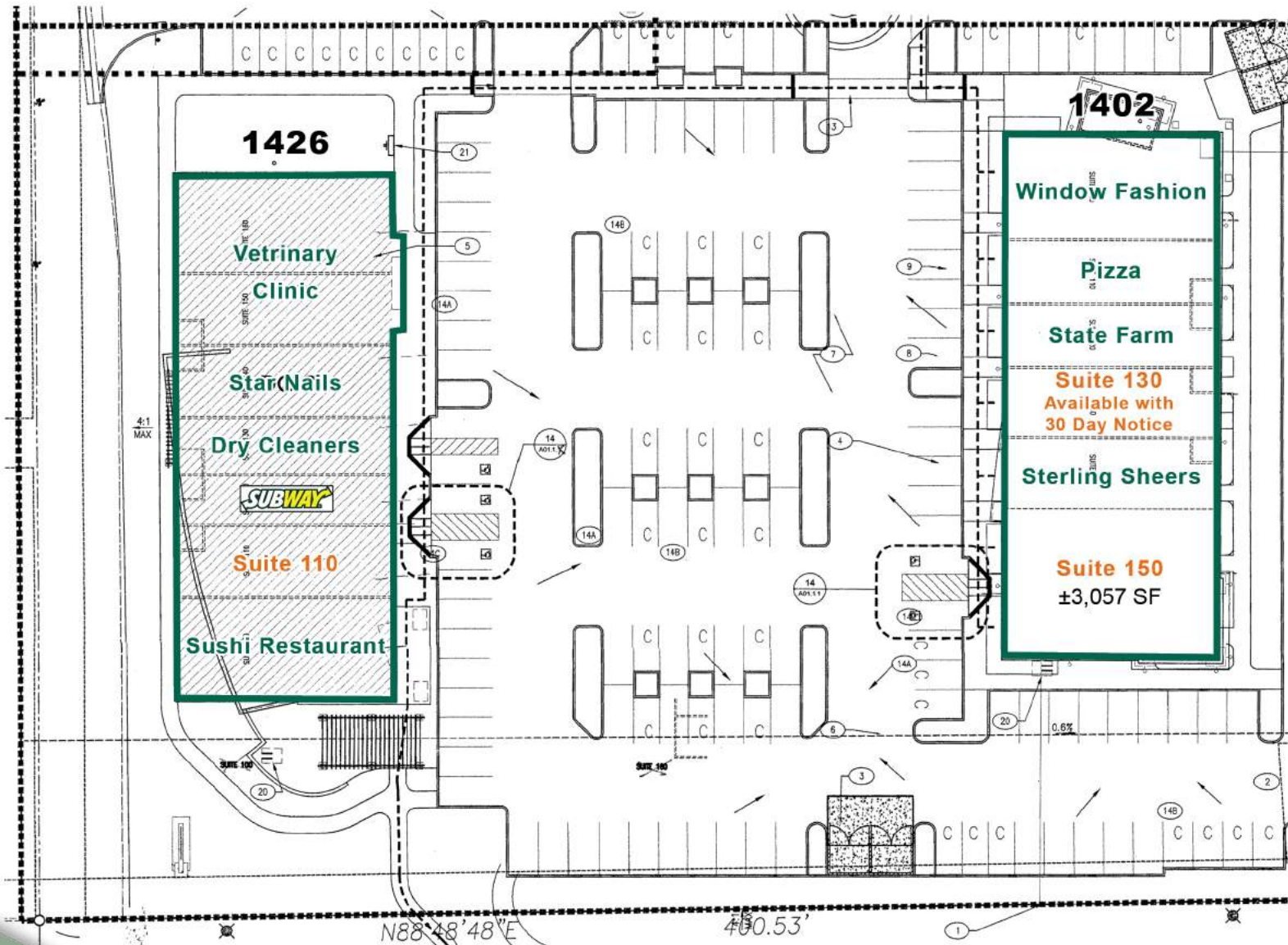
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,884	27,005	58,414
Total Population	6,205	73,822	155,719
Average HH Income	\$110,108	\$91,456	\$87,304



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# SITE PLAN

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### 1402 Blue Oaks (Building B):

- 10,500 SF Building
- 52,272 SF Lot / 1.2 Acres
- Suite 130: ±1,419 SF  
- Available with 30 Day Notice
- Suite 150: ±3,057 SF  
- End Cap.

NNN Fees: ±\$0.49/SF

### 1426 Blue Oaks (Building C):

- 10,491 SF Building
- 56,628 SF Lot / 1.3 Acres
- Suite 110: ±1,300 SF  
- Warm Shell with Restrooms

NNN Fees: ±\$0.52/SF



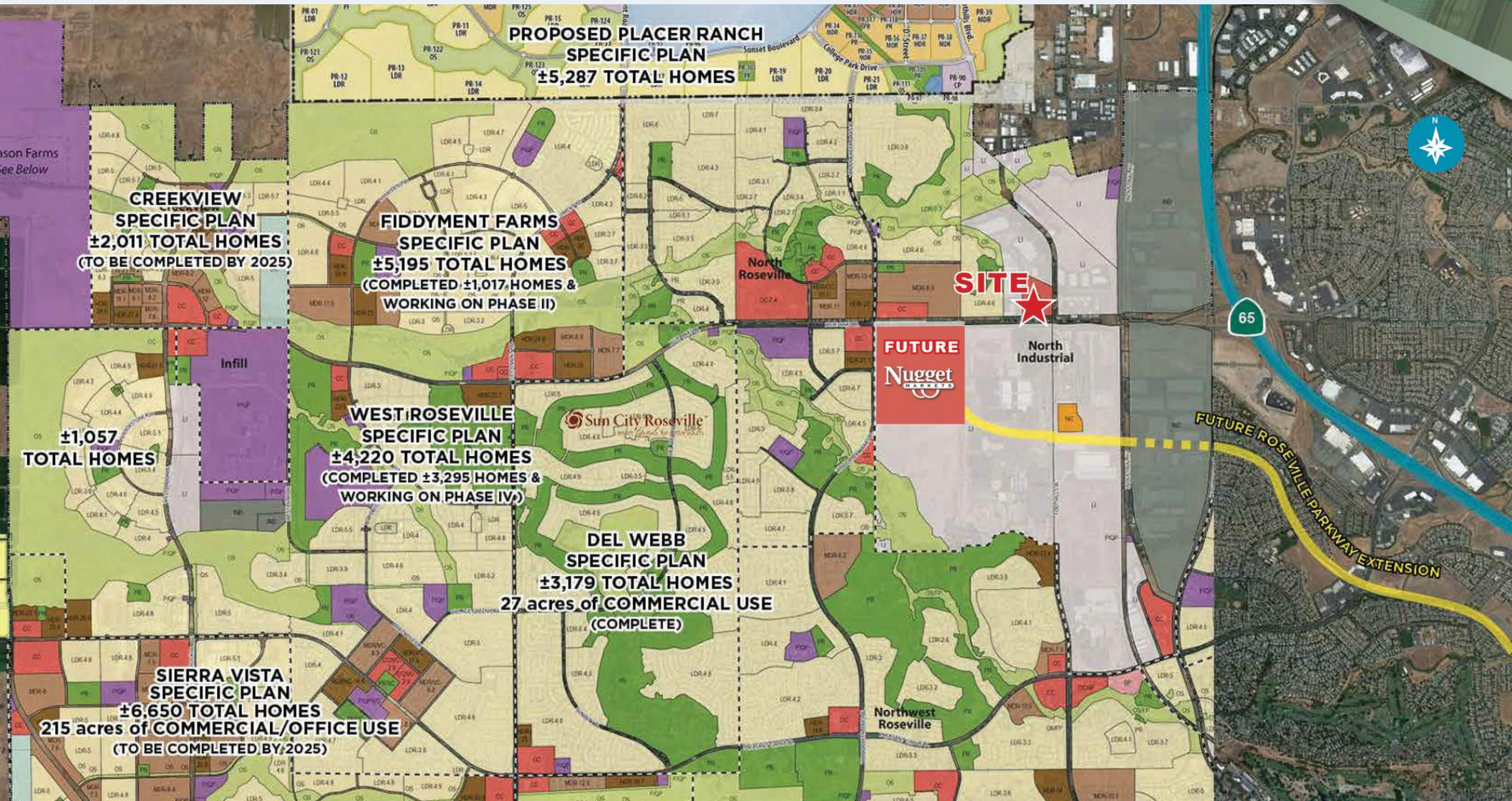




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## UPCOMING DEVELOPMENT

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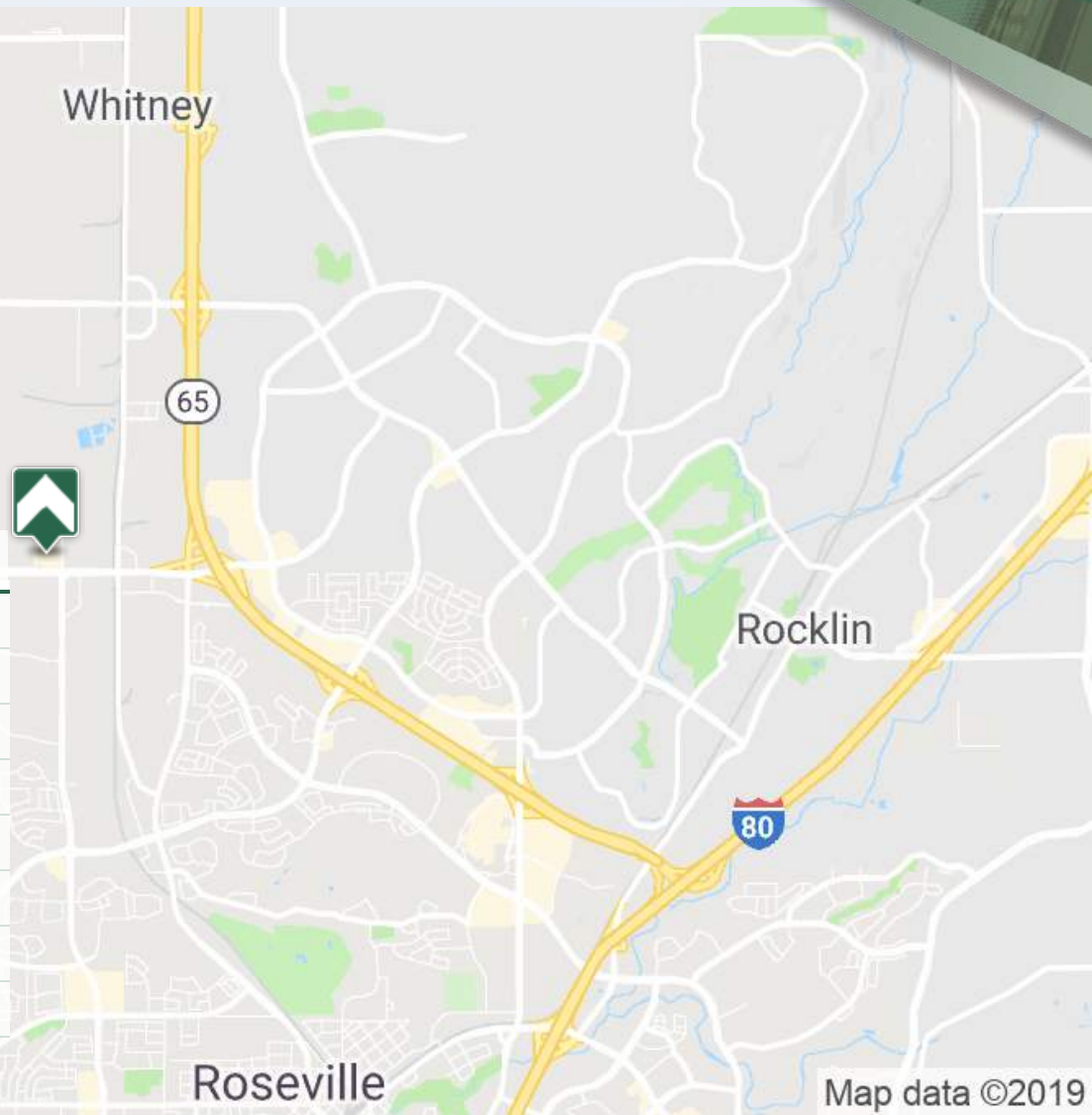


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## LOCATION MAP

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	6,205	73,822	155,719
Median age	31.1	35.3	35.3
Median age (Male)	28.9	33.7	33.8
Median age (Female)	33.6	37.0	37.0
Total households	1,884	27,005	58,414
Total persons per HH	3.3	2.7	2.7
Average HH income	\$110,108	\$91,456	\$87,304
Average house value	\$470,800	\$424,488	\$416,038



Google

Map data ©2019