

AVAILABLE FOR LEASE | ±1,928 RSF OFFICE SPACE

1346 BLUE OAKS BLVD, ROSEVILLE, CA 95678

LOCATED ON BLUE OAKS BLVD WITH IMMEDIATE ACCESS TO HWY 65



Cole Sweatt

Brokerage Manager

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3400 Douglas Blvd, Suite 190,
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OFFICE SPACE FOR LEASE

ROSEVILLE, CA
FLEX OFFICE BUILDING

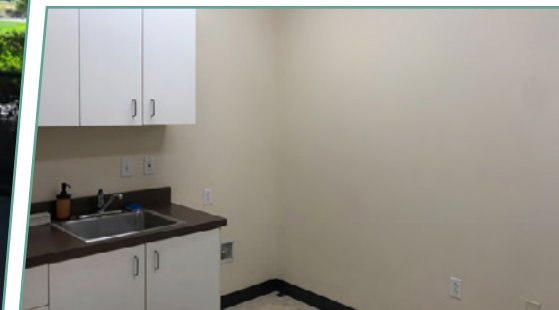
1346 Blue Oaks Blvd. is located in the highly desirable Roseville office/flex submarket, and offers immediate access to Highway 65. The project features mature landscaping throughout the business park, and is close to many restaurant and retail amenities. In addition, the building offers drive-up capability, excellent end-cap windowline and is separately metered.

Available For Lease

- Suite 100: ±1,928 RSF
- Drive-up parking capability
- Quiet, private setting
- End-cap space with excellent window-line
- Large reception/display area at entry, 3 large private offices, kitchen with sink, private restrooms, bullpen or shipping area in the rear.

Property Details

- Office Use
- Parking Ratio of 4.00/1,000 SF
- Built in 2002
- M-1 Zoning



LEASE RATE: \$1.60/SF/MONTH; MOD GROSS

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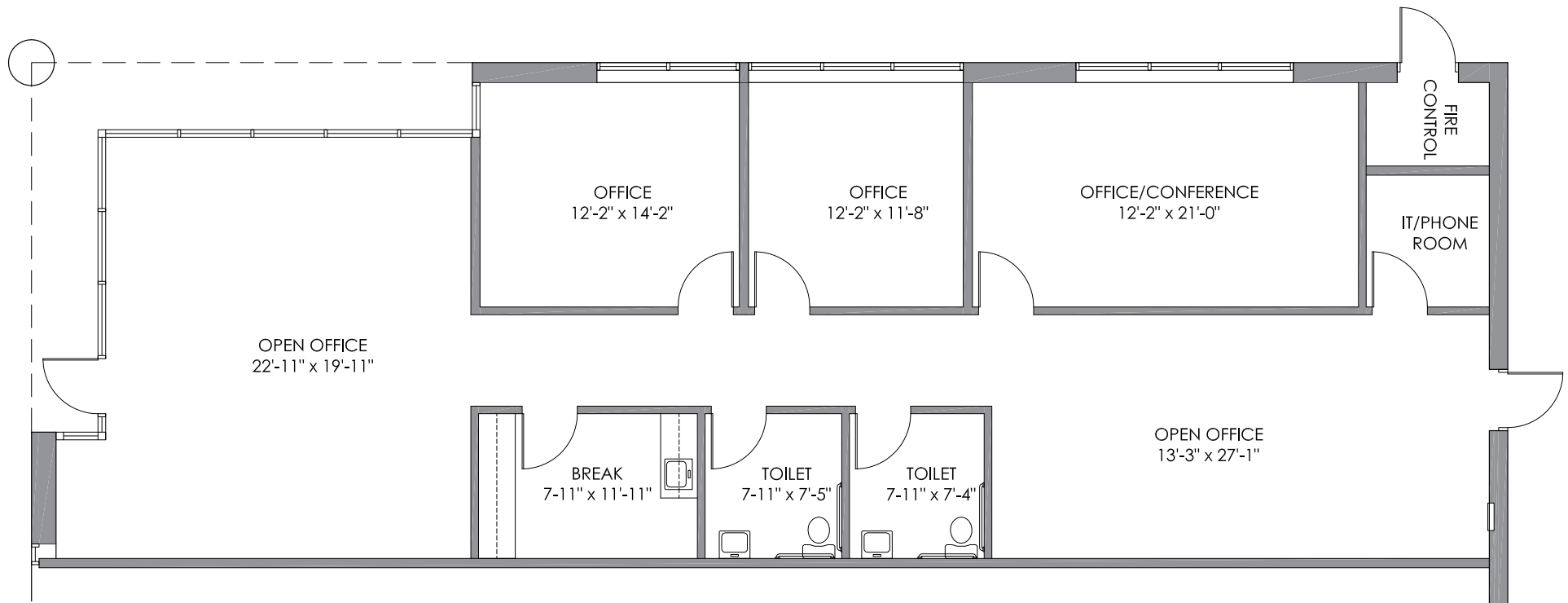
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FLOOR PLAN



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OFFICE SPACE FOR LEASE

ROSEVILLE, CA FLEX OFFICE BUILDING

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,529	103,923	222,542
Households	1,157	36,571	79,458
Average Household Income	\$ 197,283	\$ 155,699	\$ 149,033
Median Age	35.9	39.4	39.9
Total Businesses	392	3,672	8,292
Daytime Demographics 16+	6,250	66,210	141,944
White Collar Workers	70.8%	74.2%	72.5%
Blue Collar Workers	29.2%	25.8%	27.5%



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