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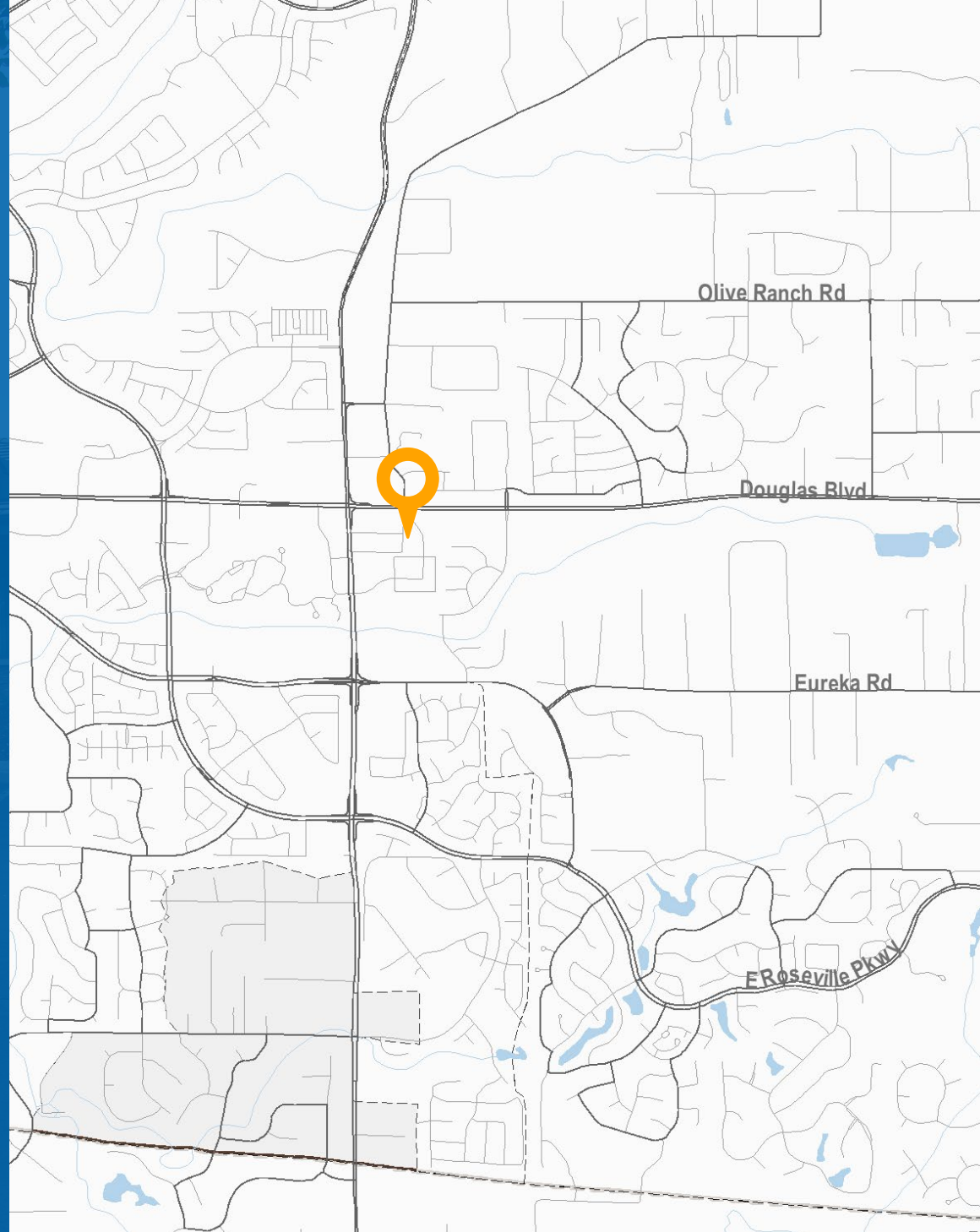
PROPERTY HIGHLIGHTS

- Office / Medical Building* Available for Sale or Lease
- ± 7,800 SF Building
- Suite 200 Can Be Available for Occupancy: ± 1,592 SF
- Suite 300 Available for Occupancy: ± 2,390 SF
- \$1.90/SF Modified Gross
- Single-story, multi tenant office building
- Ideal location at intersection of Douglas Blvd and Sierra College Blvd with high daily traffic counts (46,730 ADT)
- The project is situated in a high concentration of restaurants, banks, shopping and entertainment options
- Granite Bay Business Park enjoys a prestigious title synonymous with the surrounding high-end residential neighborhoods
- Located minutes from I 80 at Douglas Blvd exit

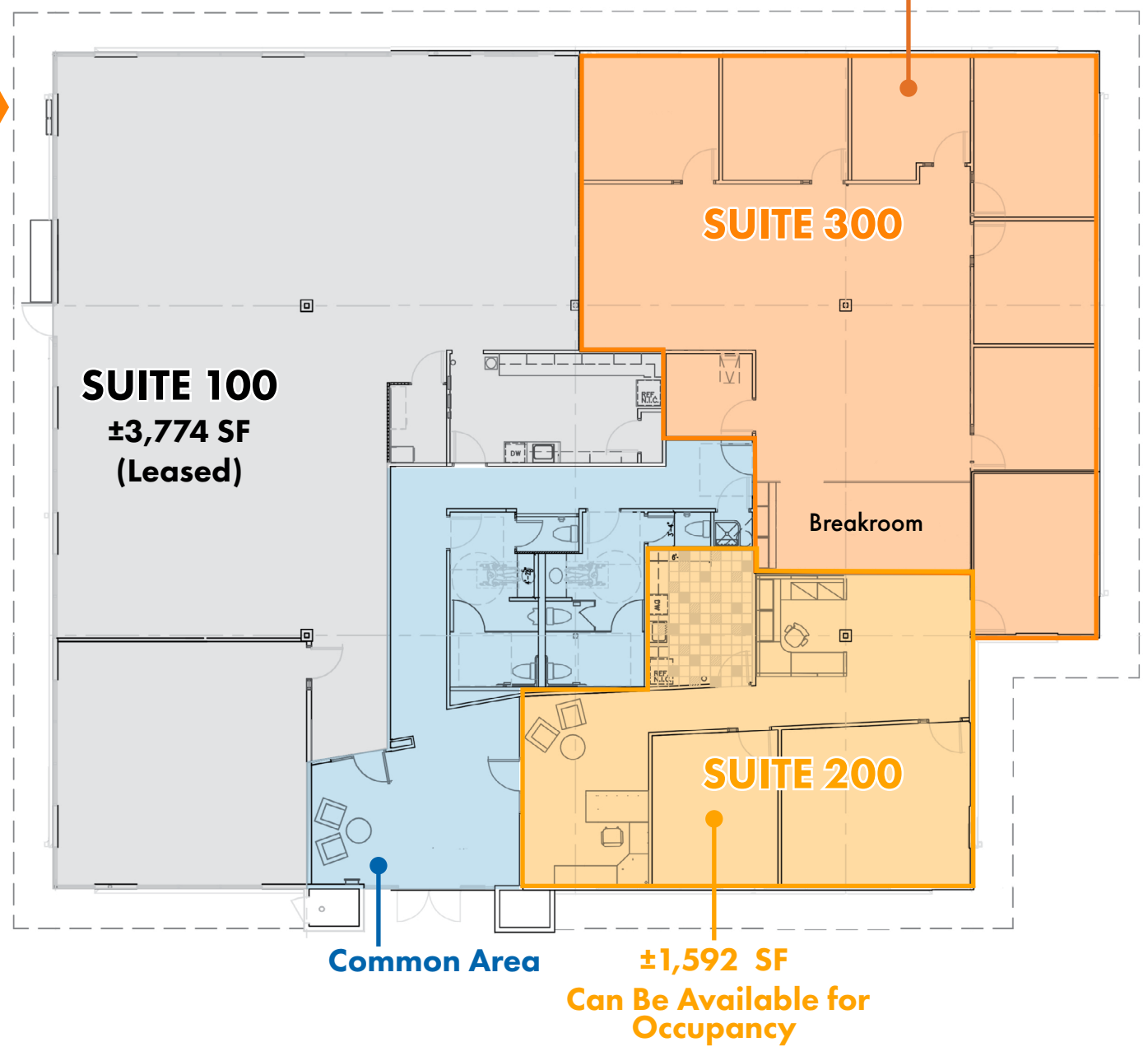
*Medical use subject to County approvals.

Lease Rate: \$1.90/SF Modified Gross

Purchase Price: \$2,535,000



FLOOR PLAN



**±2,390 SF
Available for Occupancy**

**SUITE 100
±3,774 SF
(Leased)**

SUITE 300

Breakroom

SUITE 200

Common Area

**±1,592 SF
Can Be Available for
Occupancy**

PHOTOS



AERIAL

Douglas Blvd ±52,480 ADT

Sierra College Blvd
±36,034 ADT

4160 Douglas Blvd

NEARBY AMENITIES



4160 Douglas Blvd

DEMOGRAPHICS

MARKET OVERVIEW 3 MILE RADIUS



KEY FACTS

70,643

Population

44

Median Age



Average Household Size

\$100,725

Median Household Income

EDUCATION



15.66%

High School Graduate



16.77%

Some College



38.95%

Bachelor's Degree Plus

HOUSING STATS



\$513,970

Median Home Value



25,489

Households



30.5%

% Renter Occupied Housing Units

BUSINESS



48,986

Total Employees

COMMUTERS



0.43%

Used Public Transportation



78.69%

Drove Alone to Work

EMPLOYMENT



73.67%

White Collar



26.3%

Blue Collar



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