

**OFFICE/FLEX BUILDING  
FOR SALE OR LEASE**



# PROPERTY HIGHLIGHTS

1376 Lead Hill Boulevard is a single story, multi-tenant, office/flex building located in highly desirable area of Roseville, CA. South Placer Business Park sits in the heart of Roseville enjoying close proximity to Interstate 80 with easy access from both the Douglas Boulevard and Eureka Road exits, two of the major arteries into the affluent East Roseville and Granite Bay submarkets.

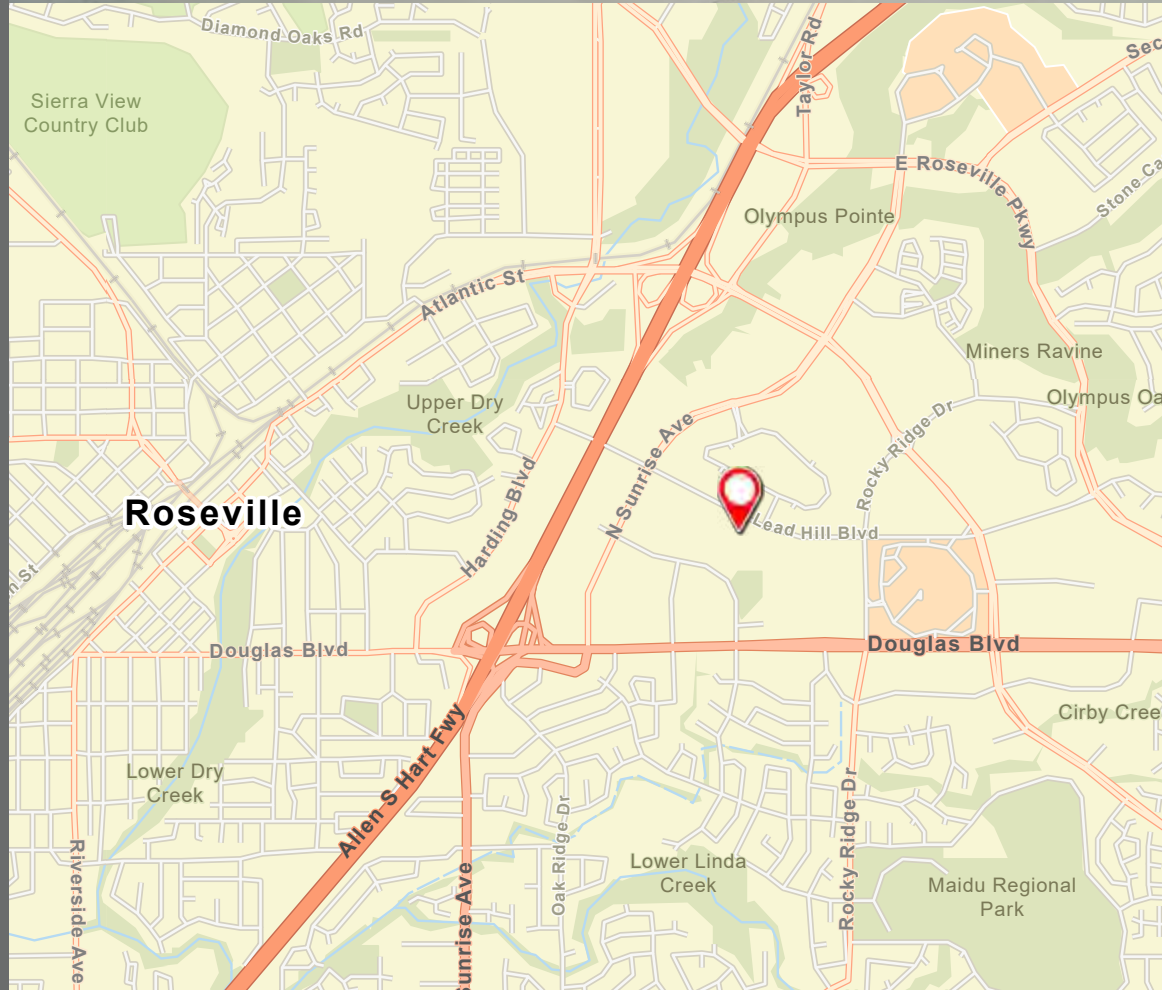
- Building Size:  $\pm$  31,061 gross square feet condominium building
- The Building can be 100% office, or Flex, allowing for a variety of users

The condo building is currently broken out into:

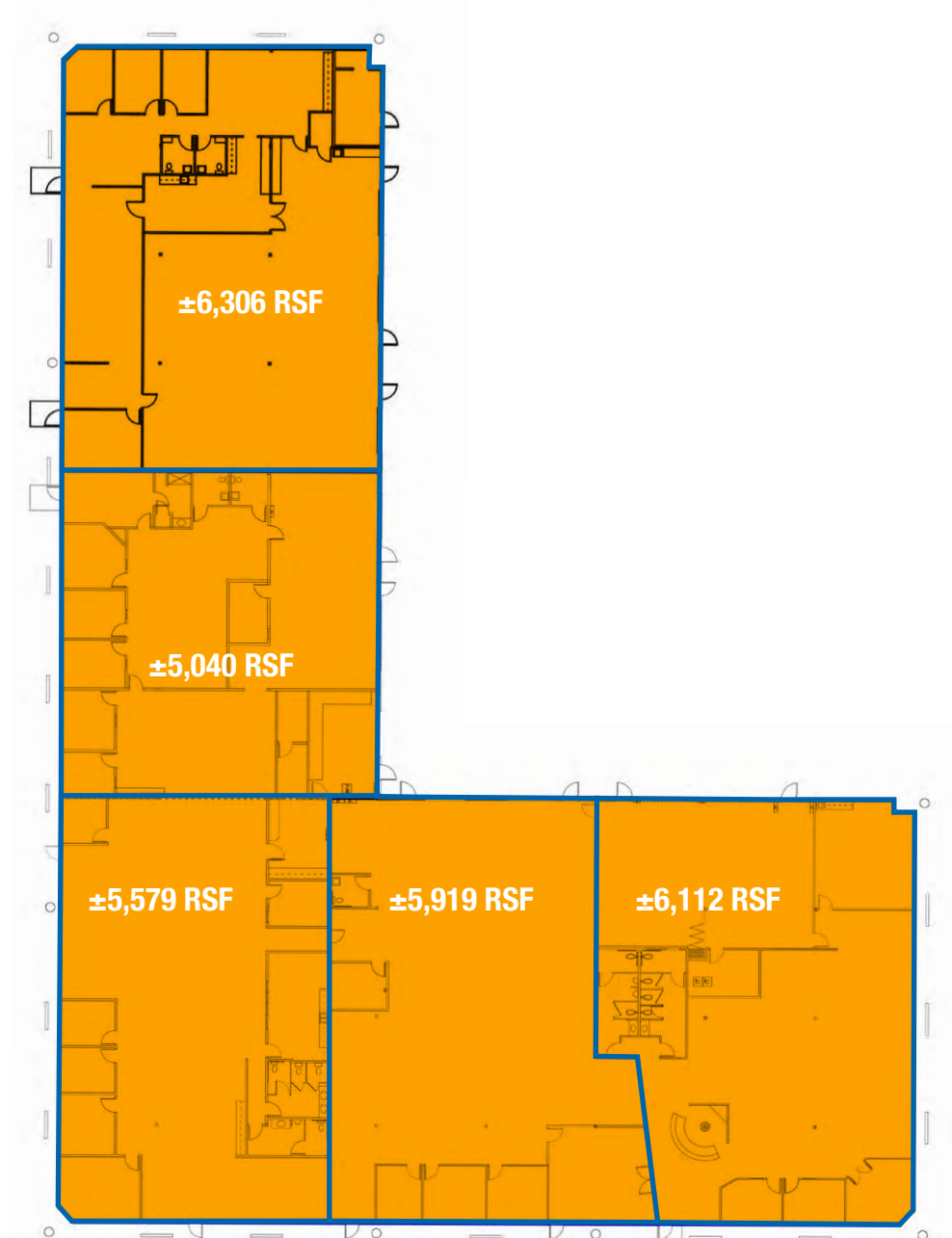
- Suite 100: 22,650 RSF (divisible)
- Suite 190: 6,306 RSF
- Available January 1, 2025 for occupancy
- The subject property offers an extensive window line
- Located within walking distance to hotels, restaurants and shopping
- Excellent I-80 access
- Mature landscaping
- Buildout includes private offices, restrooms, and potential warehouse spaces
- The office/flex building includes multiple roll up doors
- Vast window line allows excellent natural light
- Large paved lot behind the building
- Parking Ratio: 4.80/1,000 SF

**LEASE RATE: \$1.75/SF MODIFIED GROSS**

**PURCHASE PRICE: \$230/SF**



## FLOOR PLAN: 1376 Lead Hill Boulevard

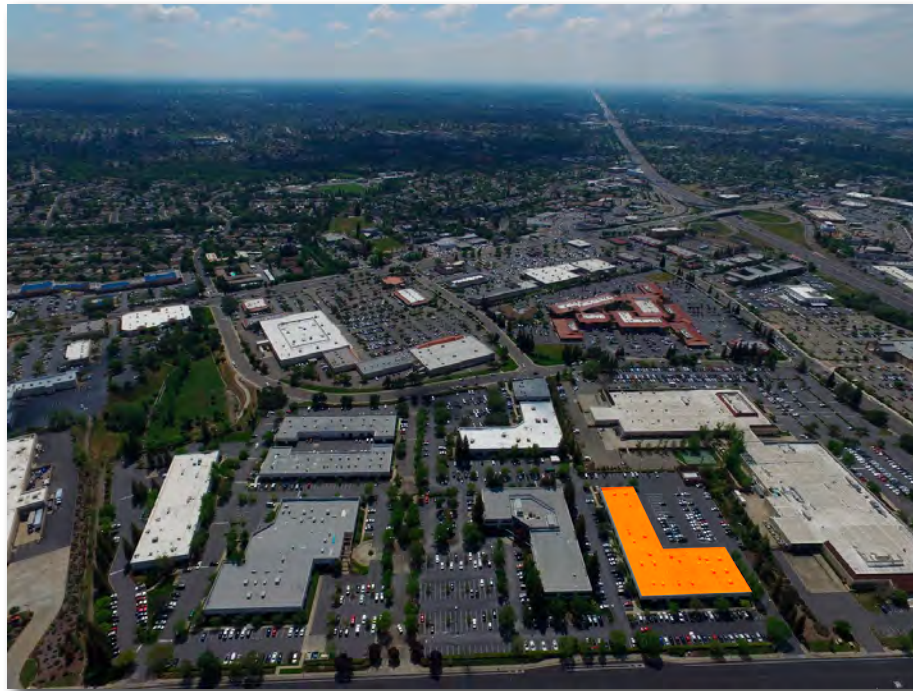


# FLOOR PLAN: 1376 Lead Hill Boulevard



\*The potential yard space indicated above is contingent upon receiving approval from the City of Roseville to amend any applicable parking ratios or easements.

# PHOTOS



# DEMOGRAPHICS

## MARKET OVERVIEW

1376 Lead Hill Blvd.,  
Roseville, CA 95661

3 MILE RADIUS

### KEY FACTS

**138,442**

Population

**39**

Median Age



Average Household Size

**\$88,155**

Median Household Income

### EDUCATION



**18.19%**

High School Graduate



**26.48%**

Some College



**35.70%**

Bachelor's Degree Plus

### HOUSING STATS



**\$422,528**

Median Home Value



**41,999**

Households



**40.34%**

% Renter Occupied Housing Units

### BUSINESS



**75,427**

Total Employees

### COMMUTERS



**1.27%**

Used Public Transportation



**87.49%**

Drove Alone to Work

### EMPLOYMENT



**68.74%**

White Collar



**31.26%**

Blue Collar

Folsom Lake

Douglas Blvd.

Eureka Rd.

SITE

Placer Village

N Sunrise Ave.

Douglas Blvd.

Lead Hill Boulevard





1376 Lead Hill Blvd.

1380 Lead Hill Blvd.

1386 Lead Hill Blvd.

1390 Lead Hill Blvd.

1836 Sierra Gardens

1830 Sierra Gardens



