



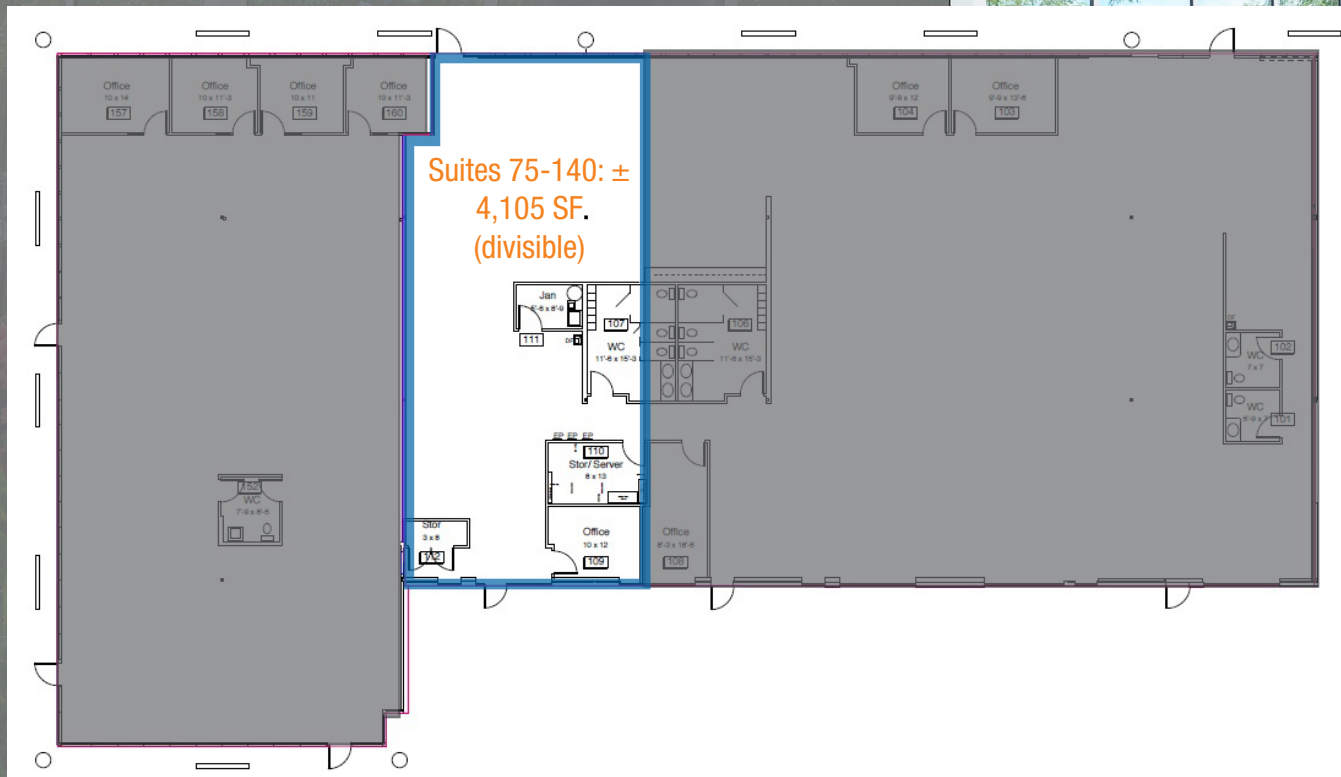
**Robb Osborne**  
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# PROPERTY HIGHLIGHTS

- Available for lease
- Suites 75-140: ± 4,105 SF (divisible)
- 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



# NEARBY AMENITIES

Folsom Lake

**Callout 1 (Top Left):** Paul Martin's AMERICAN GRILL, ME Massage Envy, Pita Pit, Trademark, Ospa Vida

**Callout 2 (Top Center):** Kaiser Permanente

**Callout 3 (Top Right):** FedEx Kinko's, Target, Starbucks, Party City, Walmart, Jack in the Box, Payless, T.J. Maxx, Fleet Feet, Panera Bread

**Callout 4 (Right):** Hobby Lobby, Golden 1 Credit Union, Ross Dress for Less, Del Taco, LA BOU, Goodwill, Office Depot, Carls Jr., Umpqua Bank

**Callout 5 (Bottom Left):** Home Depot, 24 Fitness, Wendy's, TACO BELL, John's, Shane Co, LAZBOY

**Callout 6 (Center):** Roseville Auto Mall

**Callout 7 (Bottom Right):** Hampton Inn & Suites

**Other Labels:** Douglas Blvd., Eureka Rd., Lead Hill Boulevard, N. Sunrise Ave., Placer Village, SITE

# PROPERTY SITE



1376 Lead Hill Blvd.

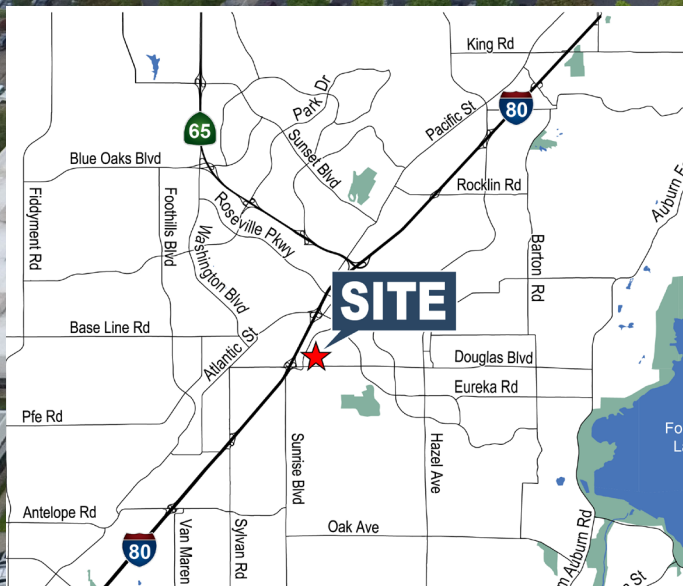
1380 Lead Hill Blvd.

1386 Lead Hill Blvd.

1390 Lead Hill Blvd.

1836 Sierra Gardens

1830 Sierra Gardens





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