

2260

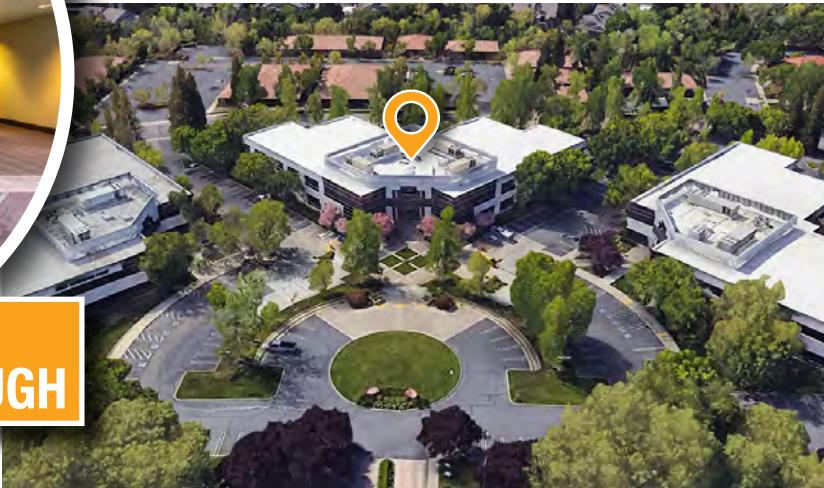
# DOUGLAS

## Boulevard

Office Condominiums for Sale



**CLICK HERE TO  
WATCH A WALKTHROUGH**



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 **GALLELLI**  
REAL ESTATE

 **OSBORNE**  
GROUP

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

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  
  Available  
  In Contract  
  Sold



# ROSEVILLE RETAIL AERIAL



# 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.

**\$135,210**  
Average Household Income  
3 miles

**67,347**  
Total Employees  
3 miles

**34,161**  
Total Households  
3 miles

**42**  
Median Age  
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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*Boulevard*

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