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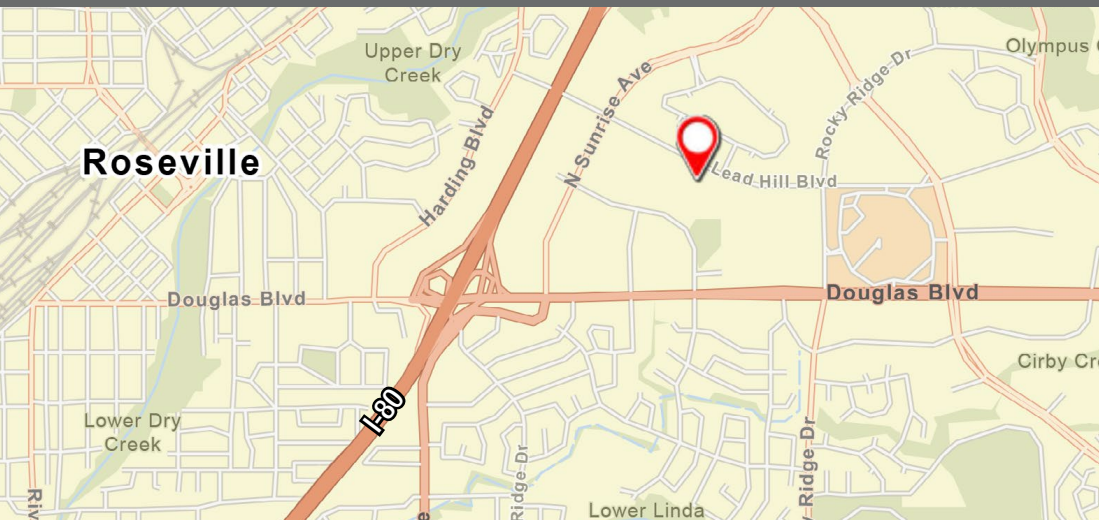
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PROPERTY HIGHLIGHTS

- Suite 201: \pm 4,414 RSF (Demisable to \pm 2,138 RSF)
- Suite 207: \pm 4,500 RSF
- Vast exterior window line allows excellent natural light
- Plumbing options available
- Close to numerous retail, shopping and restaurant amenities
- Less than one mile to I-80
- Tenant Improvement Allowance for qualified tenants

Lease Rate: \$1.75/SF Full Service

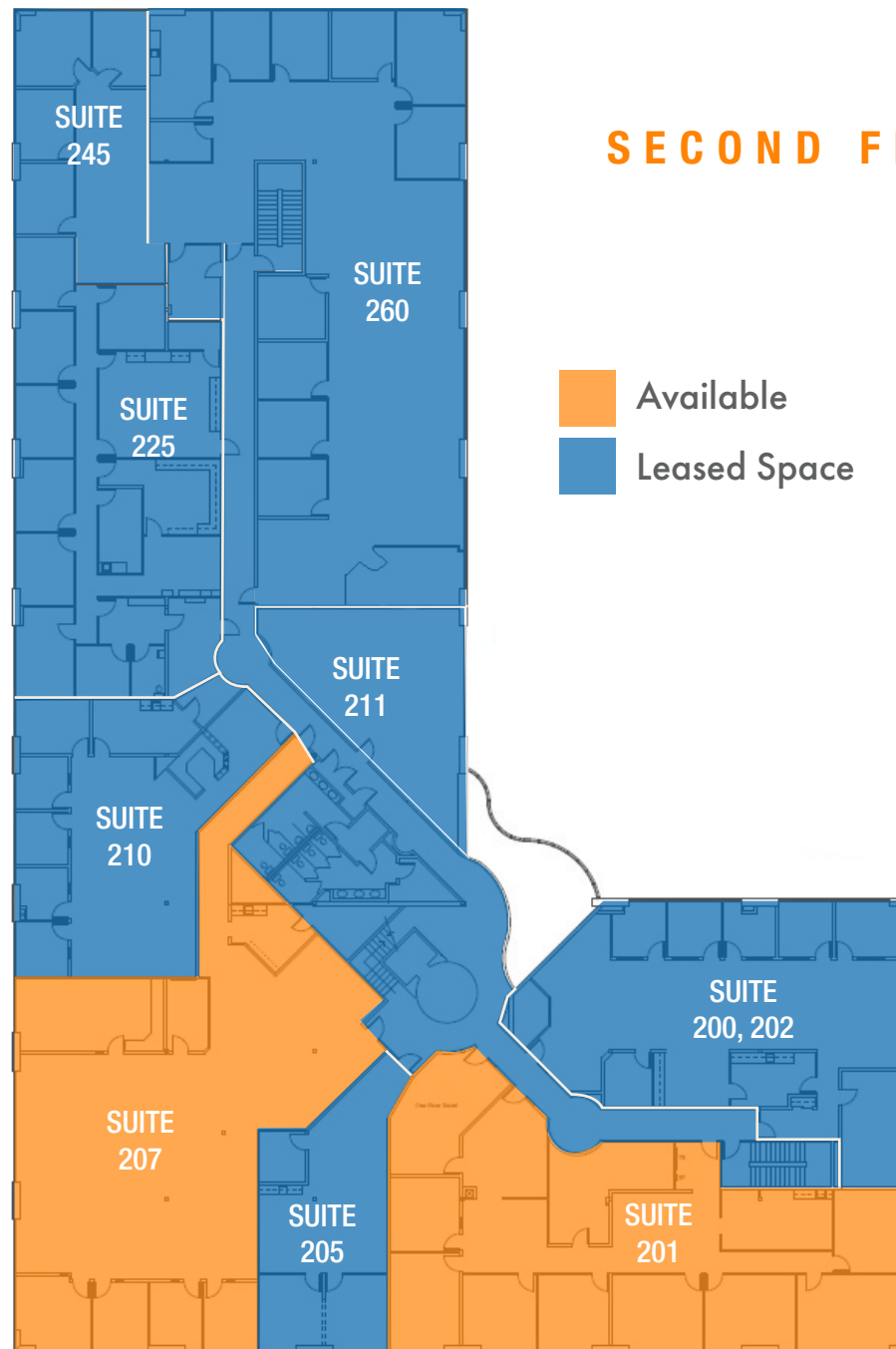


FLOOR PLAN

SECOND FLOOR

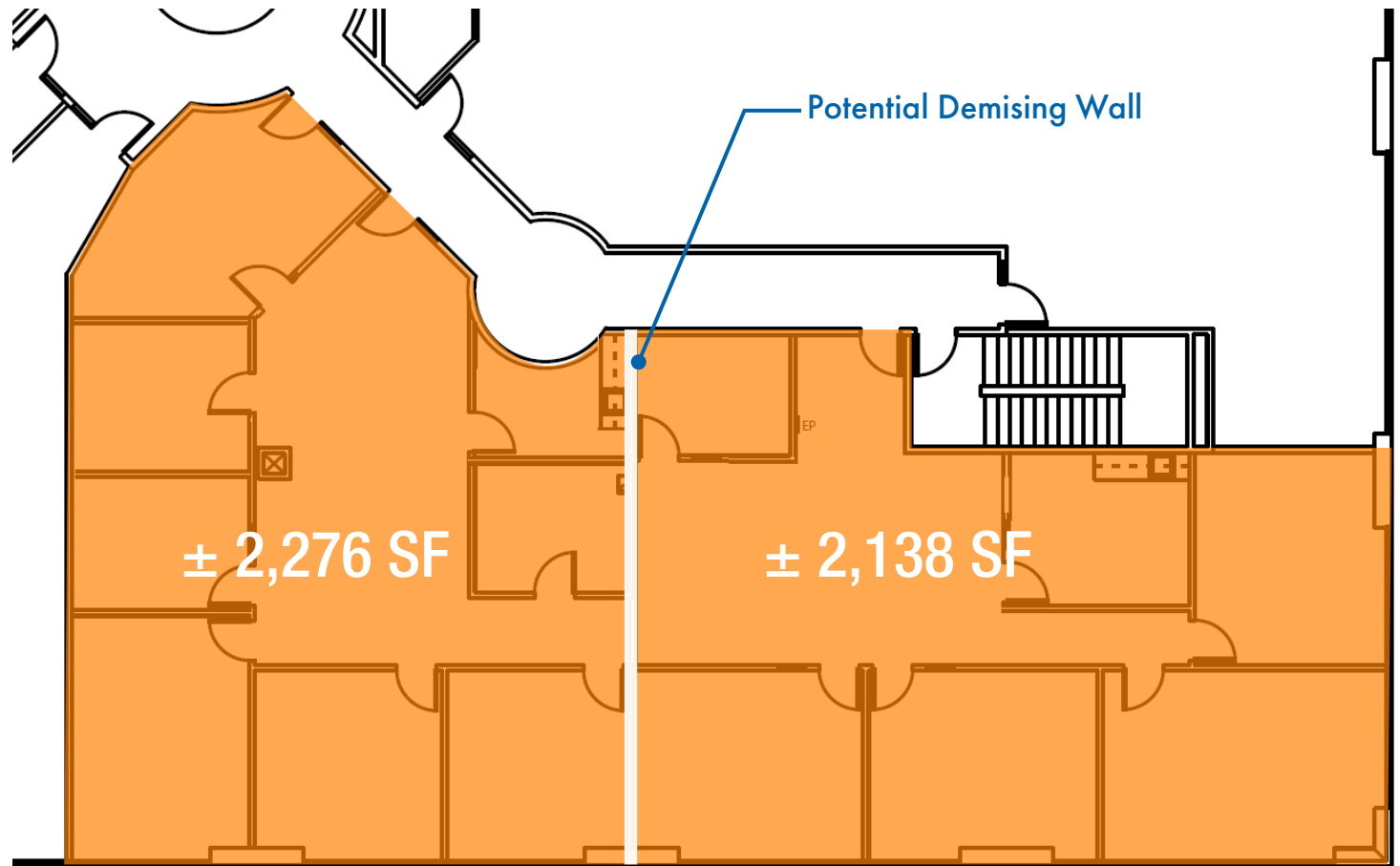
Suite 201
±4,414 RSF

Suite 207
±4,500 RSF



PROPOSED SUITE 201 FLOOR PLAN

SECOND FLOOR



PHOTOS

Suite 201



Click Here To
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DEMOGRAPHICS

MARKET OVERVIEW

1380 Lead Hill Blvd.,
Roseville, CA 95661

3 MILE RADIUS

KEY FACTS

107,951
Population

40
Median Age

2.6
Average Household Size

\$93,294
Median Household Income

EDUCATION



18.18%
High School Graduate



25.69%
Some College



36.41%
Bachelor's Degree Plus

HOUSING STATS



\$452,384
Median Home Value



41,886
Households



41.52%
% Renter Occupied Housing Units

BUSINESS



76,550
Total Employees

COMMUTERS



0.96%
Used Public Transportation



87.56%
Drove Alone to Work

EMPLOYMENT



69.59%
White Collar



30.41%
Blue Collar



Folsom Lake

Paul Mariani's AMERICAN GRILL
ME Massage Envy
 Pita Pit
 Firehouse Subs
 Ospa Vida

KAISER PERMANENTE

FedEx Kinko's
BIG 5
 TARGET
 Starbucks
 Chevys FRESH MEX
 Panda Express
 Party City
 Walmart
 Jack in the box
 crumbl cookies

TJ-maxx
 FLEET FEET
 Panera BREAD

Eureka Rd.

ROSEVILLE Auto Mall

SITE



Placer Village

HOBBY LOBBY
Golden 1 Credit Union
 ROSS DRESS FOR LESS
 DELTACO
 LA BOU
 Goodwill
 Carls Jr.
 Office DEPOT
 SCHOOLS FIRST FEDERAL CREDIT UNION

THE HOME DEPOT
 24 FITNESS
 Wendy's
 TACO BELL
 JUNI'S
 Shane Co
 LAZBOY



Lead Hill Boulevard

N. Sunrise Ave.

Douglas Blvd.





GALLELLI
REAL ESTATE

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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THE
STG
GROUP

