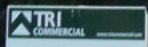


FOR LEASE | FALLCREEK OFFICE PARK

735 SUNRISE AVE, ROSEVILLE, CA 95661

EXCELLENT LOCATION ON SUNRISE AVE, HALFWAY BETWEEN CIRBY WAY & DOUGLAS BLVD.

735


FOR LEASE
916.677.8136
Sean Corcoran


CORFAC
International
COMMERCIAL

Sean Corcoran, CCIM

Senior Vice President

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scorcoran@tricommercial.com

LIC: #00821962

3400 Douglas Blvd, Suite 190
Roseville, Ca 95661

FOR LEASE

**ROSEVILLE, CA
AVAILABLE OFFICE**

Situated within the Fallcreek Office Complex, 735 Sunrise is a well maintained two-story wood and glass office/professional building with excellent proximity to nearby retail and freeway access.

Available For Lease

Suite 101/110: ±1,602 RSF

- Divisible to ±685 SF (Suite 101) & ±917 SF (Suite 110)
- Break Room
- Greenbelt Views

Suite 216/218: ±2,597 RSF

- Vaulted Ceiling
- Break Rooms
- Divisible to ±1,085 RSF (Suite 218) and ±1,512 RSF (Suite 216)

Property Highlights

- Spacious Atrium Lobby
- Underground Parking Garage
- Walking distance to shopping and restaurants



SUITE 216/218



LEASE RATE: \$1.65 - \$1.75/RSF/MONTH; FULL SERVICE

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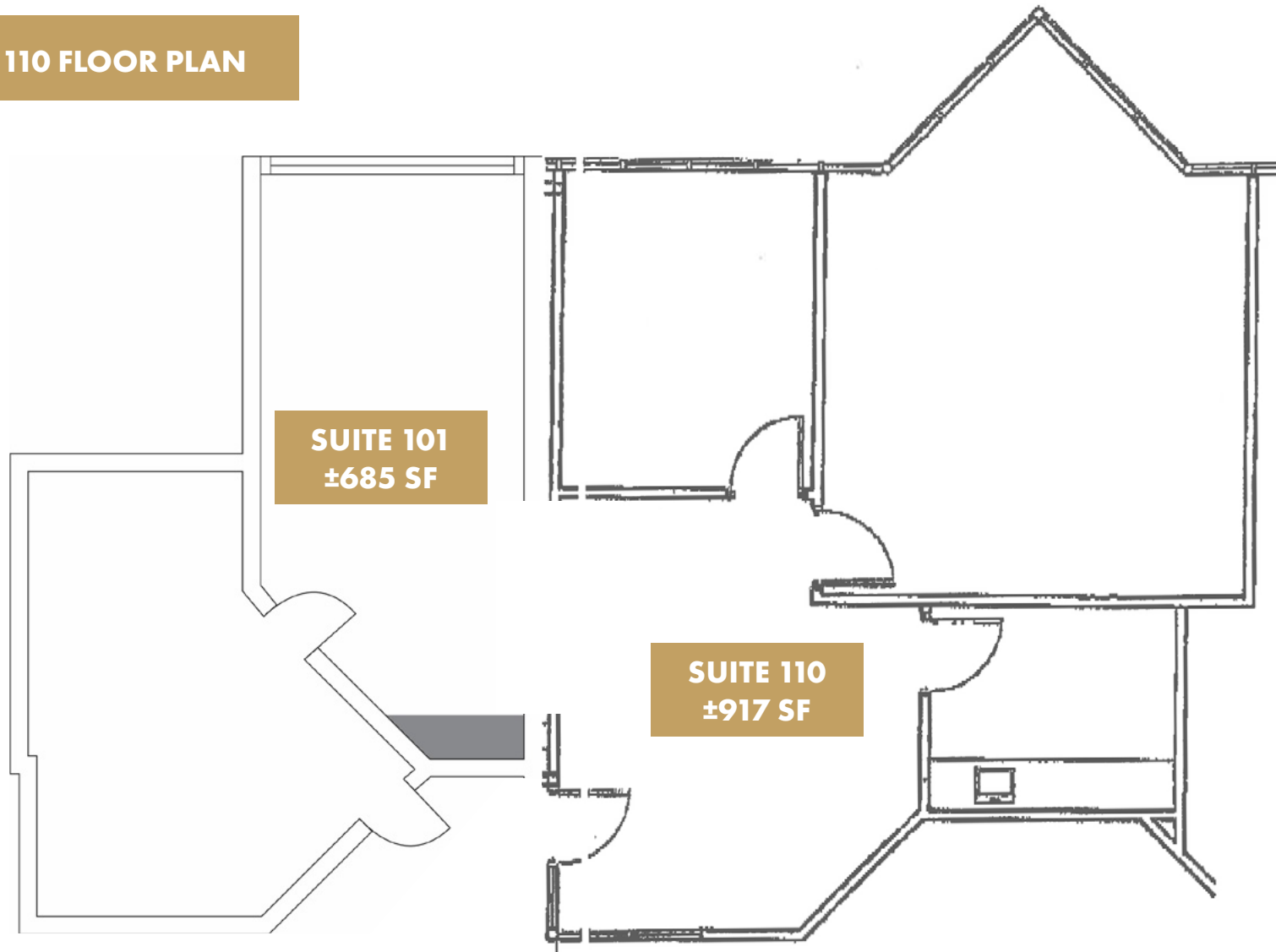


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FOR LEASE

**ROSEVILLE, CA
AVAILABLE OFFICE**

SUITE 101 / 110 FLOOR PLAN



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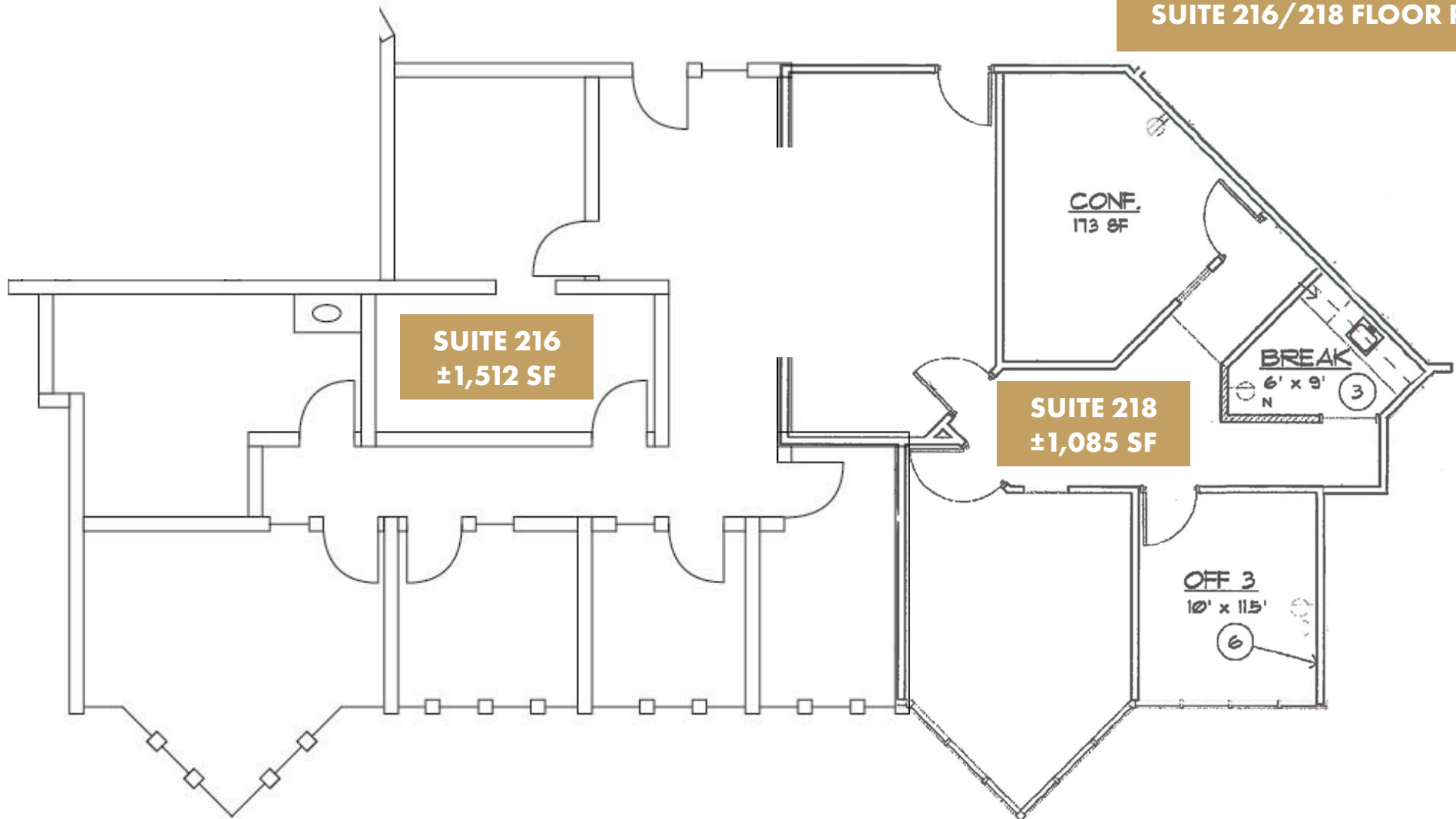


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FOR LEASE

ROSEVILLE, CA AVAILABLE OFFICE

SUITE 216/218 FLOOR PLAN



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FOR LEASE

**ROSEVILE, CA
AVAILABLE OFFICE**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,894	115,028	317,479
Households	5,997	44,630	120,162
Average Household Income	\$104,287	\$126,646	\$130,446
Median Age	44.5	39.6	39.0
Total Businesses	780	6,492	12,204
Daytime Demographics 16+	12,026	88,892	191,653
White Collar Workers	68.3%	67.9%	67.5%
Blue Collar Workers	31.7%	32.1%	32.5%



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