

2231 DOUGLAS BLVD, SUITE 100 ROSEVILLE, CA 95661



FULLY IMPROVED OFFICE FOR LEASE



www.osbornegroupcre.com

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PROPERTY DETAILS

Single-story Medical Office building located in the heart of Roseville. The building is located near the intersection of Eureka Road and Douglas Blvd, walking distance to the Kaiser Roseville Campus and less than five minutes from Sutter Roseville Campus. The building offers excellent building signage and visibility.

- 2231 Douglas Blvd, Suite 100, Roseville, CA
- Suite 100: Approximately \pm 2,800 SF
- Lease Rate: \$1.95/SF Modified Gross
- Current build out contains two private offices, breakroom and open work space.
- Nicely designed building with great natural light

**LEASE RATE: \$1.95/SF
MODIFIED GROSS**



MEDICAL CENTERS

 Sutter Health
Sutter Medical Center

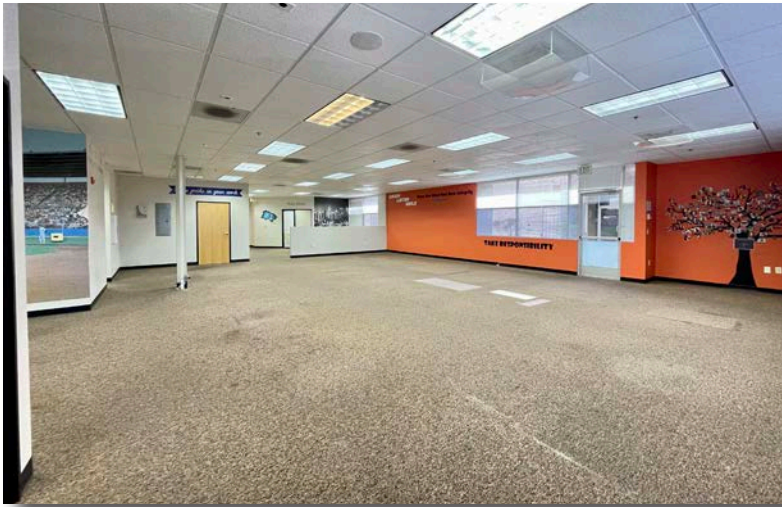
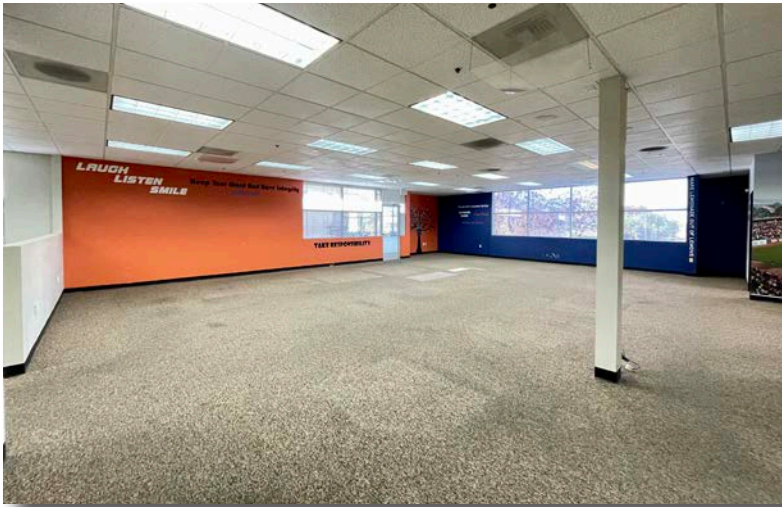
 Adventist Health

 UC DAVIS
MEDICAL CENTER

 KAISER PERMANENTE

2231 Douglas Blvd

SUITE IMAGES



DEMOGRAPHICS

MARKET OVERVIEW

2231 Douglas Blvd,
Roseville, CA

3 MILE RADIUS

KEY FACTS

94,310

Population

41

Median Age



Average Household Size

\$91,087

Median Household Income

EDUCATION



17.62%

High School Graduate



25.66%

Some College



36.71%

Bachelor's Degree Plus

HOUSING STATS



\$453,910

Median Home Value



36,015

Households



38.69%

% Renter Occupied Housing Units

BUSINESS



66,046

Total Employees

COMMUTERS



1.03%

Used Public Transportation



87.95%

Drove Alone to Work

EMPLOYMENT



70.73%

White Collar



29.27%

Blue Collar

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AVAILABLE FOR LEASE



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TRADE AREA



EUREKA RD



2231 Douglas Blvd

DOUGLAS BLVD

PROFESSIONAL DR

LAVA RIDGE CT