

**OFFICE / FLEX CONDOMINIUMS  
FOR SALE OR LEASE**





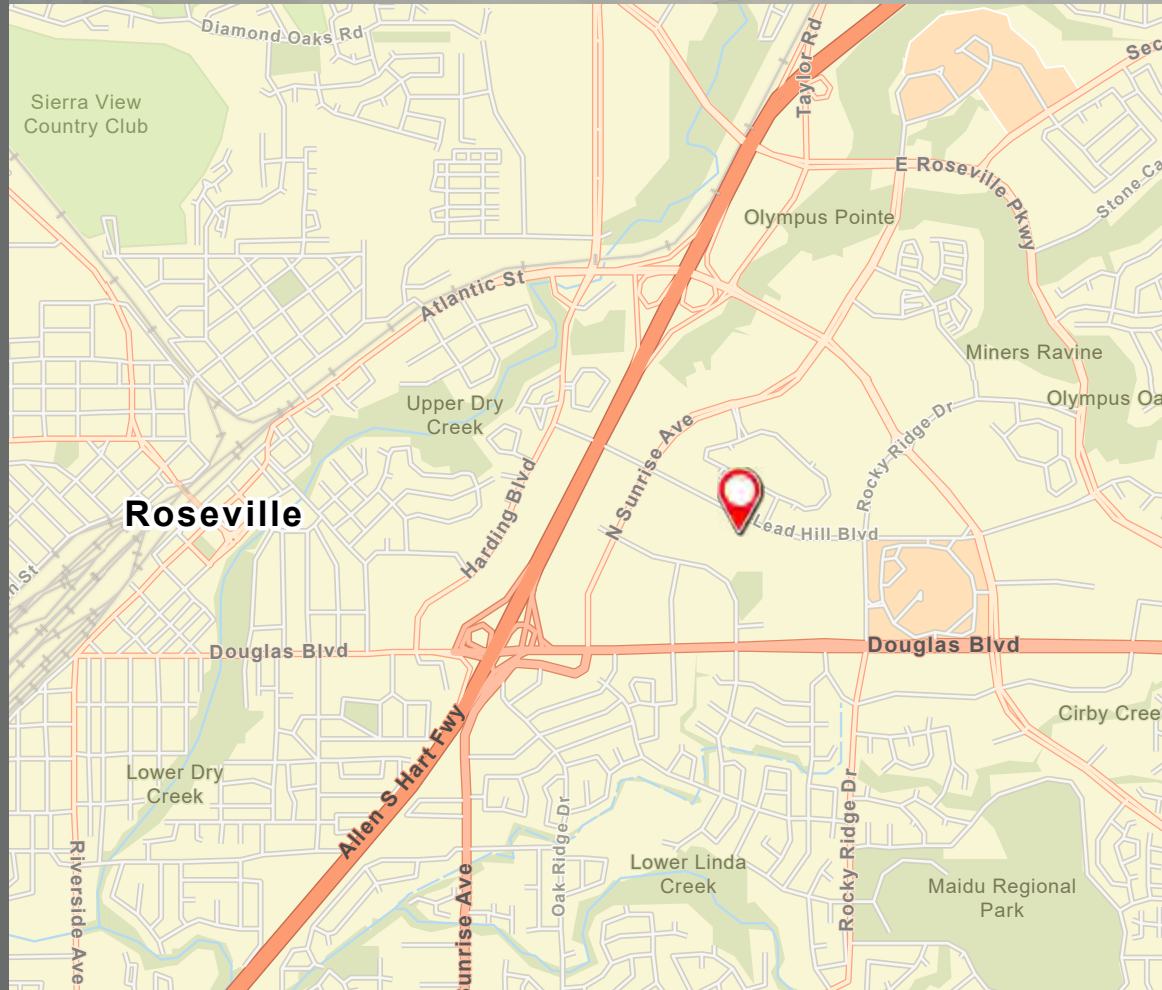
## PROPERTY HIGHLIGHTS

1376 Lead Hill Boulevard is a single story, multi-tenant, office/flex building located in highly desirable area of Roseville, CA. South Placer Business Park 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.

- Building Size:  $\pm$  31,078 gross square feet condominium building
- The Building can be 100% office, or flex, allowing for a variety of users.
- The Building is broken out into five, separate condos, ranging from approximately 5,439 GSF up to  $\pm$  31,078 GSF.
- Located within walking distance to hotels, restaurants and shopping
- Excellent I-80 access
- Buildout includes private offices, restrooms, and potential warehouse spaces
- The office/flex building includes multiple roll up doors
- Vast window line allows excellent natural light
- Large paved lot behind the building
- Parking Ratio: 4.80/1,000 SF

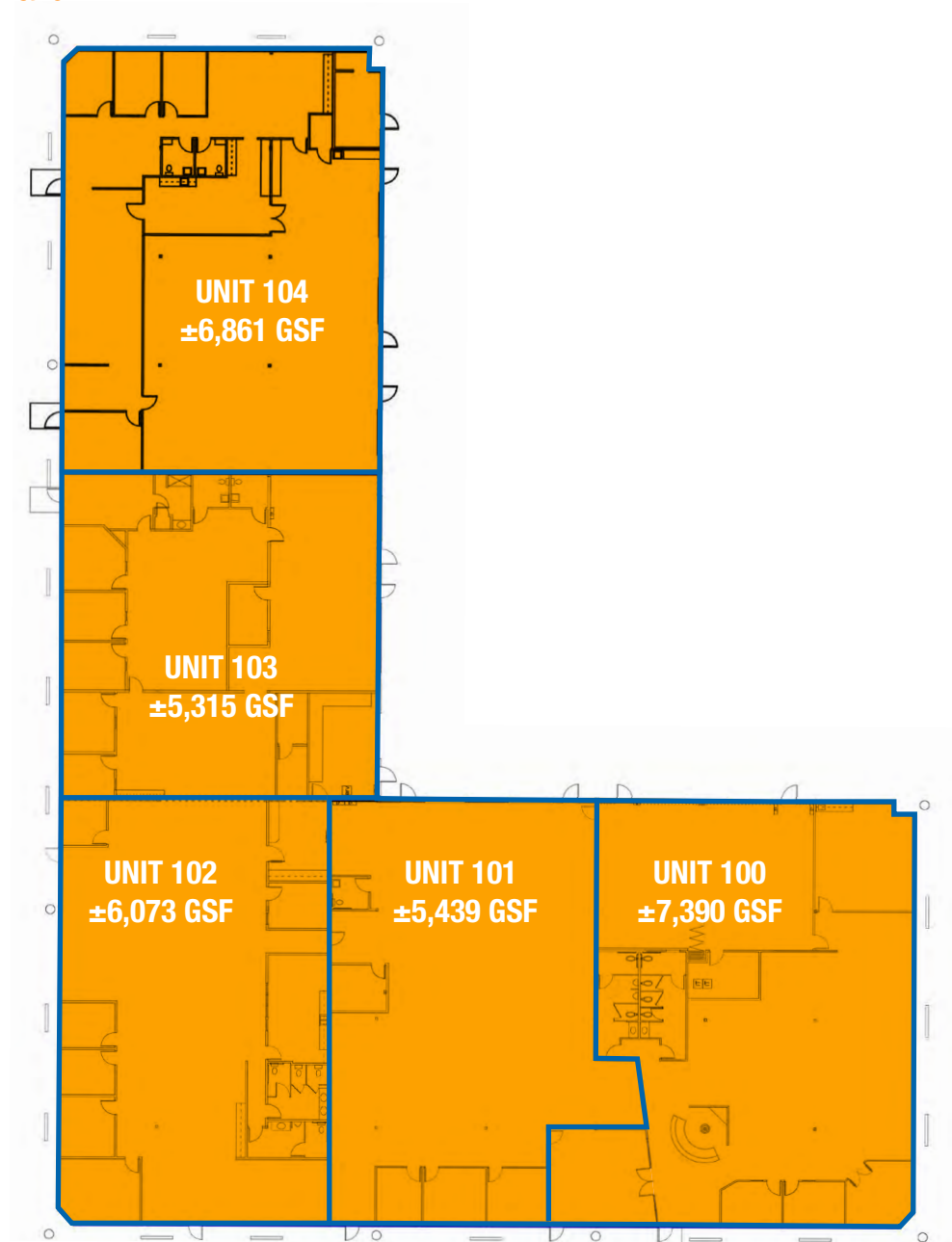
**LEASE RATE: \$1.75/SF MODIFIED GROSS**

**CONDO PURCHASE PRICE: \$230/GSF**



## FLOOR PLAN: 1376 Lead Hill Boulevard

AVAILABLE UNITS	
100	±7,390 GSF
101	±5,439 GSF
102	±6,073 GSF
103	±5,315 GSF
104	±6,861 GSF



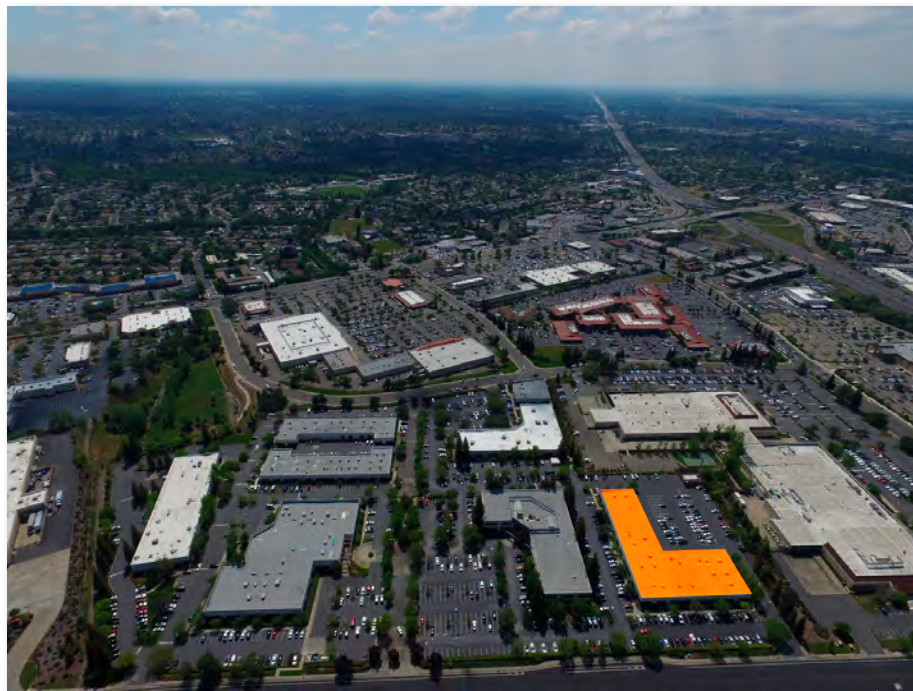
## FLOOR PLAN: 1376 Lead Hill Boulevard



\*The potential yard space indicated above is contingent upon receiving approval from the City of Roseville to amend any applicable parking ratios or easements.



## PHOTOS



# DEMOGRAPHICS

## KEY FACTS

**138,442**

Population

**39**

Median Age

**2.6**

Average Household Size

**\$88,155**

Median Household Income

## HOUSING STATS



**\$422,528**

Median Home Value



**41,999**

Households



**40.34%**

% Renter Occupied  
Housing Units

## COMMUTERS



**1.27%**

Used Public Transportation



**87.49%**

Drove Alone to Work

## MARKET OVERVIEW

1376 Lead Hill Blvd.,  
Roseville, CA 95661

3 MILE RADIUS

## EDUCATION



**18.19%**

High  
School Graduate



**26.48%**

Some  
College



**35.70%**

Bachelor's  
Degree Plus

## BUSINESS



**75,427**

Total Employees

## EMPLOYMENT



**68.74%**

White Collar



**31.26%**

Blue Collar





Folsom Lake

Douglas Blvd.

Eureka Rd.

ROSEVILLE  
Auto Mall  
ROSEVILLE  
AUTOMOTIVE CENTER

SITE

Placer  
Village

N Sunrise Ave.

Lead Hill Boulevard

Douglas Blvd.

INTERSTATE  
CALIFORNIA  
80





1376 Lead Hill Blvd.

1380 Lead Hill Blvd.

1386 Lead Hill Blvd.

1390 Lead Hill Blvd.

1836 Sierra Gardens

1830 Sierra Gardens



