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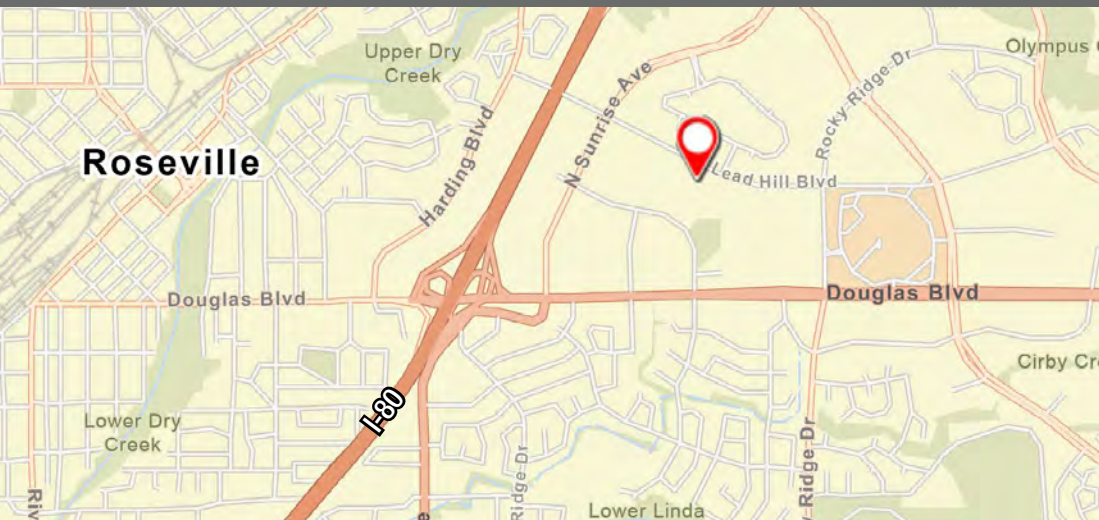
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PROPERTY HIGHLIGHTS

- Suite 201: \pm 4,414 RSF (Demisable to \pm 2,138 RSF)
- Vast exterior window line allows excellent natural light
- Plumbing options available
- Close to numerous retail, shopping and restaurant amenities
- Less than one mile to I-80
- Tenant Improvement Allowance for qualified tenants

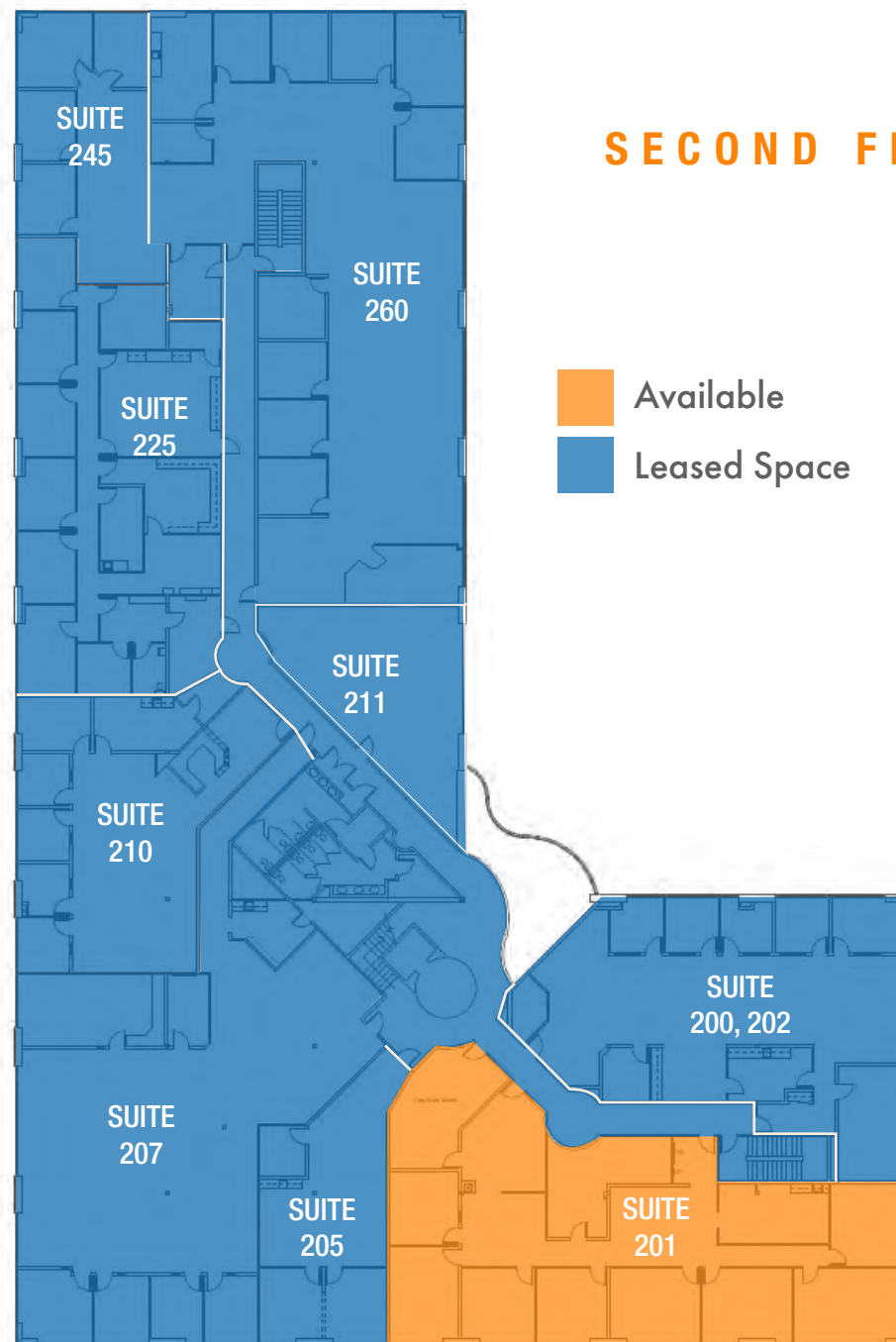
Lease Rate: \$1.75/SF Full Service



FLOOR PLAN

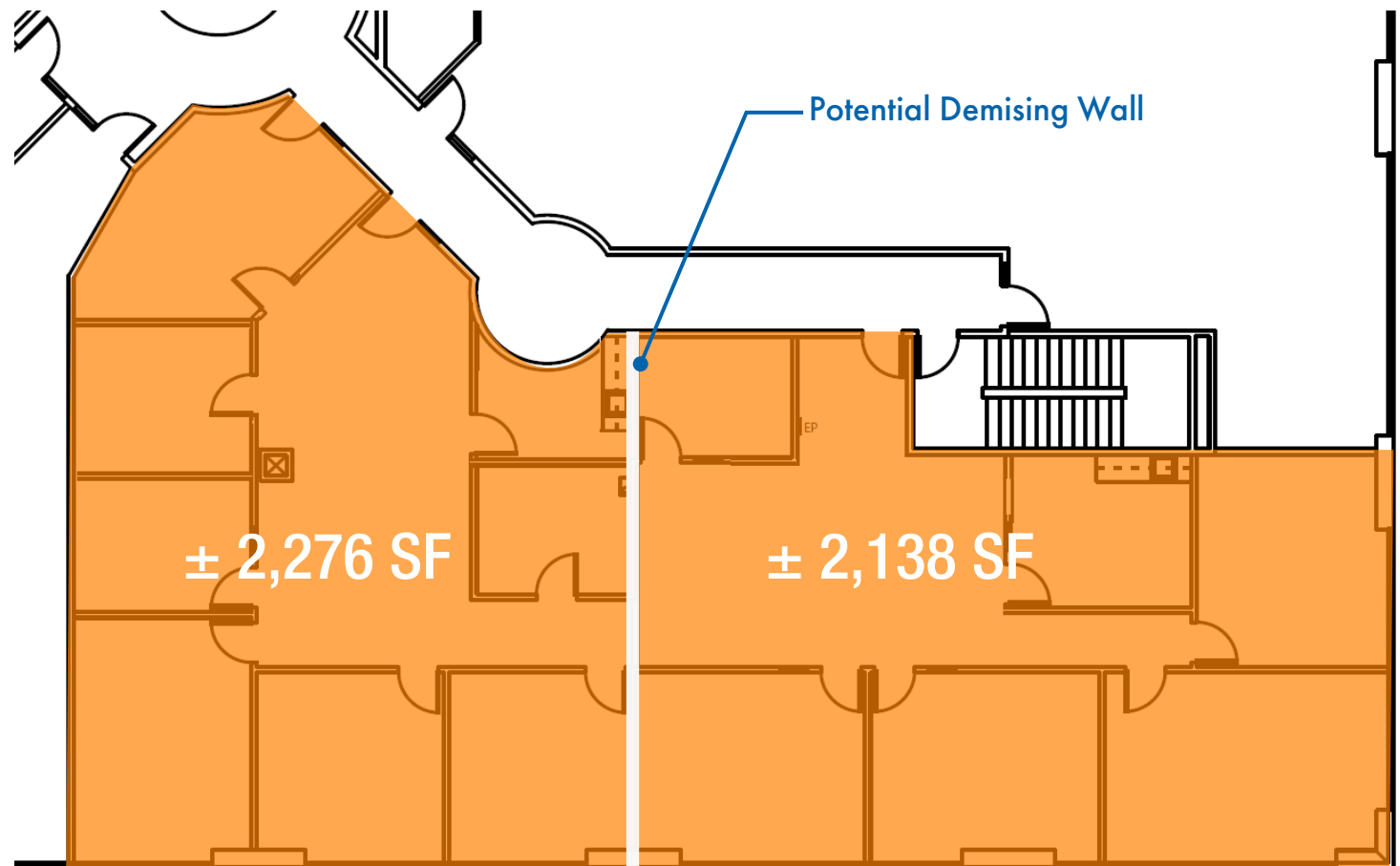
Suite 201
±4,414 RSF

SECOND FLOOR



PROPOSED SUITE 201 FLOOR PLAN

SECOND FLOOR



PHOTOS

Suite 201



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DEMOGRAPHICS

KEY FACTS

107,951

Population

40

Median Age



Average Household Size

\$93,294

Median Household Income

HOUSING STATS



\$452,384

Median Home Value



41,886

Households



41.52%

% Renter Occupied
Housing Units

COMMUTERS



0.96%

Used Public Transportation



87.56%

Drove Alone to Work

MARKET OVERVIEW

1380 Lead Hill Blvd.,
Roseville, CA 95661

3 MILE RADIUS

EDUCATION



18.18%

High
School Graduate



25.69%

Some
College



36.41%

Bachelor's
Degree Plus

BUSINESS



76,550

Total Employees

EMPLOYMENT



69.59%

White Collar



30.41%

Blue Collar



Folsom Lake

Douglas Blvd.

Eureka Rd.

ROSEVILLE
Auto Mall

SITE

Placer
Village

N. Sunrise Ave.

Douglas Blvd.

THE HOME
DEPOT

24 FITNESS

Wendy's

TACO BELL

Dunkin'

Shane Co.

LA 2 BOY

INTERSTATE
CALIFORNIA
80



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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