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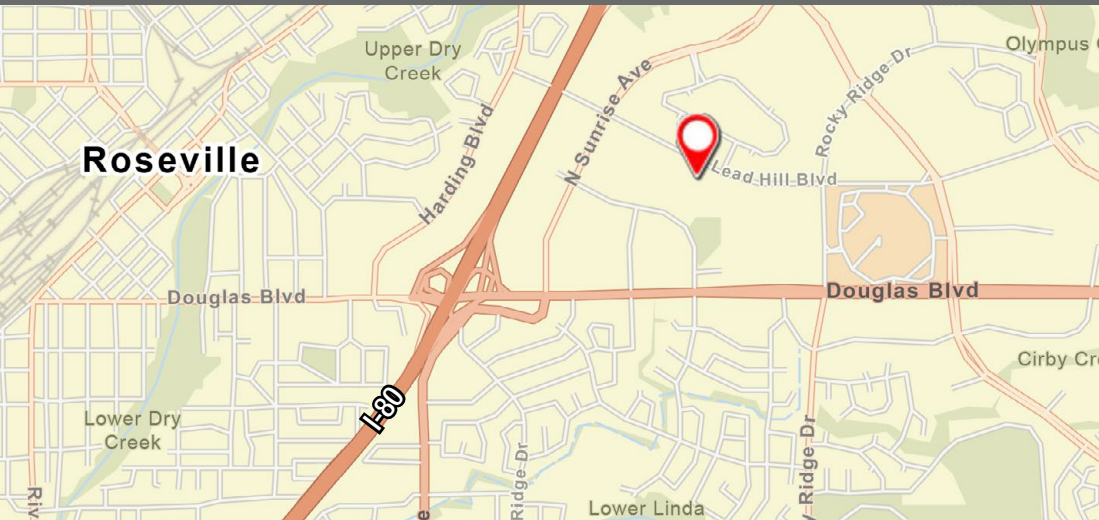
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PROPERTY HIGHLIGHTS

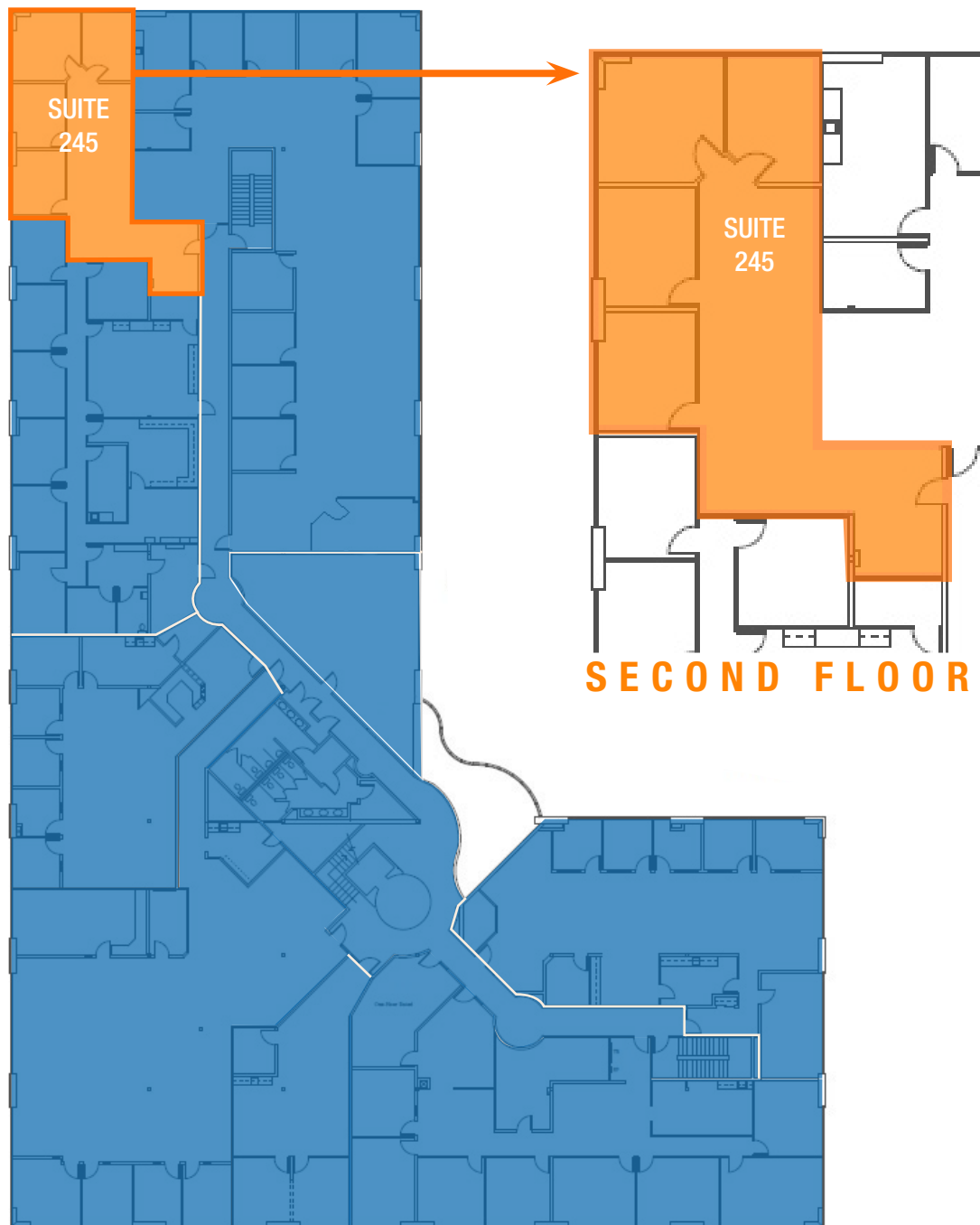
- **Suite 245:** ±1,591 RSF
- **Sublease:** Available May 1, 2025
- **Sublease End Date:** June 30, 2027
- Vast exterior window line allows excellent natural light
- Close to numerous retail, shopping and restaurant amenities
- Less than one mile to I-80

Sublease Rate: \$1.75 PSF
with \$0.05 annual increases



FLOOR PLAN

Suite 245
±1,591 RSF



PHOTOS



DEMOGRAPHICS

MARKET OVERVIEW

1380 Lead Hill Blvd.,
Roseville, CA 95661

3 MILE RADIUS

KEY FACTS

107,951
Population

40
Median Age

2.6
Average Household Size

\$93,294
Median Household Income

EDUCATION



18.18%
High School Graduate



25.69%
Some College



36.41%
Bachelor's Degree Plus

HOUSING STATS



\$452,384
Median Home Value



41,886
Households



41.52%
% Renter Occupied Housing Units

BUSINESS



76,550
Total Employees

COMMUTERS



0.96%
Used Public Transportation



87.56%
Drove Alone to Work

EMPLOYMENT



69.59%
White Collar



30.41%
Blue Collar



Folsom Lake

Paul Mariani's AMERICAN GRILL
ME Massage Envy
Pita Pit
TACO BELL
Osjo Vida

KAISER PERMANENTE

TARGET
Starbucks
BIG 5
Chevys FRESH MEX
PANDA EXPRESS
FedEx Kinko's Office and Print Center
Walmart
Jack in the box
crumbl cookies

TJ-maxx
FLEET FEET
Panera BREAD

Eureka Rd.

ROSEVILLE Auto Mall
www.rosevilleautomall.com

SITE



Placer Village

HOBBY LOBBY
Golden 1 Credit Union
ROSS DRESS FOR LESS
DELTA CO
LABOU
Goodwill
Carls Jr.
Office DEPOT
SCHOOLS FIRST FEDERAL CREDIT UNION

Lead Hill Boulevard

N. Sunrise Ave.

Douglas Blvd.

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





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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