



OSBORNE
GROUP

the
Leading Provider of
Commercial Real Estate

AVAILABLE FOR LEASE
1836 Sierra Gardens Dr., Roseville CA



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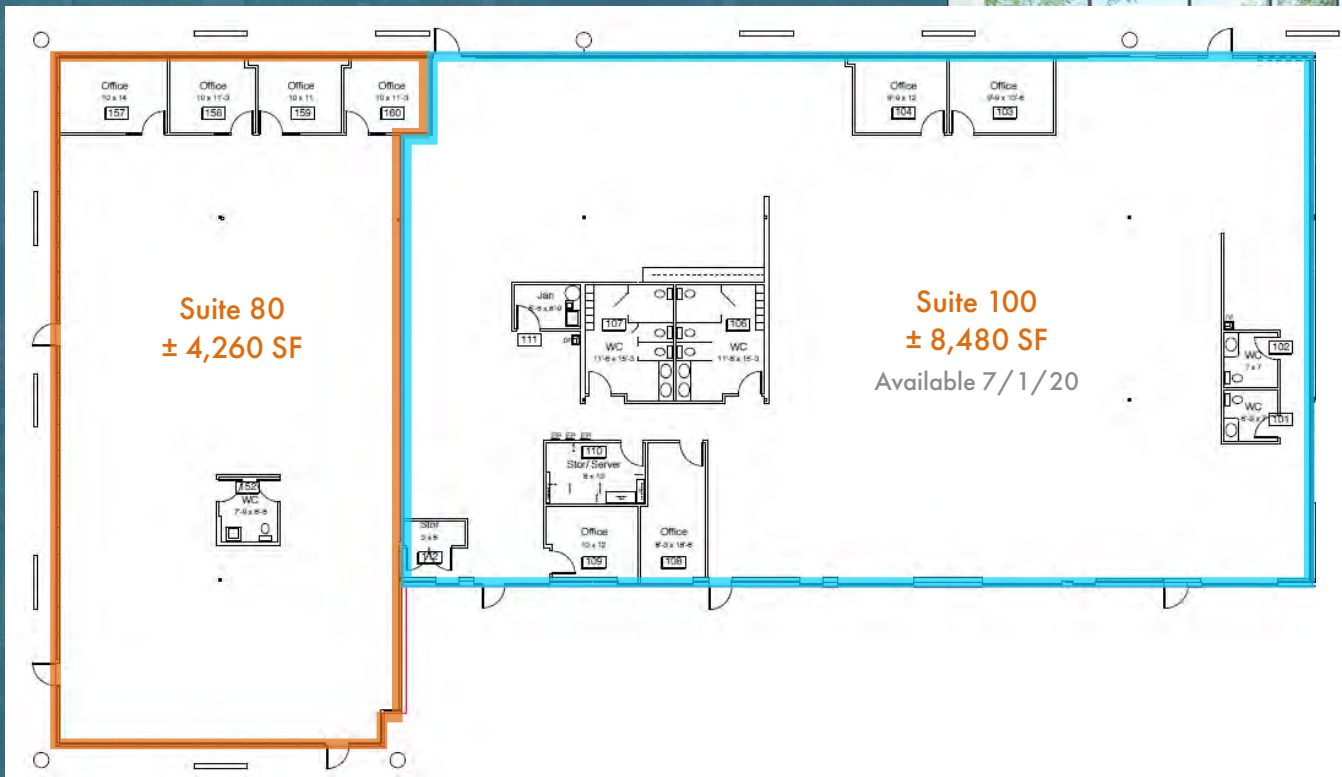
www.osbornegroupcre.com



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PROPERTY HIGHLIGHTS

- Available for lease
- Suite 80: ± 4,260 RSF
- Suite 100: ± 8,480 RSF (Available 7/1/20)
- Medical and general office use allowable
- Floor to ceiling windows allow excellent natural light
- Close to numerous retail, shopping and restaurant amenities
- Less than one mile to I 80
- Lease rate: \$1.55/SF Modified Gross



INTERIOR PHOTOS



Click Here To View
All Interior Photos



NEARBY AMENITIES

Folsom Lake

Eureka Rd.

- Paul Martin's AMERICAN GRILL
- Massage Envy
- Pita Pit
- GRUBBERS
- CRABBY

Douglas Blvd.

- QUICK PERMANENT
- FedEx
- Target
- Party City
- Walmart
- BIG 5 SPORTING GOODS
- Starbucks
- Chevy's FRESH MEX
- Jack in the Box
- Panda Express
- Payless

Placer Village

- TJ-maxx
- Sizzler
- Panera BREAD
- aaron brothers FARMHOUSE
- FLEET FEET Sports

Site

Lead Hill Boule-

N Sunrise Ave.

- HOBBY LOBBY
- ROSS DRESS FOR LESS
- Office DEPOT
- Starbucks
- the Golden 1 CREDIT UNION
- DELTA CO
- LA-BOL
- 9 goodwill
- UMPQUA BANK

Douglas Blvd.

- Hampton Inn

Other Amenities:

- ROSEVILLE Auto Mall
- THE HOME DEPOT
- 24 FITNESS
- Shane Co.
- TACO BELL
- Wendy's
- LA BOY FURNITURE GALLERIES
- INTERSTATE 80
- Fry's

PROPERTY SITE

1376 Lead Hill Blvd.

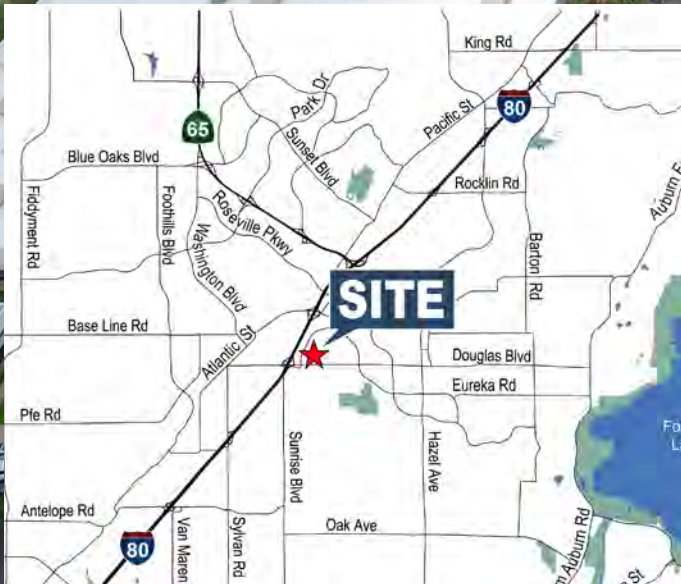
1380 Lead Hill Blvd.

1386 Lead Hill Blvd.

1390 Lead Hill Blvd.

1836 Sierra Gardens

1830 Sierra Gardens





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