

CONDO AVAILABLE FOR PURCHASE

1390 LEAD HILL BLVD., ROSEVILLE, CA 95661



INVESTMENT PURCHASE OPPORTUNITY



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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.

Investment Purchase Opportunity

- Investment Purchase Opportunity: ±18,728 SF Fully Leased Condo
- Tenant: Verizon Wireless Communications, formerly XO Communications
- Lease Expiration Date: February 28, 2035
- Cap Rate: 5.50%
- NOI: \$257,726
- Price: \$250/SF
- Located near multiple retail centers including the Roseville Center anchored by Target and Raleys, Tj Maxx Plaza, Rocky Ridge Town Center, and Walmart.
- Many restaurants within a mile radius, including include Erik's Deli Café, Panda Express, Chevy's, Starbucks, Mountain Mikes Pizza, La Bou, Mels Diner, Costa Vida, and Panera.
- Within a five minute drive to Roseville Sutter, Kaiser and Adventist Campuses

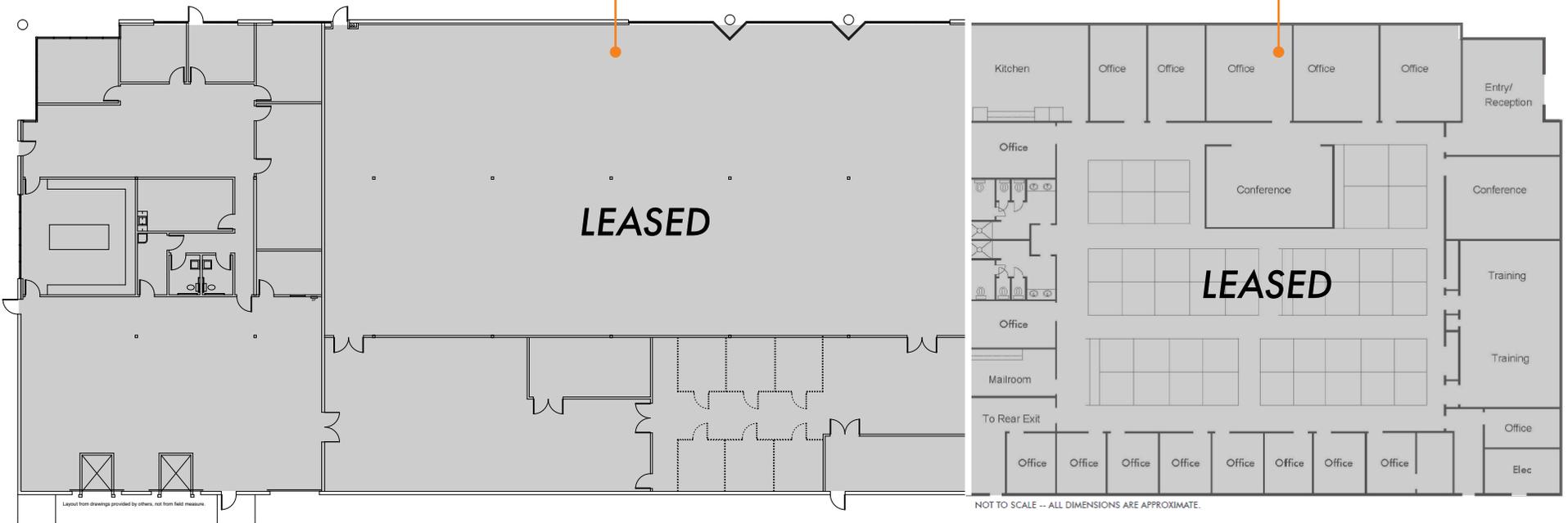
INVESTMENT PURCHASE: \$250/SF



FLOOR PLAN

NNN Investment Opportunity:
Verizon Wireless

LEASED:
±11,224 SF Office Condo



INVESTMENT SUMMARY

1390 Lead Hill Boulevard is a single-story, multi-tenant office building located in highly desirable area of Roseville, CA. The Property is divided into two, condo units and is approximately $\pm 29,952$ square feet.

The building is located within the South Placer Business Park and was constructed in the early 1990s. The center enjoys mature landscaping and ample parking. Over the years, the center has received many cosmetic upgrades providing a modernized design. 1390 Lead Hill Boulevard is well located along the Lead Hill Boulevard corridor off the Eureka Road exit, adjacent to the sizable Roseville Automall, the region's largest used and new car sales center.

1390 Lead Hill Boulevard offers an investor the opportunity to purchase a NNN condo investment to Verizon. February 22, 2016, Verizon announced plans to acquire XO Communications' fiber-optic network business. In 2017, Verizon completed its \$1.8 billion acquisition of XO Communications and as of summer 2020 all XO services have been migrated to Verizon. XO Communications managed and converged Internet Protocol (IP) network services for small and medium-sized enterprises and have now been migrated to the Verizon billing and network management system.

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.

The South Placer Business Park is located at the epicenter of Roseville, California near both the Douglas Boulevard and Eureka Boulevard exits off of Highway 80, not far from the Highway 65 interchange. Additionally, the park is located in close proximity to two large anchor medical employers, Sutter Medical Center Roseville and Kaiser Permanente Hospital Roseville. This city boasts strong numbers of stability with a population base of approximately 241,157 people among 88,875 families, and a median household income of approximately \$120,265 with over half of total households making above \$100,000 per year. The Roseville market continues its strong resurgence not only as a leader in the Sacramento Region, but also as a relevant player among Northern California secondary commercial markets.

South Placer Business Park provides tenants a centralized location with access to over 180 retailers and restaurants within a one-mile radius!



TENANT INFO



<https://www.verizon.com/business/xo/#overview>

In 2020, the migration of selected XO Services to Verizon was completed. XO Communications managed and converged Internet Protocol (IP) network services for small and medium-sized enterprises and have now been migrated to the Verizon billing and network management system.

Verizon offers its business customers a complete system to manage payments, find invoices, and create repair or billing inquiries.

The following XO products have been migrated to the Verizon billing and network management systems. In some cases, changes to these products will require a new Verizon service contract.

- Network Services, Internet Access, Ethernet & Private Access Lines
- Unified Communications and Voice, VoIP, Long Distance, Toll Free
- Cloud and Managed Services

Additionally, Verizon offers advanced capabilities, such as:

- The Virtual Network Services (VNS) that uses software-driven network functions virtualization (NFV) to help remove complexity by enabling its clients to spin up new services and capabilities on demand in a plug-and-play manner.
- SD WAN - Prioritize WAN traffic and change to quickly adjust to fluctuating demands to help efficiently use bandwidth.
- 5G Solutions (as available)
- Security Services





DEMOGRAPHICS

MARKET OVERVIEW

1390 Lead Hill Blvd.,
Roseville, CA 95661

5 MILE RADIUS

KEY FACTS

270,293

Population

40

Median Age



Average Household Size

\$109,762

Median Household Income

HOUSING STATS



\$546,189

Median Home Value



102,589

Households



36.02%

% Renter Occupied
Housing Units

COMMUTERS



0.75%

Used Public Transportation



86.96%

Drove Alone to Work

EDUCATION



19.05%

High
School Graduate



25.76%

Some
College



35.47%

Bachelor's
Degree Plus

BUSINESS



140,497

Total Employees

EMPLOYMENT



69.16%

White Collar



30.84%

Blue Collar



Folsom Lake

Paul Martin's
ME Massage Envy
MY THAI
Osjo Vida

KAISER PERMANENTE

FedEx Kinko's
Jack in the box
BIG 5 SPORTING GOODS
Papa Murphy's
Chevy's FRESH MEX
PANDA EXPRESS
TARGET
petco
Walmart
crumbl COOKIES

TJ-maxx
Panera BREAD
FAMOUS footwear
FLEET FEET Sports

Eureka Rd.

ROSEVILLE Auto Mall

SITE

HOBBY LOBBY
Golden 1 Credit Union
ROSS DRESS FOR LESS
DELTA CO
Office DEPOT
Carls Jr.
SKECHERS
UMPQUA BANK

Placer Village

N Sunrise Ave.

Lead Hill Boulevard

Douglas Blvd.

THE HOME DEPOT
24 FITNESS
Wendy's
JOHN'S
Shane Co.
TACO BELL
LA Z BOY





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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