







Rare Small Office / Medical Office Leasing Opportunity in Granite Bay

GALLELLI REAL ESTATE

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7005 BOARDWALK DR, Granite Bay, CA 95746



PROPERTY HIGHLIGHTS

Gallelli Real Estate is pleased to offer Suite 300 at 7005 Boardwalk Drive, a ±605 SF office/medical office suite ideally situated along the Auburn Folsom Road corridor in the desirable Granite Bay submarket.

Small, self-contained office and medical office suites can be difficult to find in this highly desirable location, making this an attractive opportunity for businesses and medical professionals seeking a smaller footprint without sacrificing functionality or accessibility.

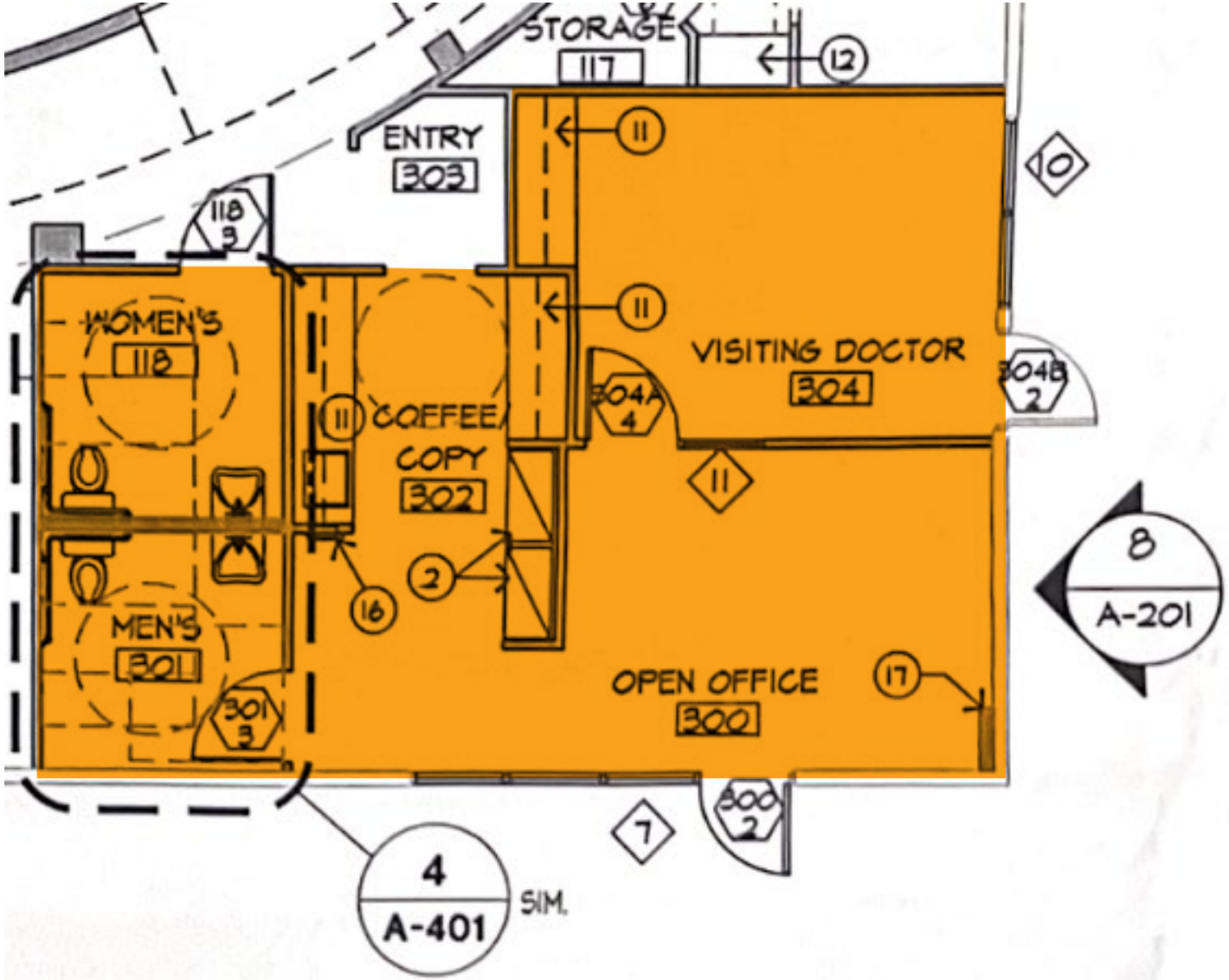
The suite features a functional layout with a private office, open workspace, built-in cabinetry, break area with sink, and private restroom facilities. Its location near established retail amenities and surrounding residential neighborhoods provides a convenient setting for both businesses and their clients.

- **±605 SF office/medical office suite available for lease**
- Desirable Granite Bay location along Auburn Folsom Road
- Functional layout with private office and open workspace
- Private, in-suite restroom facilities
- Dedicated break area with sink and built-in cabinetry
- Convenient ground-floor access
- Close proximity to established retail, restaurants, and neighborhood amenities
- Ideal for professional office, medical office, and other compatible service-oriented users

Lease Rate:
$3.00/SF Full Service
(Tenant responsible for in-suite janitorial services)

FLOOR PLAN: SUITE 300

±605 SF



SUITE IMAGES







DEMOGRAPHICS

MARKET OVERVIEW

7005 Boardwalk Dr, Granite Bay, CA 95746

3 Mile Radius

KEY FACTS

POPULATION	27,304	AVERAGE HOUSEHOLD SIZE	2.67
MEDIAN AGE	50	AVERAGE HOUSEHOLD INCOME	$205,925

EDUCATION

12.42%	18.40%	51.98%
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/ DOC DEGREE

HOUSING STATISTICS

$970,015	10,122	12.07%
MEDIAN HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

BUSINESS

7,751

TOTAL EMPLOYEES

COMMUTERS

0%	89.80%
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

EMPLOYMENT

80.57%	19.43%
WHITE COLLAR	BLUE COLLAR

RETAIL AERIAL



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SMALL OFFICE / MEDICAL OFFICE SPACE FOR LEASE