



Robb Osborne
Executive Vice President
DRE #01398696
(916) 789-3337
rosborne@gallire.com

Brandon Sessions
Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallire.com

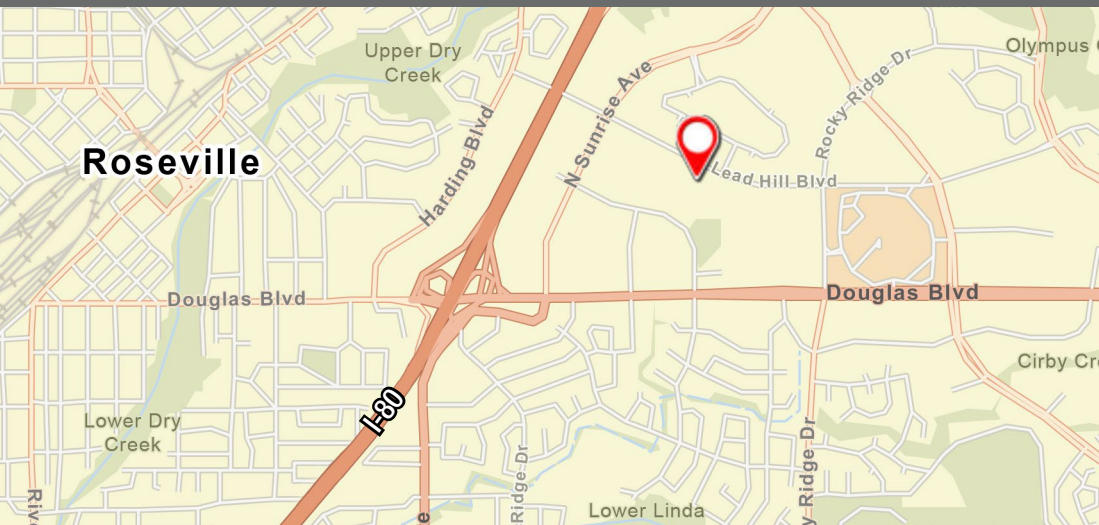
Kannon Kuhn
Associate
DRE #02079314
(916) 789-3333
kkuhn@gallire.com



PROPERTY HIGHLIGHTS

- Suite 165: ± 2,101 RSF (Available 8/1/2024)
- Suite 201: ± 4,414 RSF (Demisable to ± 2,138 RSF)
- Suite 207: ± 4,500 RSF
- Suite 245 : ± 1,591 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

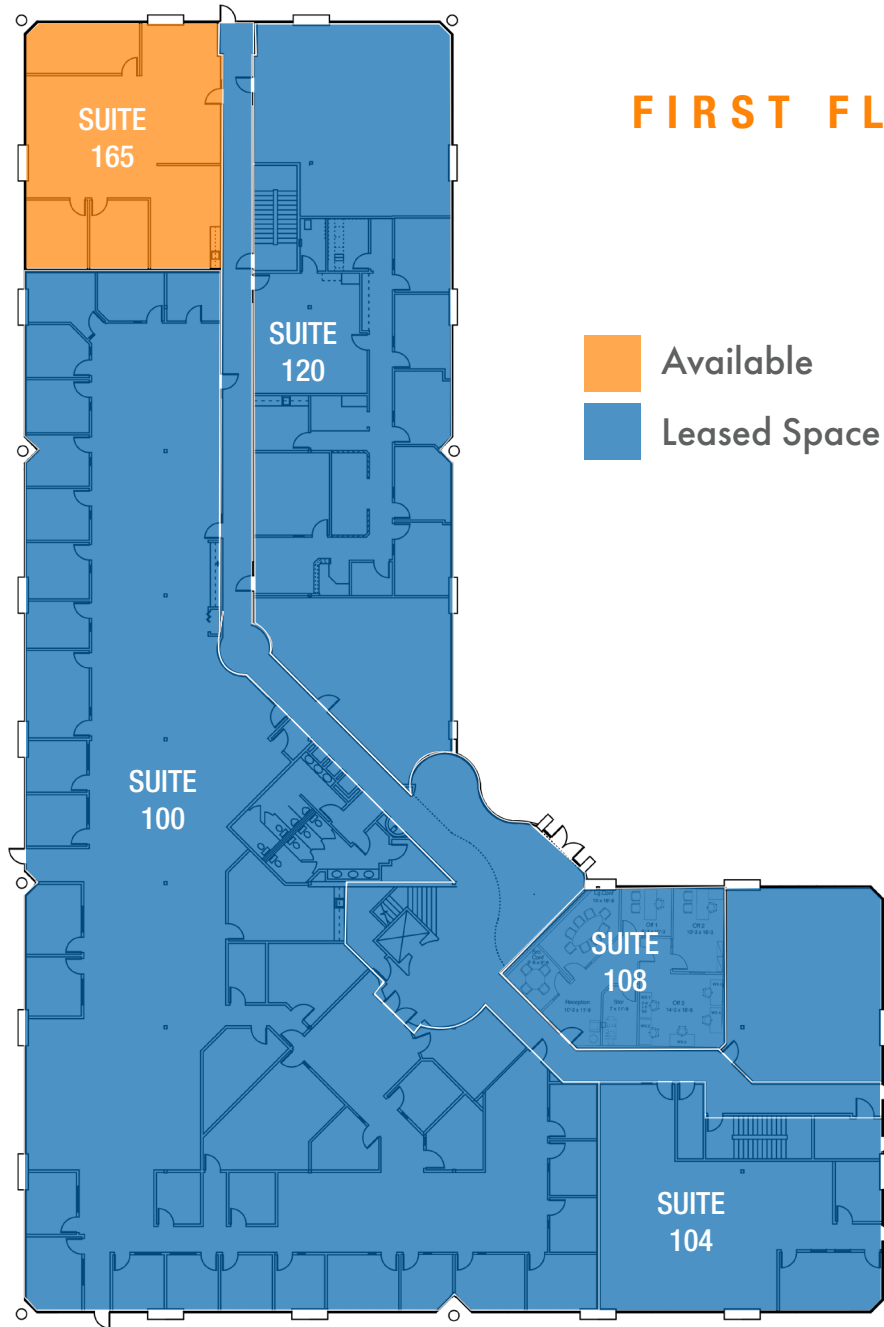
Lease Rate: \$1.75/SF Full Service



FLOOR PLAN

Suite 165
±2,101 RSF

FIRST FLOOR



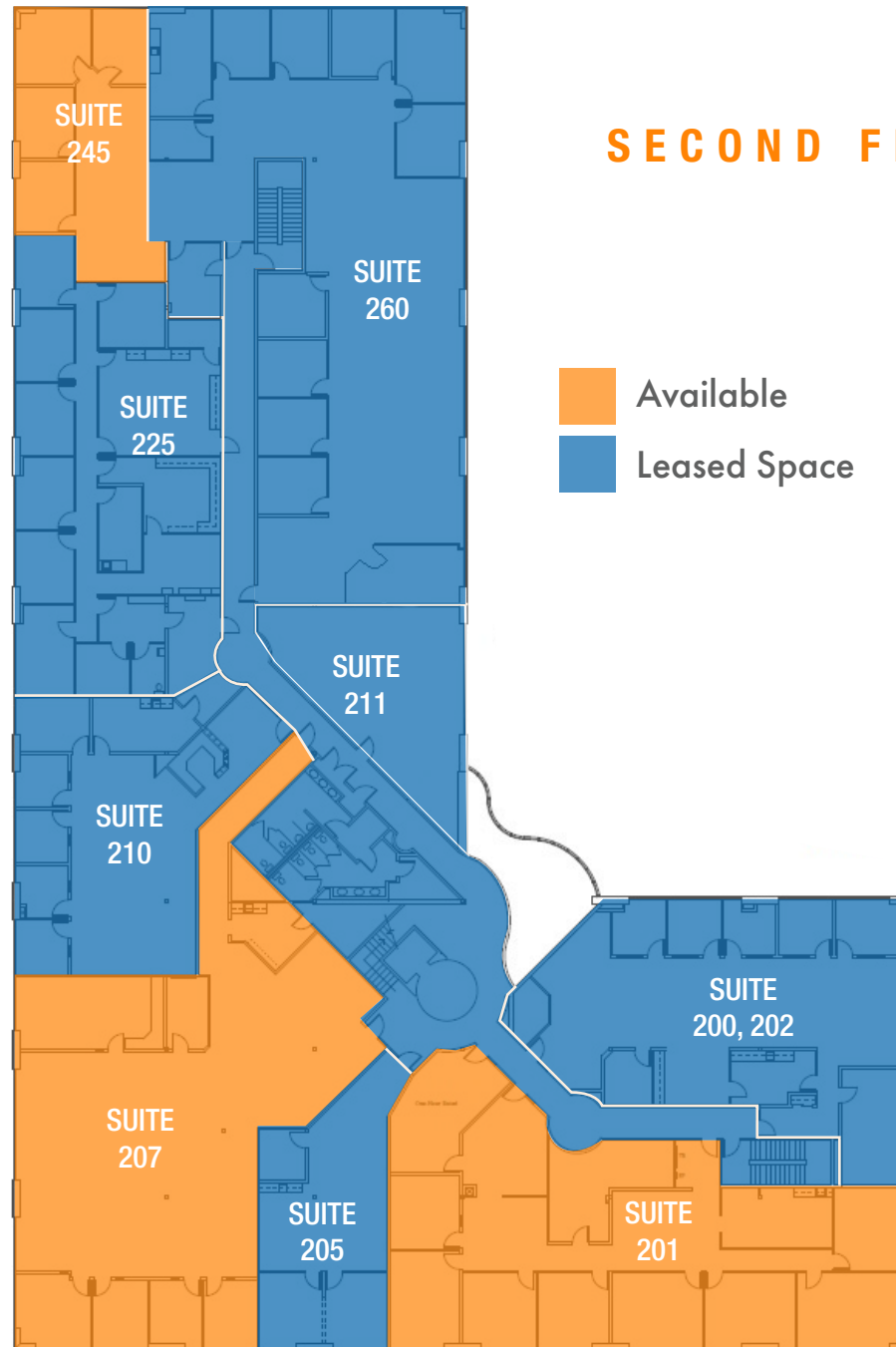
FLOOR PLAN

SECOND FLOOR

Suite 201
±4,414 RSF

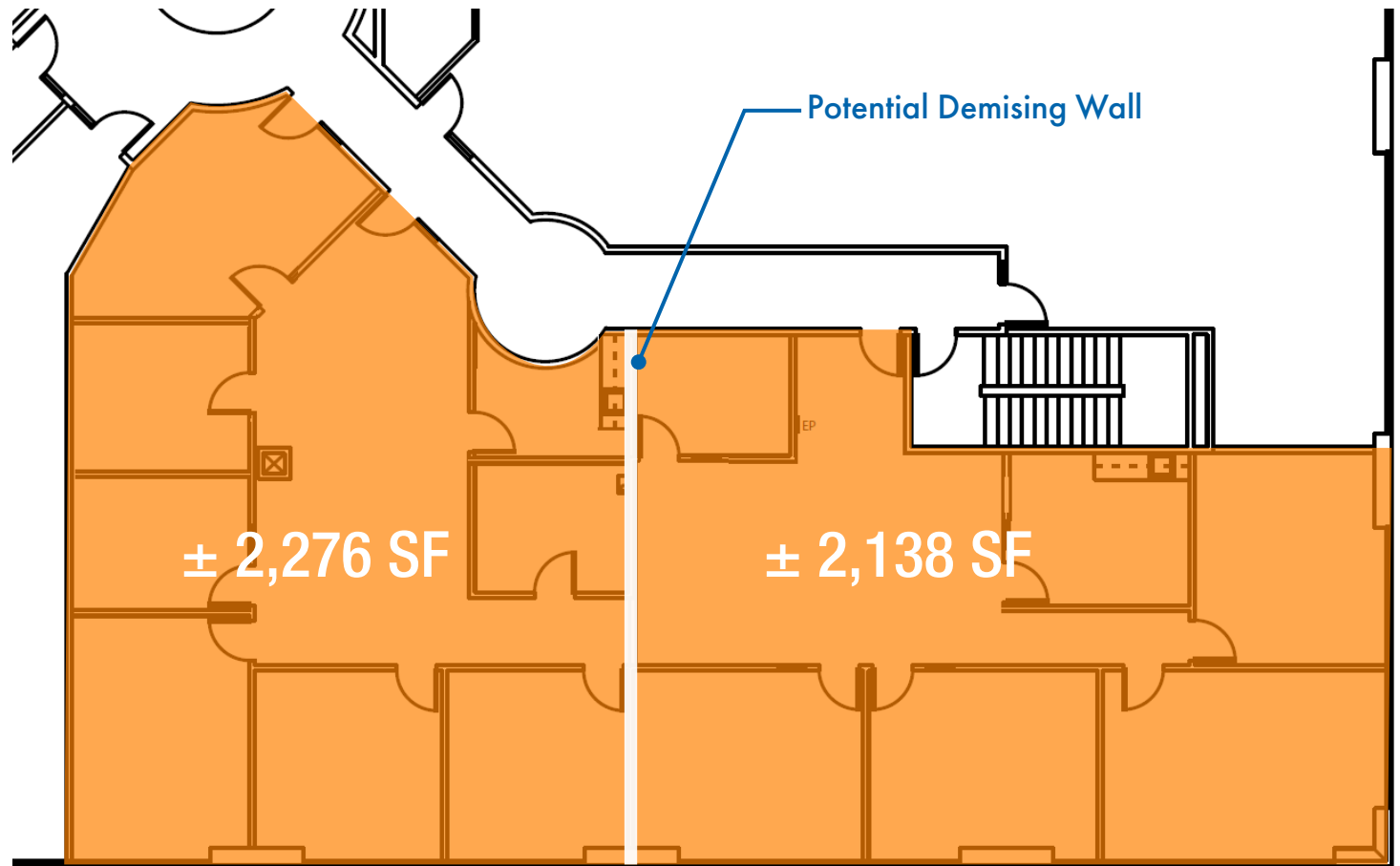
Suite 207
±4,500 RSF

Suite 245
±1,591 RSF



PROPOSED SUITE 201 FLOOR PLAN

SECOND FLOOR

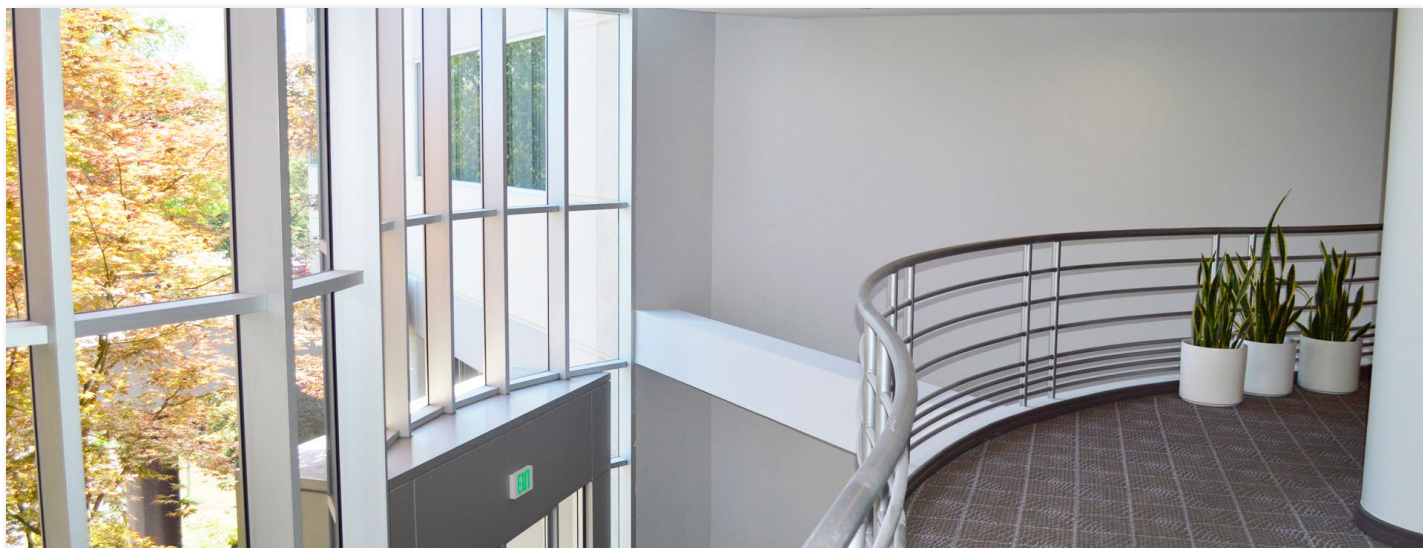


PHOTOS

Suite 201



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DEMOGRAPHICS

Market Overview

(3 MILE RADIUS)

KEY FACTS

138,533

Population



Average Household Size



Median Age

\$81,387

Median Household Income

HOUSING STATS



\$410,771

Median Home Value



\$12,784

Average Spent on Mortgage & Basics



\$1,283

Median Contract Rent

COMMUTERS



19%

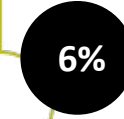
Spend 7+ hours commuting to and from work per week



79.4%

Drove Alone to Work

EDUCATION



No High School Diploma



19%

High School Graduate



38%

Some College



37%

Bachelor's/Grad/Prof Degree

BUSINESS



7,478

Total Businesses



72,054

Total Employees

EMPLOYMENT



72%

White Collar



15%

Blue Collar



13%

Services



Unemployment Rate



Folsom Lake

Paul Marston's AMERICAN GRILL
ME Massage Envy
 Pita Pit
 TRADITIONAL
 Ospa Vida

KAISER PERMANENTE

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

TJ-maxx
FLEET FEET
 FOLSOM & ROSEVILLE
 Panera BREAD

Eureka Rd.

ROSEVILLE Auto Mall

SITE



Placer Village

HOBBY LOBBY
Golden 1 Credit Union
ROSS DRESS FOR LESS
 DEL TACO
 LA BOU
 Goodwill
 Office DEPOT
 Carls Jr.
 UMPQUA B-A-N-K

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



Lead Hill Boulevard

N. Sunrise Ave.

Douglas Blvd.

Hampson
 Sausages & Butters



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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