

2260 DOUGLAS *Boulevard* Office Condominiums for Sale

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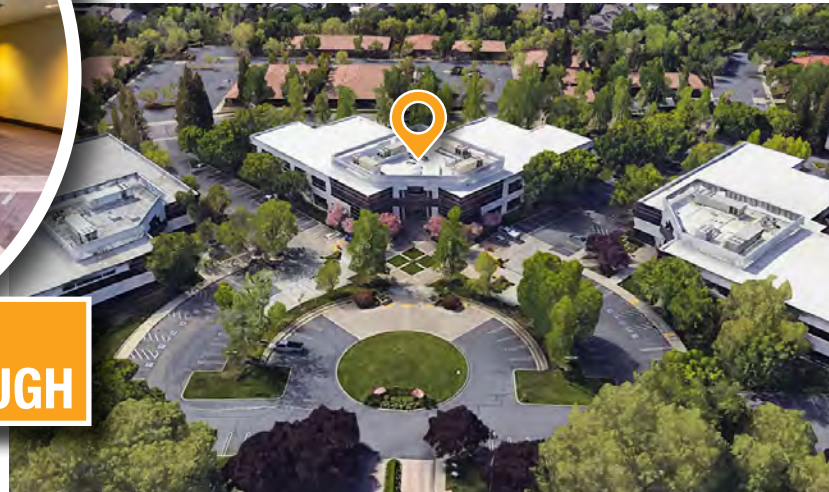
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WATCH A WALKTHROUGH**



Johnson Ranch Office Park | Roseville, CA

*Located in a highly desirable
office park in Roseville, CA.*



BUILDING HIGHLIGHTS:

- Rare Owner-User Space for Sale in Roseville's Central Business District, along Douglas Blvd
- Two-Story, Class "A" Office Building along Douglas Boulevard
- Multiple Small and Large Units Available (ranging from $\pm 1,372$ GSF to $\pm 14,986$ GSF)
- Building and Monument Signage Available
- Multiple Recent Upgrades including Common Area and Restroom Remodels
- Efficient Energy Management System for HVAC and Lighting
- Upgraded HVAC Units

LOCATION HIGHLIGHTS:

- Excellent Location along Douglas Blvd -- the most widely traveled and well known thoroughfare in East Roseville!
- Within One Mile to Rocky Ridge Town Center, Roseville Center, TJ Maxx Plaza, and Renaissance Creek
- Various Restaurants, Shopping, and Grocery Options in Close Proximity
- High Regional Demographics, High Daily Traffic Counts, Accessible to Interstate 80 and Highway 65
- Easily Commutable from all major Sacramento Submarkets

SUITE & CONDO #	GSF	PRICE
Suite 110 Condo 109	±2,647	\$325/GSF30
Suite TBD Condo 110	±2,080	\$335/GSF

FIRST FLOOR

Occupied
 In Contract
 Available
 Sold

SUITE & CONDO #	GSF	PRICE
Suite 130 Condo 107/108	±4,464	Leased Investment For Sale Call Brokers For More Details



SUITE & CONDO #	GSF	PRICE
Suite 240 Condo 201	±2,935	\$325/GSF
Suite 260 Condo 207	±1,760	\$335/GSF
Suite 290 Condo 203	±1,919	\$350/GSF
Suite TBD Condo 204	±1,991	\$335/GSF

SECOND FLOOR

Occupied
 In Contract
 Available
 Sold

SUITE & CONDO #	GSF	PRICE
Suite TBD Condo 205	±1,372	\$335/GSF
Suite TBD Condo 208	±2,443	\$335/GSF
Suite TBD Condo 209	±3,027	\$335/GSF



This aerial map of Roseville, CA, highlights the 'SUBJECT PROPERTY' with an orange pin. The property is located at the intersection of E Roseville Pkwy and Douglas Blvd. The map includes a north arrow in the top left corner and labels for major roads such as I-80, E Roseville Pkwy, N Sunrise Ave, and Douglas Blvd. Numerous commercial establishments are marked with their respective logos, including Regal, Adventist Health, CarMax, Auto Mall, Walmart, Ross, Target, Raley's, Petco, Hobby Lobby, Office Depot, TJ Maxx, Famous Footwear, Sprouts, BevMo!, Safeway, HomeGoods, Sierra, Walgreens, and others. The surrounding area shows a mix of commercial and residential development.



CITY OF ROSEVILLE

2260 Douglas Blvd is located near the epicenter of the Roseville office core, in the Johnson Ranch Office Park, near the intersection of Douglas Boulevard and Eureka Road. The location is within one mile of Interstate 80 at the Eureka Road Exit.

This submarket boasts strong numbers of stability and future growth. Within a five-mile radius, the population base is over 254,000 people with a five-year projection of over 280,000. The median household income is approximately \$99,900 and over 46,000 of total households are making above \$100,000 per year. Residents within a five-mile radius spend approximately \$1B in Food & Alcohol, and close to \$600 mm in entertainment and hobbies.

The Roseville/ Rocklin submarket 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. This submarket is the third largest in the region with a tremendous amount of master-planned growth in the future. Newer, affordable commercial product, housing, a plethora of retail along with highly respected public schools make the region a very compelling option.

67,347
Total Employees
3 miles

42
Median Age
3 miles

34,161
Total Households
3 miles

\$135,210
Average Household Income
3 miles

KEY FACTS



88,785
Population



2.6
Average Household Size

HOUSING STATS



\$492,733
Median Home Value



38.06%
% Renter Occupied
Housing Units

COMMUTERS



0.72%
Used Public Transportation



88.67%
Drove Alone to Work

EMPLOYMENT



28.11%
Blue Collar



71.89%
White Collar

EDUCATION



17.48%
High School Graduate

24.62%
Some College

37.79%
Bachelor's Degree Plus

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