

**OFFICE/FLEX BUILDING  
FOR SALE OR LEASE**



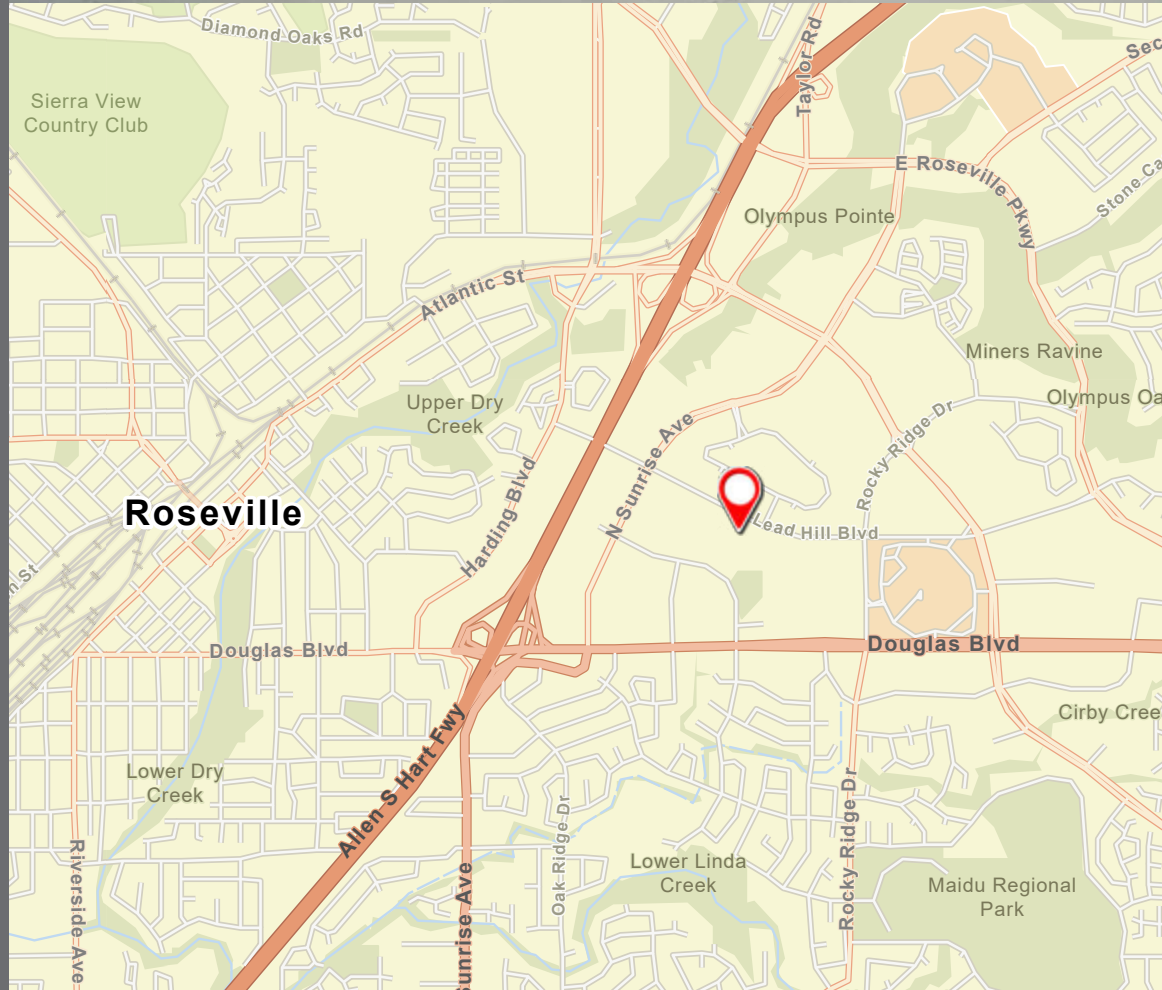
# PROPERTY HIGHLIGHTS

1376 Lead Hill Boulevard is a single story, multi-tenant, office/flex building located in highly desirable area of Roseville, CA. South Placer Business Park sits in the heart of Roseville enjoying close proximity to Interstate 80 with easy access from both the Douglas Boulevard and Eureka Road exits, two of the major arteries into the affluent East Roseville and Granite Bay submarkets.

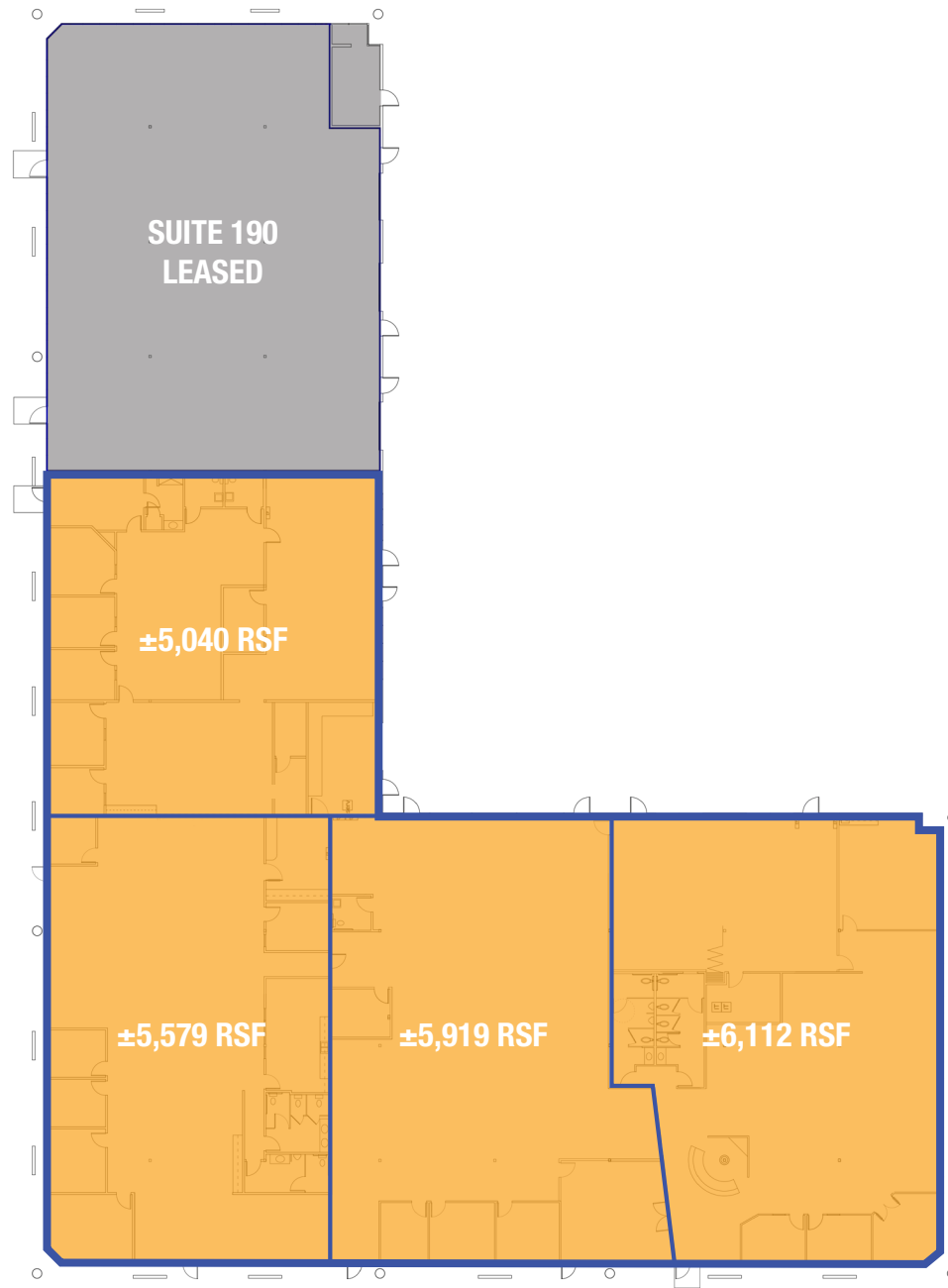
- Building Size: ± 31,061 gross square feet condominium building
- The Building can be 100% office, or Flex, allowing for a variety of users
- Suite 100: ± 22,650 SF available for occupancy (divisible)
- Available January 1, 2025 for occupancy
- The subject property offers an extensive window line
- Located within walking distance to hotels, restaurants and shopping
- Excellent I-80 access
- Mature landscaping
- Buildout includes private offices, restrooms, and potential warehouse spaces
- The office/flex building includes multiple roll up doors
- Vast window line allows excellent natural light
- Large paved lot behind the building
- Parking Ratio: 4.80/1,000 SF

**LEASE RATE: \$1.75/SF MODIFIED GROSS**

**PURCHASE PRICE: \$240/SF**



# FLOOR PLAN: 1376 Lead Hill Boulevard



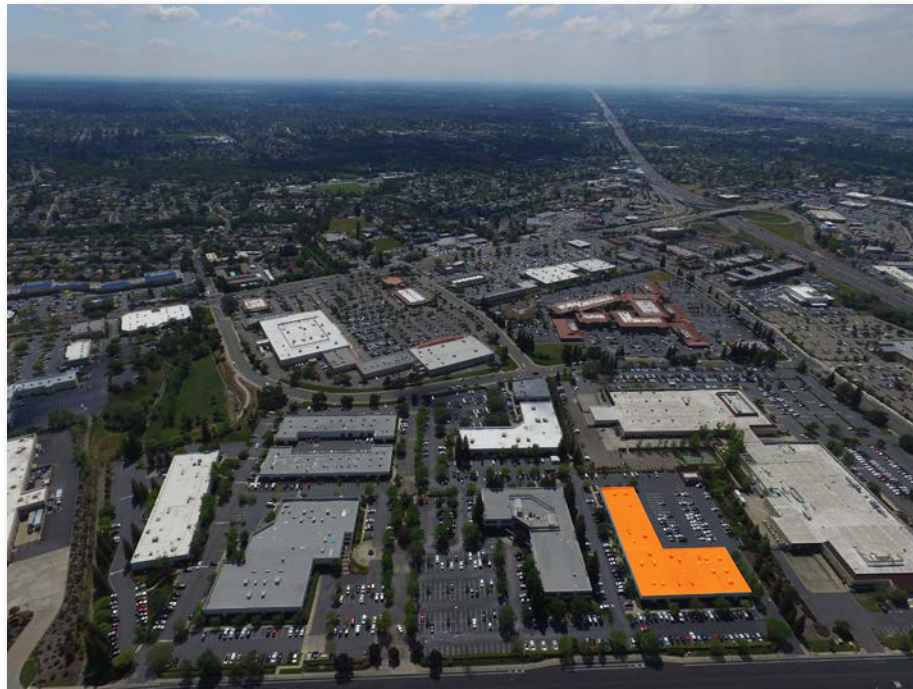
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- ← ROLL UP DOOR
- ← ROLL UP DOOR CUTOUT
- POSSIBLE YARD SPACE\*

\*The potential yard space indicated above is contingent upon receiving approval from the City of Roseville to amend any applicable parking ratios or easements.

# PHOTOS



# DEMOGRAPHICS

## MARKET OVERVIEW

1376 Lead Hill Blvd.,  
Roseville, CA 95661

3 MILE RADIUS

### KEY FACTS

**138,442**

Population

**39**

Median Age



Average Household Size

**\$88,155**

Median Household Income

### HOUSING STATS



**\$422,528**

Median Home Value



**41,999**

Households



**40.34%**

% Renter Occupied  
Housing Units

### COMMUTERS



**1.27%**

Used Public Transportation



**87.49%**

Drove Alone to Work

### EDUCATION



**18.19%**

High  
School Graduate



**26.48%**

Some  
College



**35.70%**

Bachelor's  
Degree Plus

### BUSINESS



**75,427**

Total Employees

### EMPLOYMENT



**68.74%**

White Collar



**31.26%**

Blue Collar

Folsom Lake

Paul Manning  
ME Massage Envy  
Pita Pit  
Baskin-Robbins  
Capri Sun

Kaiser Permanente

Douglas Blvd.

FedEx  
BIG 5 SPORTS & OUTDOORS  
Target  
Starbucks  
Chevy's  
Panda Express  
Party City  
Walmart  
Jack  
Payless

TJ-maxx  
Panera Bread  
aaron brothers  
FLEET FEET Sports

Eureka Rd.

ROSEVILLE Auto Mall

SITE



Placer Village

HOBBY LOBBY  
Golden 1 Credit Union  
ROSS DRESS FOR LESS  
DELTA 80  
Office DEPOT  
Carls Jr.  
Goodwill  
UMPOVA

N Sunrise Ave.

Lead Hill Boulevard

Douglas Blvd.

THE HOME DEPOT  
24 FITNESS  
Wendy's  
JUNKY JOE'S  
Shane Co  
TACO BELL  
LA Z BOY



1376 Lead Hill Blvd.

1380 Lead Hill Blvd.

1386 Lead Hill Blvd.

1390 Lead Hill Blvd.

1836 Sierra Gardens

1830 Sierra Gardens



