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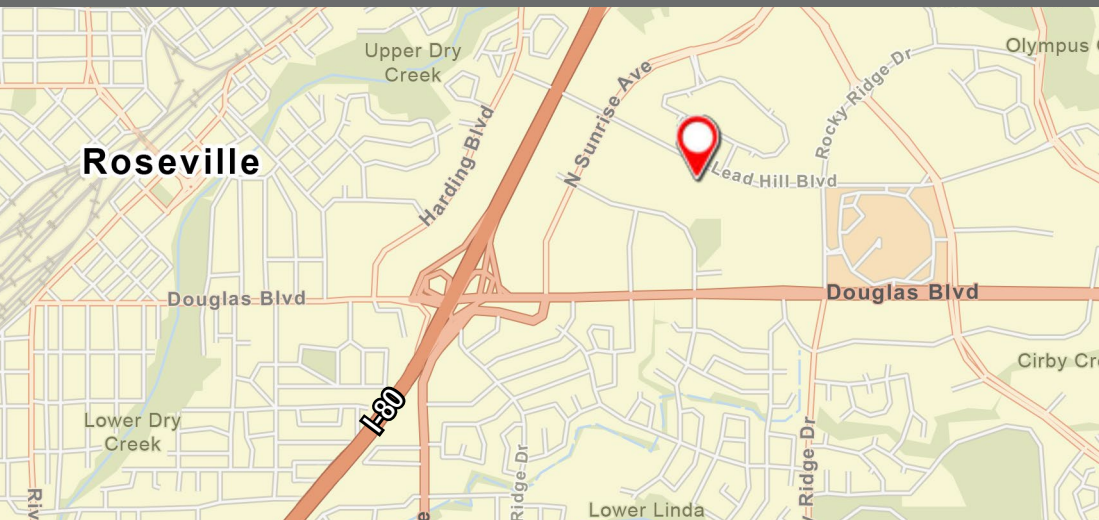
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PROPERTY HIGHLIGHTS

- Suite 108: ± 1,268 RSF (Available 10/1/2024)
- Suite 165: ± 2,101 RSF (Available 8/1/2024)
- Suite 201: ± 4,414 RSF (Demisable to ± 2,138 RSF)
- Suite 207: ± 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 qualifiedxx tenants

Lease Rate: \$1.75/SF Full Service

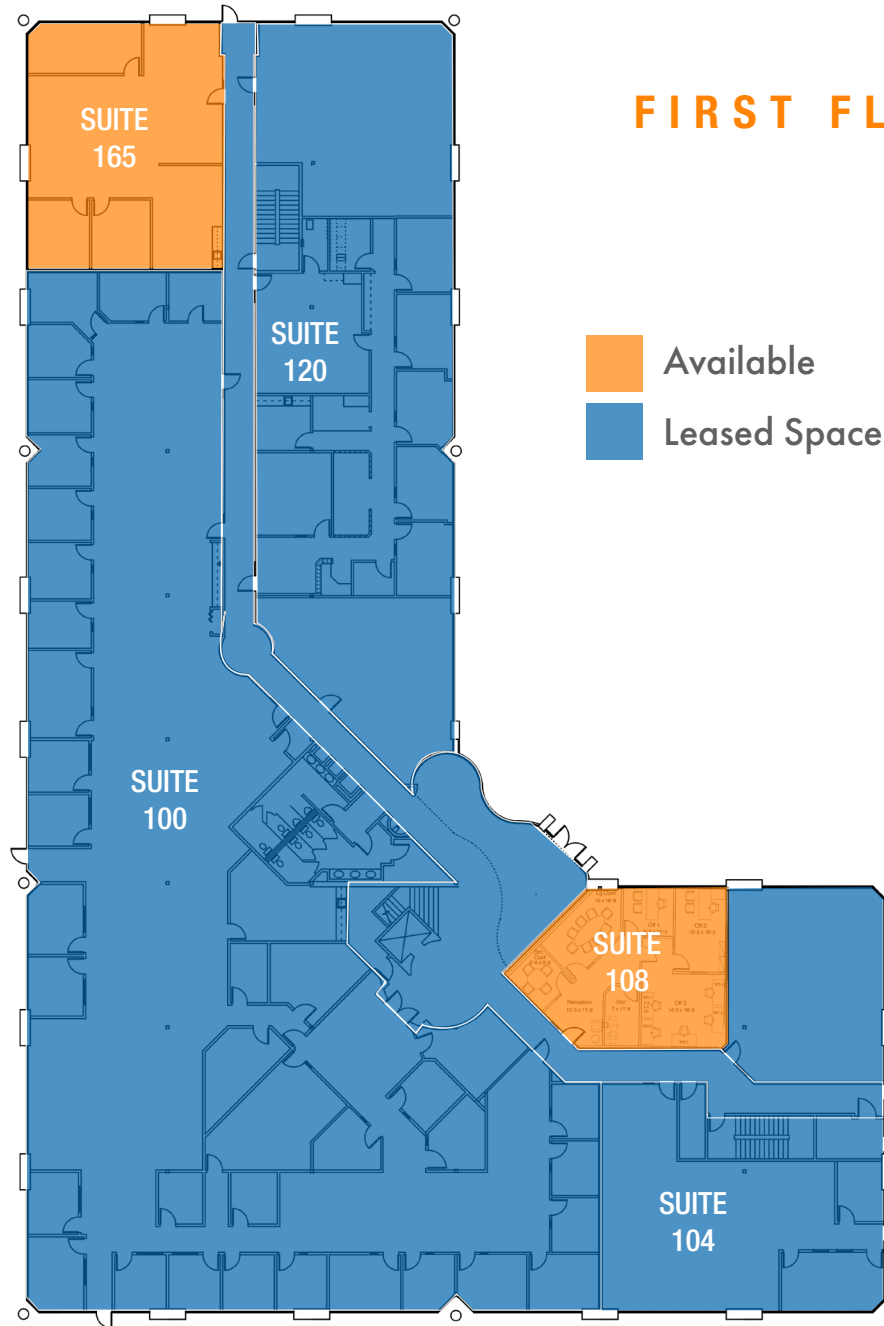


FLOOR PLAN

Suite 108
±1,268 RSF

Suite 165
±2,101 RSF

FIRST FLOOR

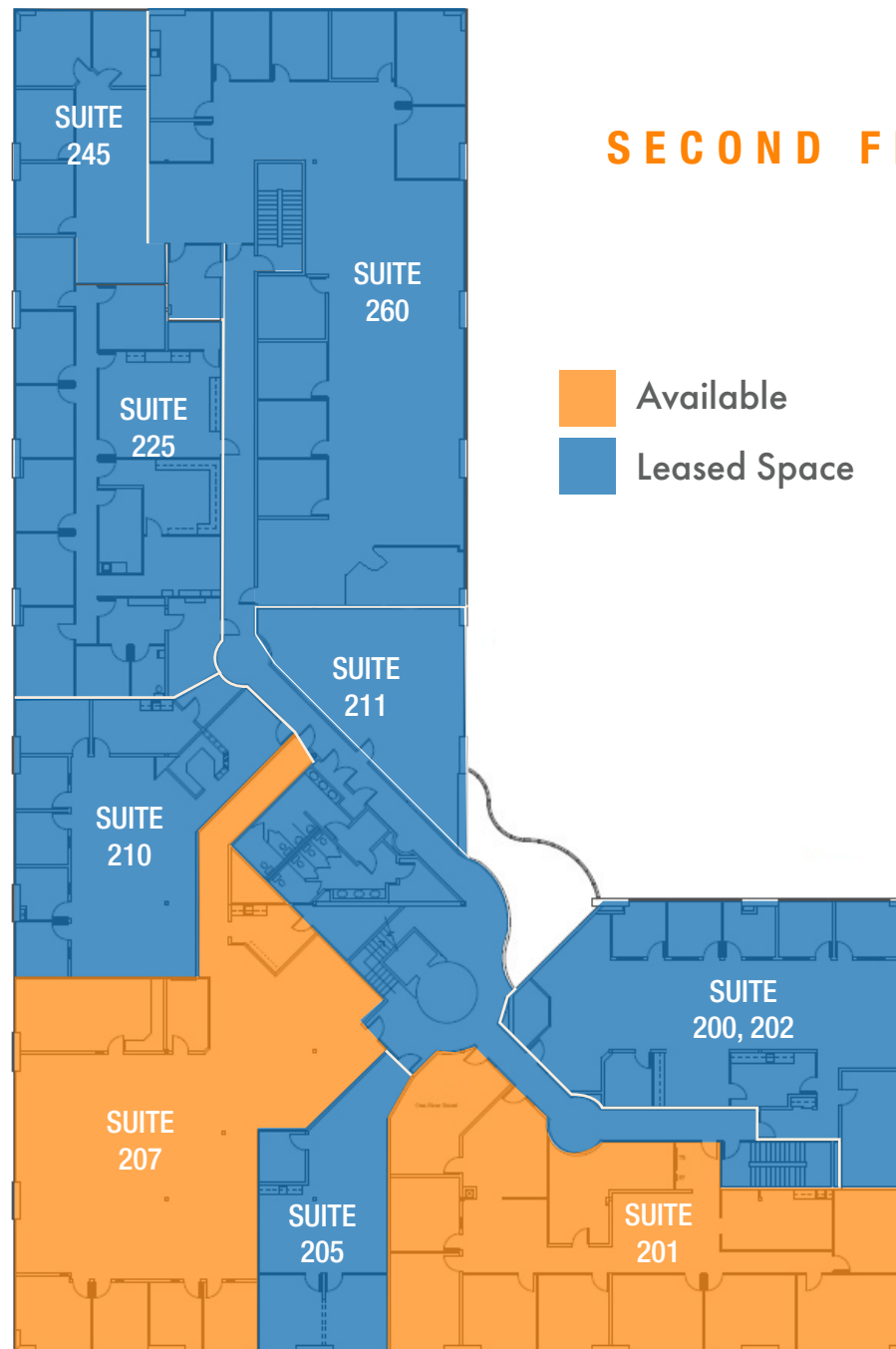


FLOOR PLAN

SECOND FLOOR

Suite 201
±4,414 RSF

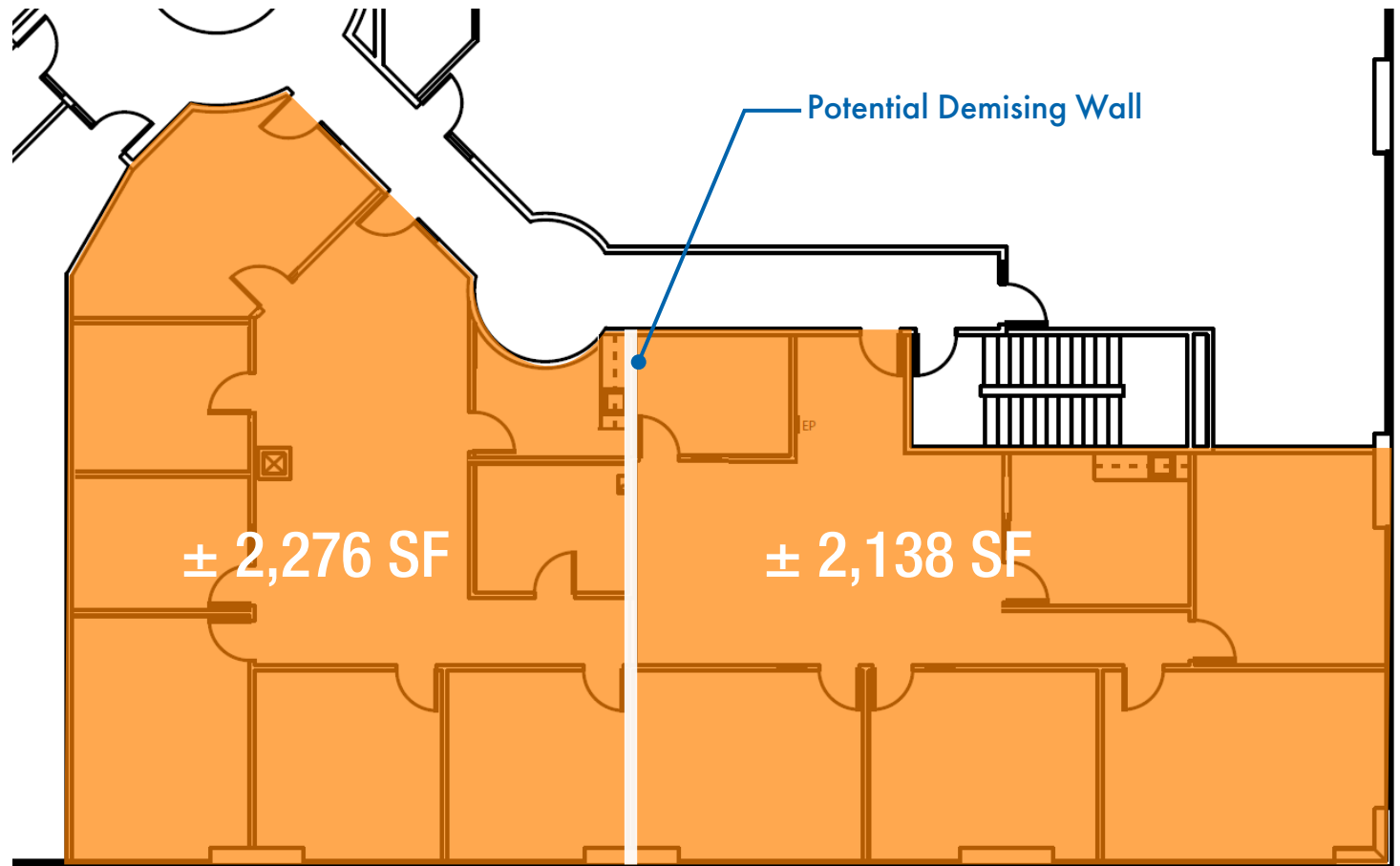
Suite 207
±4,500 RSF



Available
Leased Space

PROPOSED SUITE 201 FLOOR PLAN

SECOND FLOOR

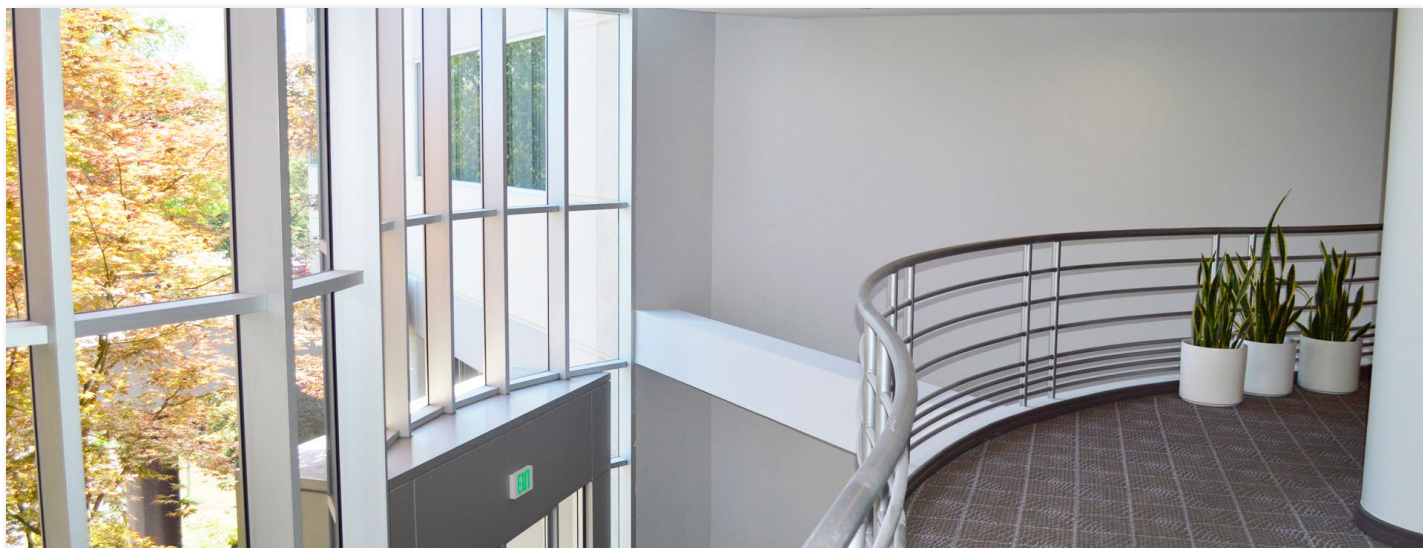


PHOTOS

Suite 201



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DEMOGRAPHICS

Market Overview

(3 MILE RADIUS)

KEY FACTS

138,533

Population



Average Household Size

38.5

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

6%

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

14.3%

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.

Hampden
 FOLSOM & ROSEVILLE



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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