

CONDO AVAILABLE FOR PURCHASE

1390 LEAD HILL BLVD., ROSEVILLE, CA 95661



OWNER-USER TO PURCHASE



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PROPERTY DETAILS

1390 Lead Hill Boulevard is a single-story, office building located in the South Placer Business Park. The Building is approximately ±29,952 square feet total, and is divided into two condominiums. The project 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.

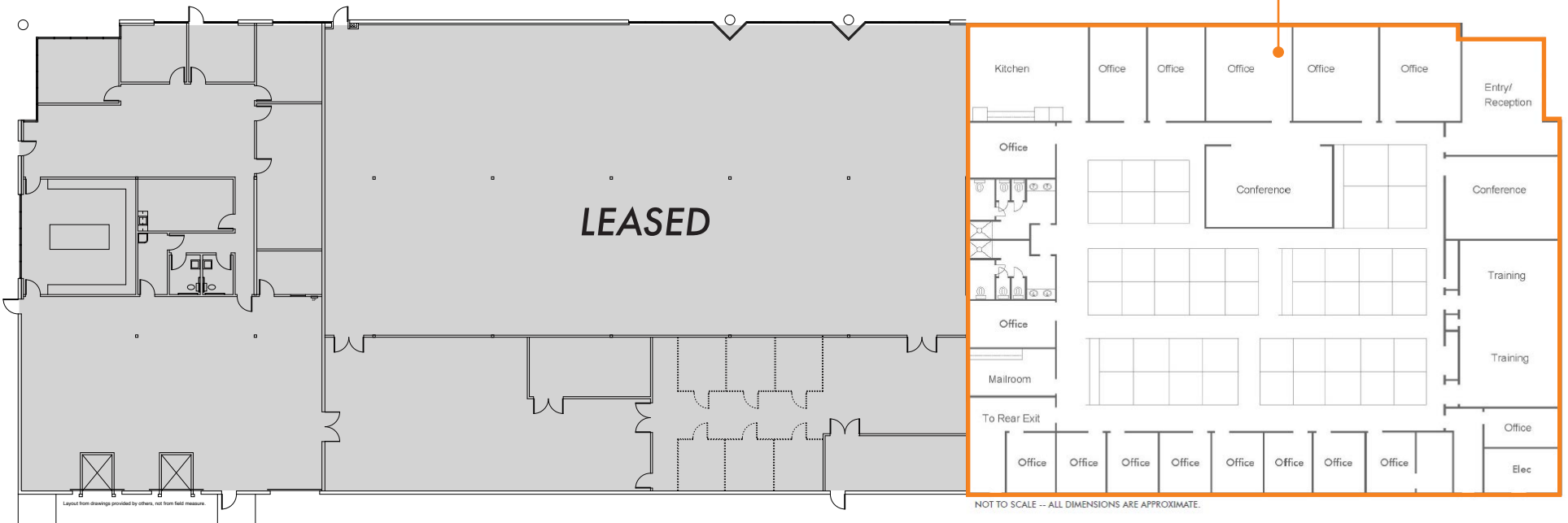
- Available for Purchase: ±11,224 SF Office Condo
- Built out includes multiple perimeter offices, two conference rooms, a large training/conference room, large reception area, large area for cubicles, a break room, and private men's and women's restrooms.
- The building enjoys mature landscaping and ample parking.
- Notable co-tenant is Verizon Wireless Communications, formerly XO Communications.
- Located near multiple retail centers including the Roseville Center anchored by Target and Raleys, TJMaxx Plaza, Rocky Ridge Town Center, and Walmart.
- Many restaurants within a mile radius, including include Erik's Deli Café, Panda Express, Macaroni Grill, Chevy's Starbucks, Mountain Mikes Pizza, La Bou, Mels Diner, Pieology Pizzeria, Buck N Sadie's Costa Vida, Rubios, and Panera.
- Within a five minute drive to Roseville Sutter, Kaiser and Adventist Campuses

**OWNER-USER TO PURCHASE:
\$225/SF**



FLOOR PLAN

Available for Purchase:
±11,224 SF Office Condo



PHOTOS



Folsom Lake



Eureka Rd.

Douglas Blvd.



SITE

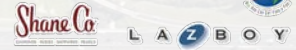


Placer Village

N. Sunrise Ave.

Douglas Blvd.

Lead Hill Boulevard



DEMOGRAPHICS

MARKET OVERVIEW

1390 Lead Hill Blvd.,
Roseville, CA 95661

5 MILE RADIUS

KEY FACTS

267,230

Population

40

Median Age



Average Household Size

\$98,469

Median Household Income

EDUCATION



18.91%

High School Graduate



26.27%

Some College



35.35%

Bachelor's Degree Plus

HOUSING STATS



\$458,530

Median Home Value



99,823

Households



35.93%

% Renter Occupied Housing Units

BUSINESS



137,578

Total Employees

COMMUTERS



0.81%

Used Public Transportation



87.16%

Drove Alone to Work

EMPLOYMENT



68.77%

White Collar



31.23%

Blue Collar



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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