

915 Douglas Blvd

Roseville, CA 95678

For Sale & Lease

Office Building

Property Summary



Property Highlights

- ±3,907 SF two-story Class B office building
- 15 private office suites with shared conference, break room, and common areas
- Constructed in 2004; renovated in 2024 with modern finishes and updated interiors
- Flexible owner-user or investor opportunity
- Ability to occupy a portion of the building while leasing remaining suites
- Ideal for professional services, or boutique office users
- Strong unit mix with individual offices ranging from approximately 100-184 SF
- Diversified tenancy potential supporting stable cash flow
- High-visibility frontage on Douglas Blvd
- Ample on-site parking and ADA-accessible layout

Offering Summary

Sale Price:	\$1,209,000
Lease Rate	Call for Pricing
Number of Units	15
Available SF	111 - 184 SF
Lot Size	13,779 SF
Building Size	3,907 SF

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Property Description

915 Douglas Blvd is a well-maintained, two-story Class B office building offering a compelling opportunity for both investors and owner-users in the heart of Roseville, California. The ±3,907 square foot property is configured into 15 individual office suites, complemented by shared conference rooms, break areas, restrooms, and professional common spaces that enhance tenant appeal and functionality.

Originally constructed in 2004 and extensively renovated in 2024, the building features modern finishes, clean architectural lines, and updated interior improvements, positioning the asset for immediate occupancy with minimal capital investment required. The unitized office layout provides flexibility for an owner-user to occupy a portion of the building while generating income from the remaining suites, or for an investor to operate the property as a multi-tenant professional office asset.

The property's design supports a wide range of office users including legal, engineering, consulting, and creative firms. With its manageable size, strong curb appeal, and efficient layout, 915 Douglas Blvd offers long-term operational stability and upside through lease-up and rent growth.

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	5,859	113,564	288,561
Total Population	12,811	296,344	758,544
Average HH Income	\$66,063	\$101,906	\$101,279

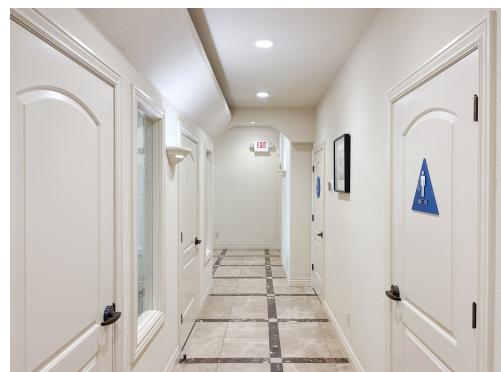
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Additional Photos



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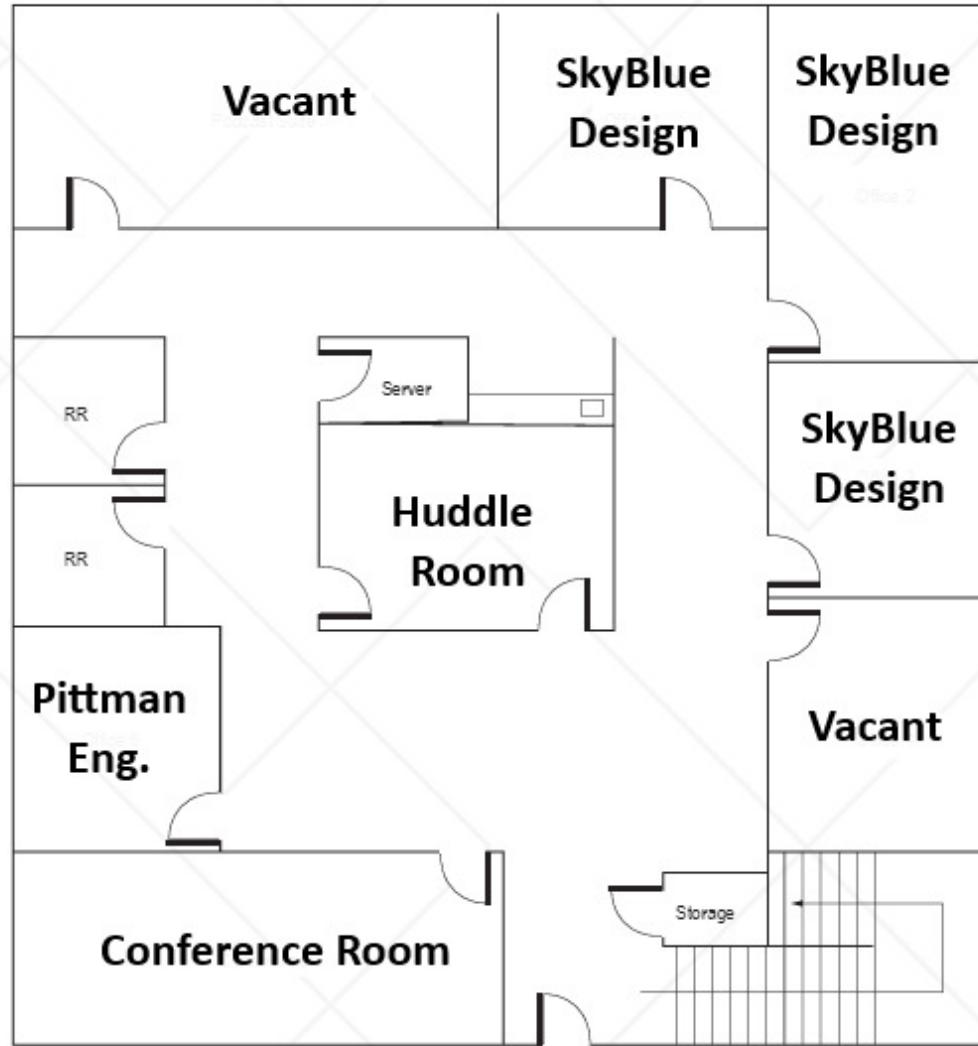
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First Floor Floorplan

FIRST FLOOR



915 Douglas Blvd

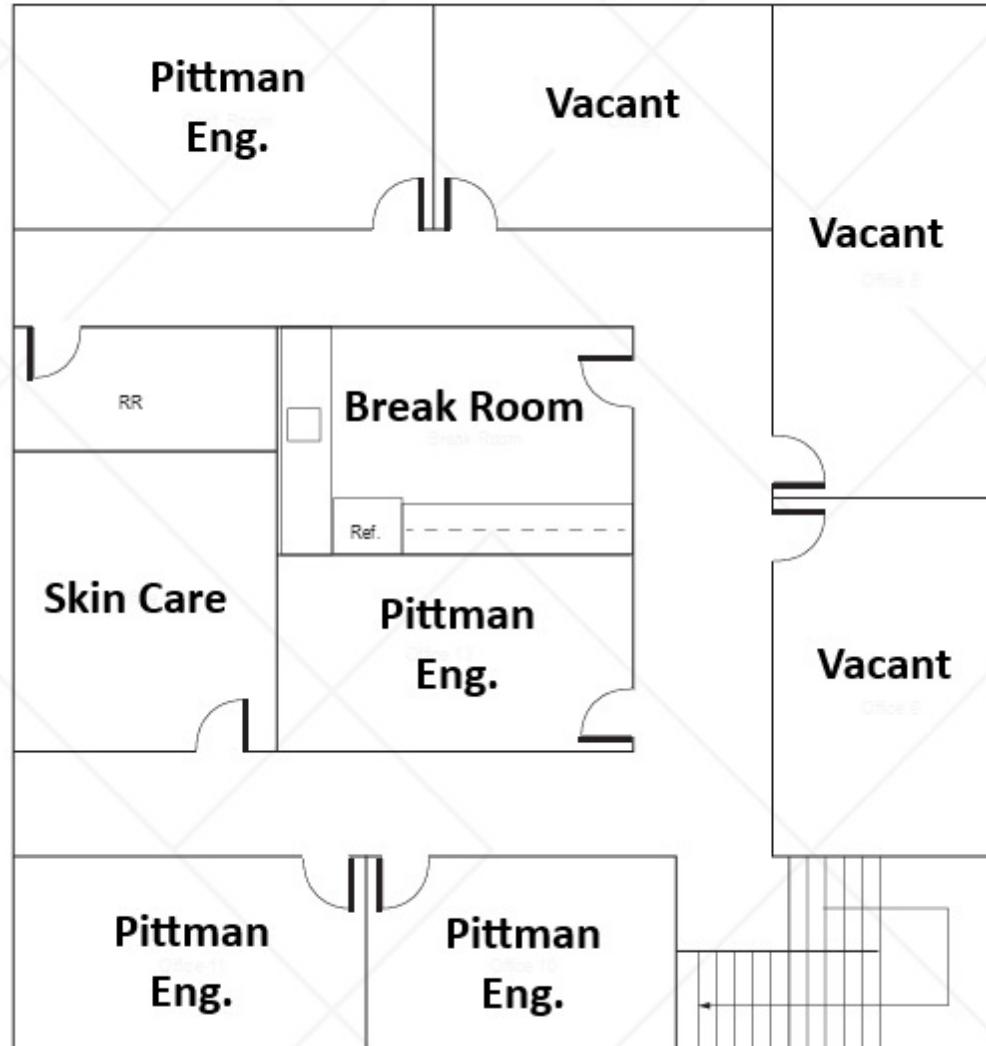
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Second Floor Floorplan

SECOND FLOOR



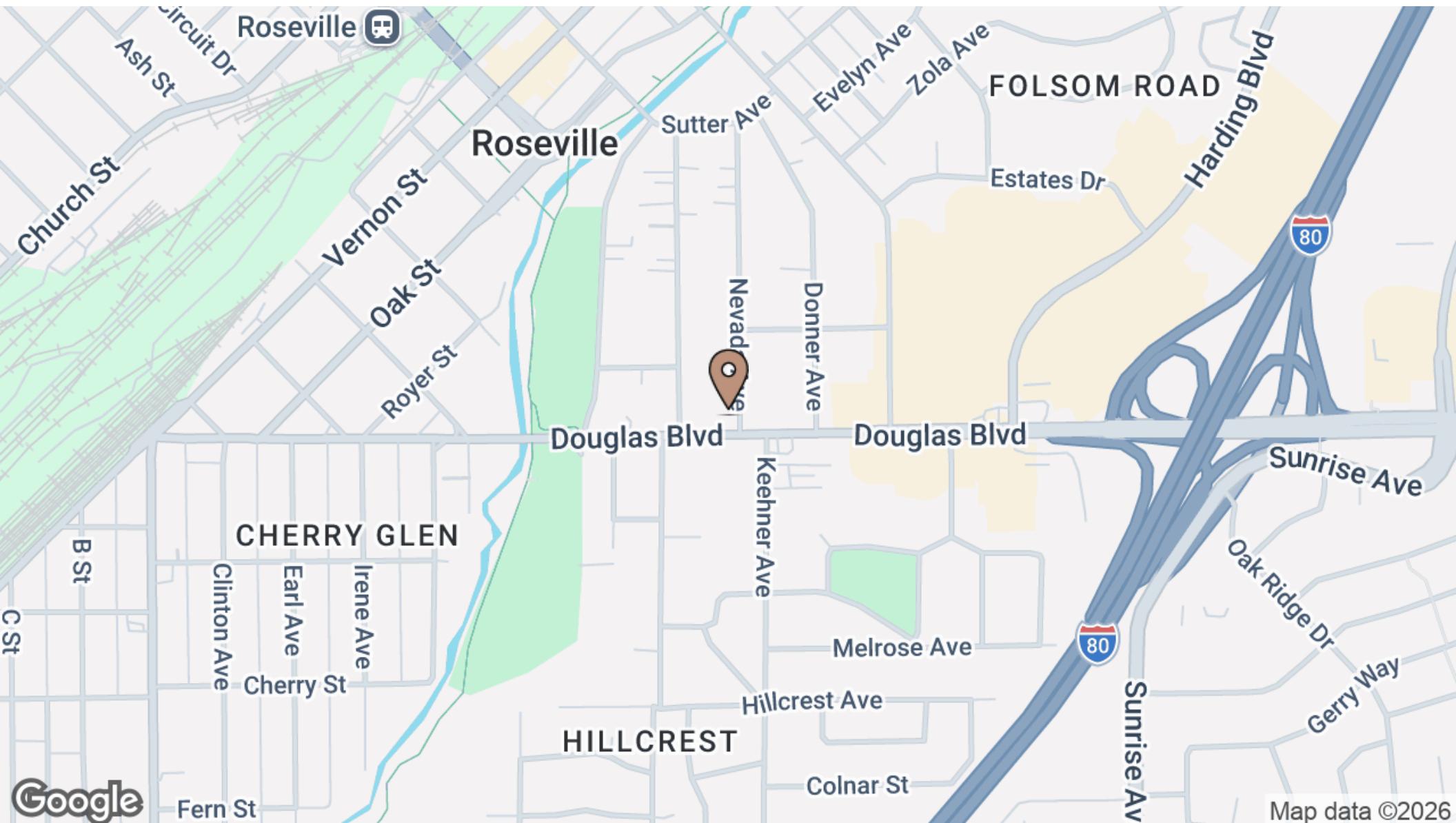
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Location Map



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Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	12,811	296,344	758,544
Average Age	42.9	39.7	40.0
Average Age (Male)	41.3	38.0	38.3
Average Age (Female)	44.5	41.3	41.5

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	5,859	113,564	288,561
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$66,063	\$101,906	\$101,279
Average House Value	\$345,726	\$414,718	\$418,660

2020 American Community Survey (ACS)

