



Foothills Boulevard

Blue Oaks Boulevard

For Sale or Build to Suit

Blue Oaks Boulevard, Roseville, CA

From ±13.34 to ±31.77 Acres of Land

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Blue Oaks Boulevard

Roseville Parkway

3 LEVEL
PROPOSED
OFFICE 'B'

4 LEVEL
PROPOSED
OFFICE 'A'

Property Overview

Colliers Sacramento office is pleased to offer two land parcels located on Blue Oaks Boulevard just off the corner of Foothills Boulevard in Roseville, CA. The property consists of ±31.77 acres of commercially zoned land, fully entitled for office space and available for sale or build to suit.

The Property is conveniently located close to all of Roseville and the region's best amenities and adjacent to other major employers. The site is master planned to accommodate users seeking a campus environment, single buildings or smaller spaces.

Location Overview

Roseville Demographics

within 5 miles (2023)

 **214,542**
Residents

 **37.7**
Median Age

 **\$112,487**
Median Income

 **\$625,593**
Median Home Price

 **81,722**
Housing Units



4.2 Miles

Westfield

INTERSTATE 80

INTERSTATE 80

amazon



CALIFORNIA 65

Quest

FedEx Ground

McKESSON

BOSCH

Washington Boulevard

Cokeva

Penumbra

Foothills Boulevard

hp HEWLETT PACKARD CAMPUS

1431-1451 Blue Oaks Boulevard

Roseville Parkway

Woodcreek Oaks Boulevard

Blue Oaks Boulevard



22 Miles
Downtown Sacramento



24 Miles
Sacramento International Airport

Regional Overview



**Four Major Cities.
One Car Ride Away.**

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