

# 1601 DOUGLAS BLVD.

Roseville, CA 95661

±3,700 - 4,095 SF RETAIL/OFFICE SPACE AVAILABLE / FOR LEASE



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## OVERVIEW

For Lease

### PREMISES

NEC of Douglas Blvd. and Sunrise Ave.

**AVAILABLE SPACE: ±3,700 - 4,095 SF**

### LEASE TYPE

Direct

### ASKING RENT

Upon Request

### NEIGHBORS

SchoolsFirst Credit Union, Skechers, Office Depot, Golden 1 Credit Union, Del Taco, Carl's Jr., IHOP, Ross and Hobby Lobby

### PROPERTY HIGHLIGHTS

- Located at the corner of a highly traveled intersection
- Great frontage along Douglas Blvd.
- Highly visible building along Douglas Blvd. (60,349 ADT) & Sunrise Ave. (23,591 ADT)
- Close proximity to Interstate-80
- Ample parking
- Building signage available

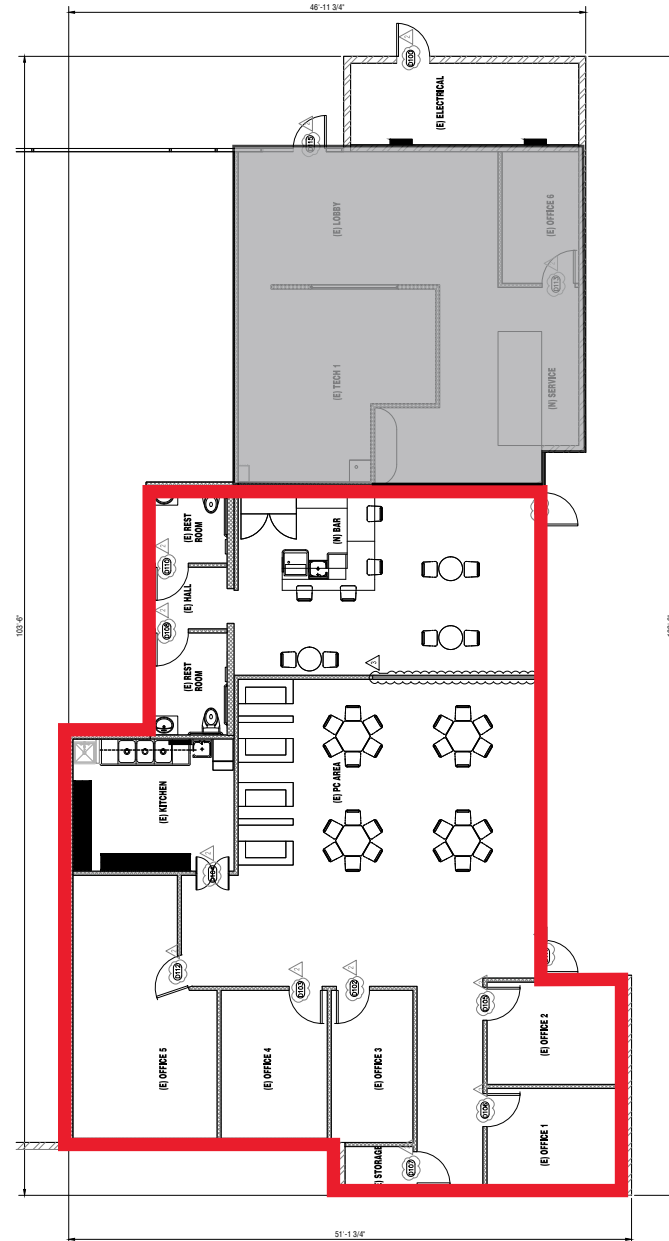
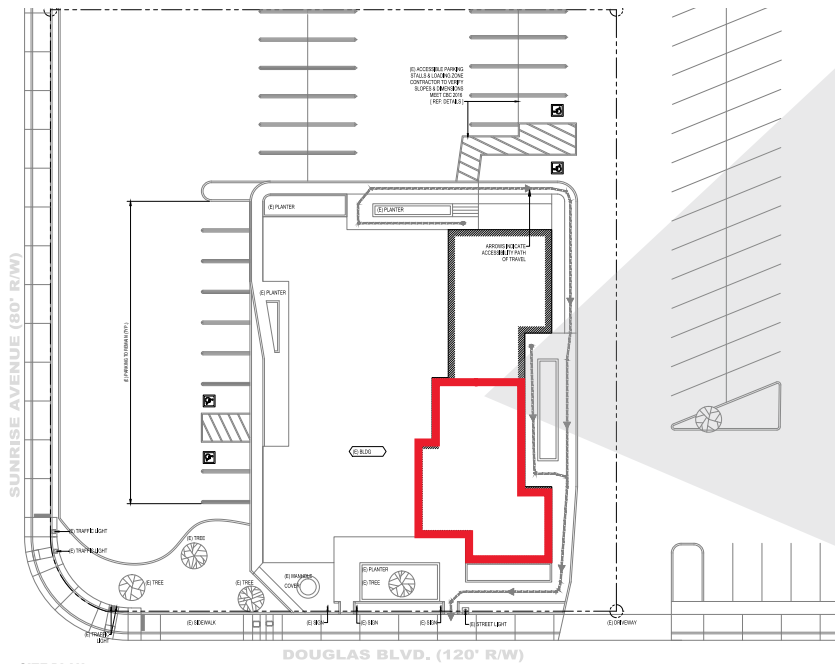


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FLOOR PLAN - OPTION A: ±3,700 SF

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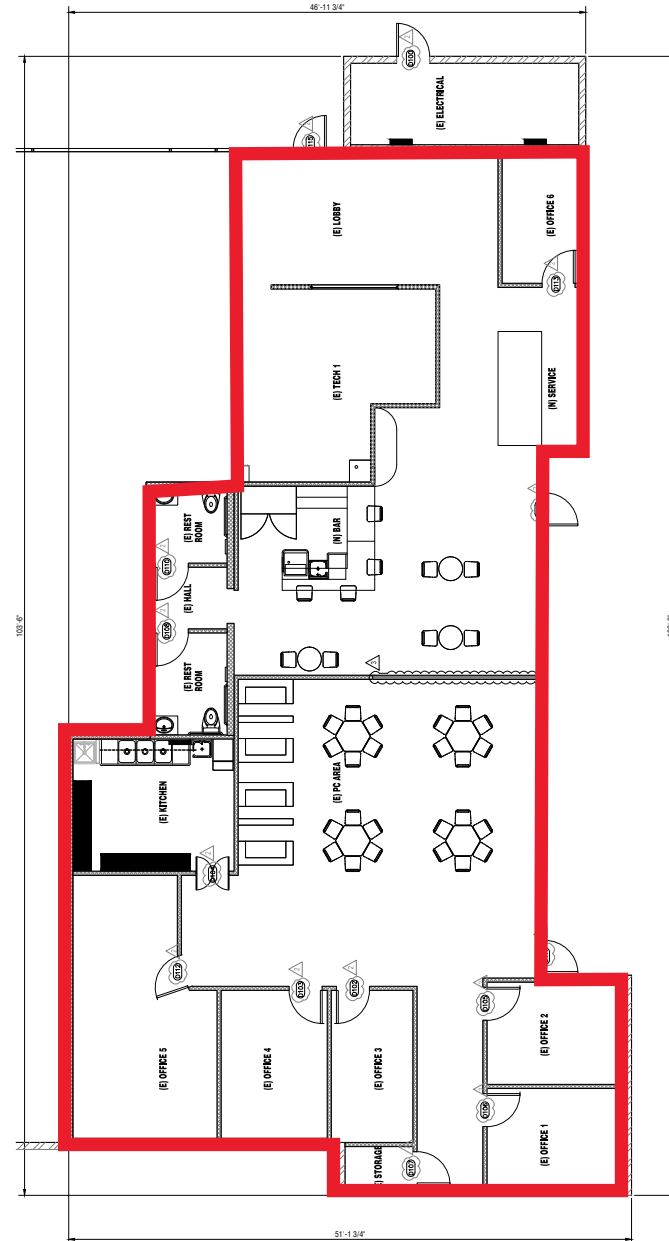
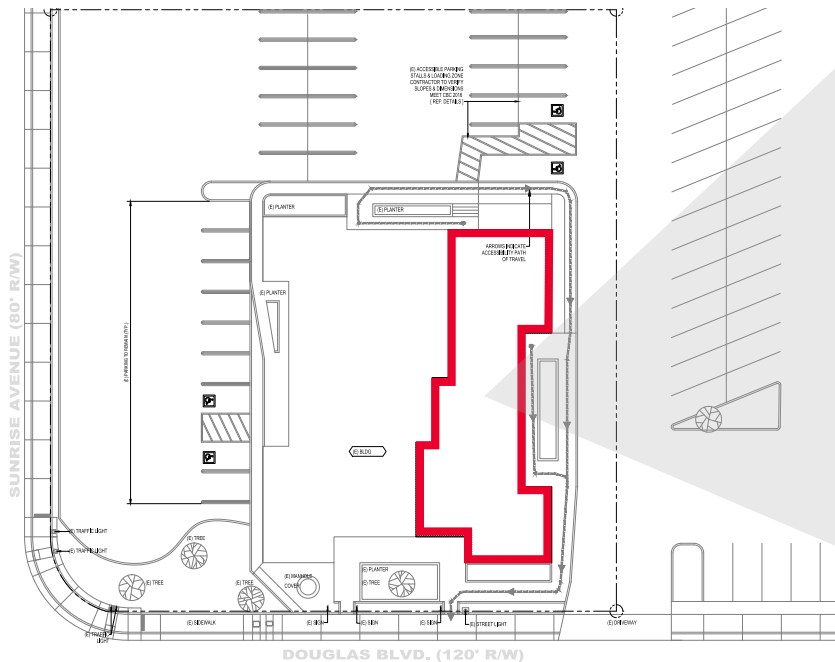


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FLOOR PLAN - OPTION B:  $\pm 4,095$  SF

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NEIGHBORHOOD MAP

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## TRADE AREA MAP

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PHOTOS / DEMOGRAPHICS

For Lease



## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	11,645	108,134	284,930
DAYTIME POPULATION	22,071	130,285	284,741
MEDIAN HOUSEHOLD INCOME	\$76,047	\$95,403	\$100,779
MEDIAN AGE	44.3	40.2	40.4

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