

**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.

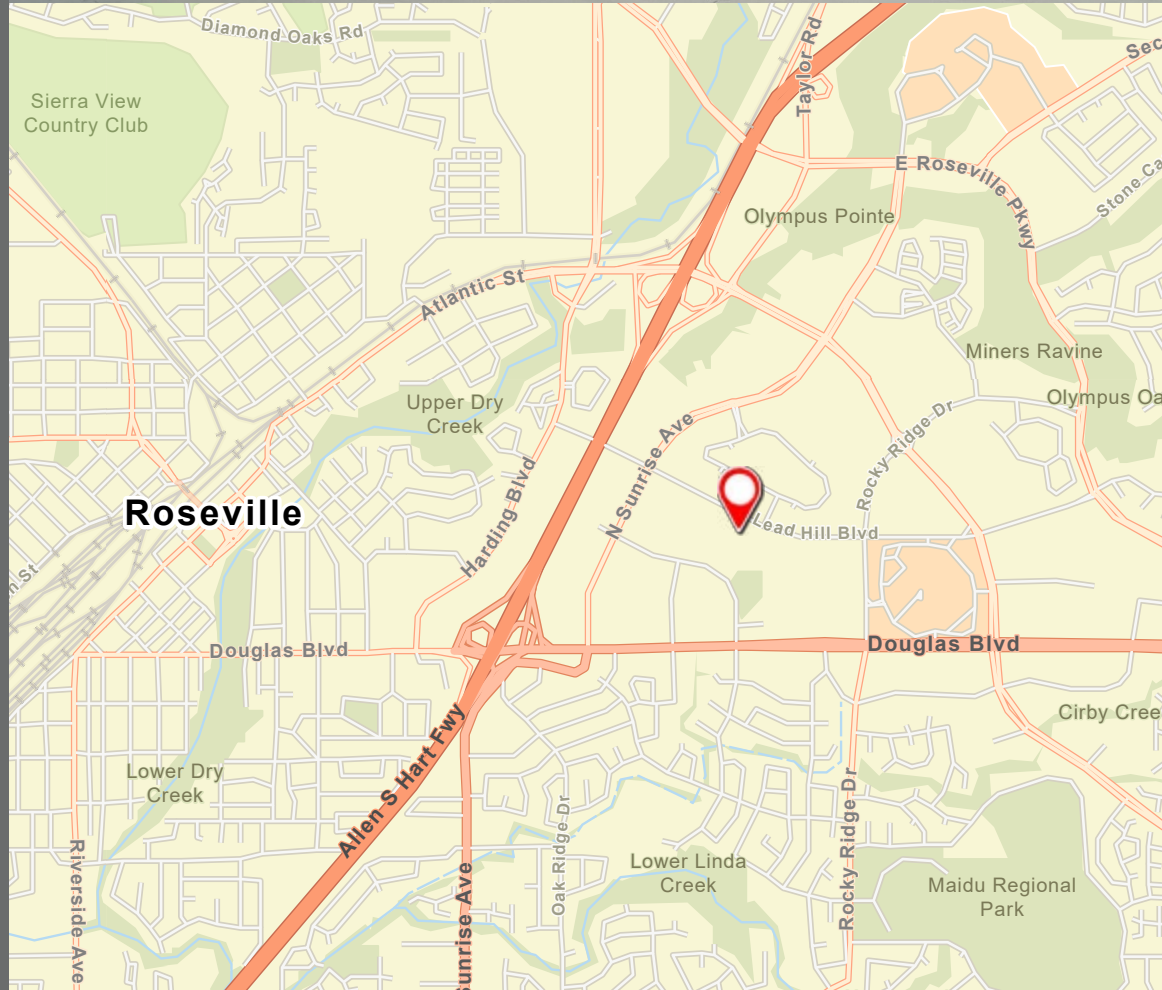
- Building Size: \pm 31,061 gross square feet condominium building
- The Building can be 100% office, or Flex, allowing for a variety of users

The condo building is currently broken out into:

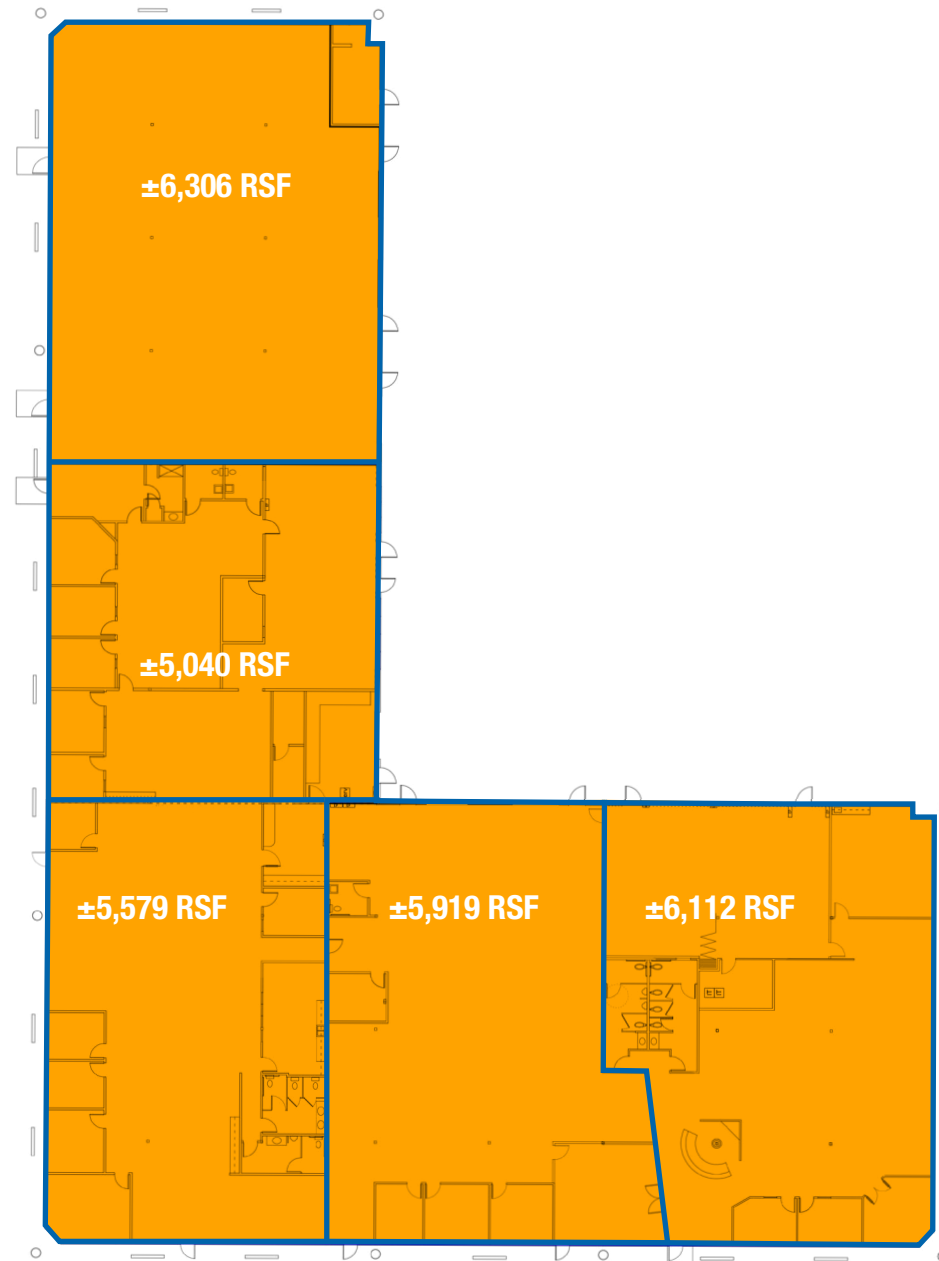
- Suite 100: 22,650 RSF (divisible)
- Suite 190: 6,306 RSF
- Available January 1, 2025 for occupancy
- The subject property offers an extensive window line
- Located within walking distance to hotels, restaurants and shopping
- Excellent I-80 access
- Mature landscaping
- Buildout includes private offices, 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: \$230/SF



FLOOR PLAN: 1376 Lead Hill Boulevard

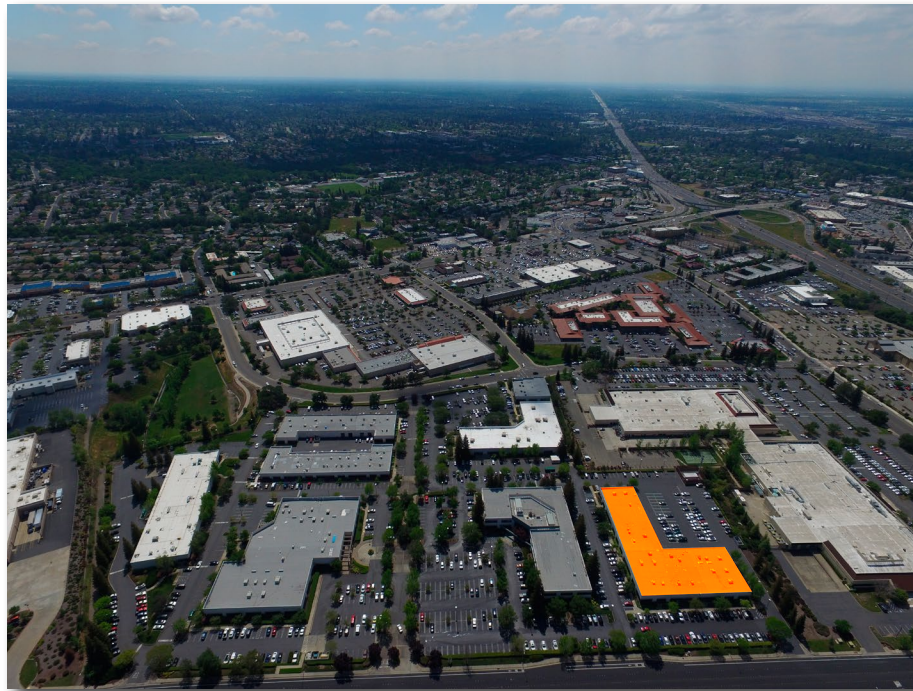


FLOOR PLAN: 1376 Lead Hill Boulevard



*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 Martin's
ME Massage Envy
Pita Pit
Firebreath
Española

KAISER PERMANENTE

FedEx Kwik
BIG 5 SPORTING GOODS
TARGET
Starbucks
Chevy's
PANDA EXPRESS
Party City
Walmart
Jack in the Box
Payless

TJ-maxx
Panera BREAD
aaron brothers
FLEET FEET Sports
FOLSOM & ROSEVILLE

Eureka Rd.

ROSEVILLE Auto Mall

SITE



Placer Village

HOBBY LOBBY
Golden1 Credit Union
ROSS DRESS FOR LESS
DELTA
LA BOU
Office DEPOT
Carls Jr.
Goodwill
UMPQUA BANK

Lead Hill Boulevard

N Sunrise Ave.

Douglas Blvd.

THE HOME DEPOT
24/7 FITNESS
Wendy's
JUNY'S
Shane Co
TACO BELL
LAZBOY



1376 Lead Hill Blvd.

1380 Lead Hill Blvd.

1386 Lead Hill Blvd.

1390 Lead Hill Blvd.

1836 Sierra Gardens

1830 Sierra Gardens

