

2260 DOUGLAS *Boulevard* Office Condominiums for Sale

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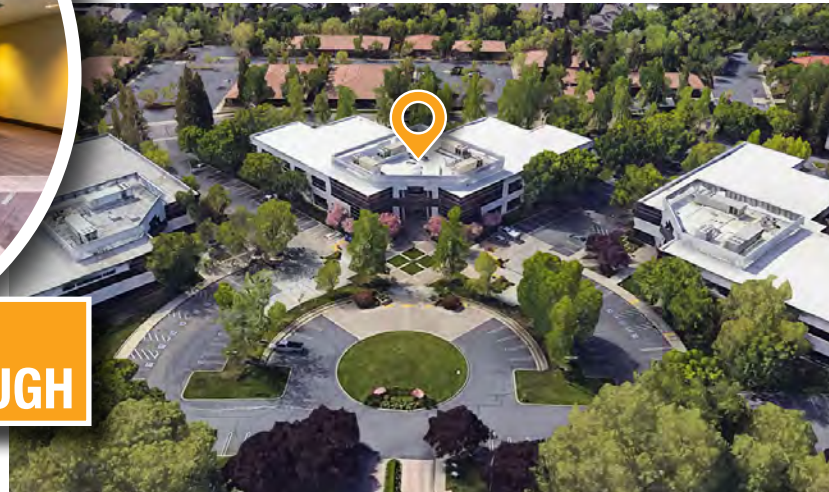
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WATCH A WALKTHROUGH**



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

PURCHASE PRICE: \$320 PSF

SUITE & CONDO #	GSF
Suite 110 Condo 109	±2,647
Suite TBD Condo 110	±2,080

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
Suite 240 Condo 201	±2,935
Suite 260 Condo 207	±1,760
Suite TBD Condo 204	±1,991

SECOND FLOOR

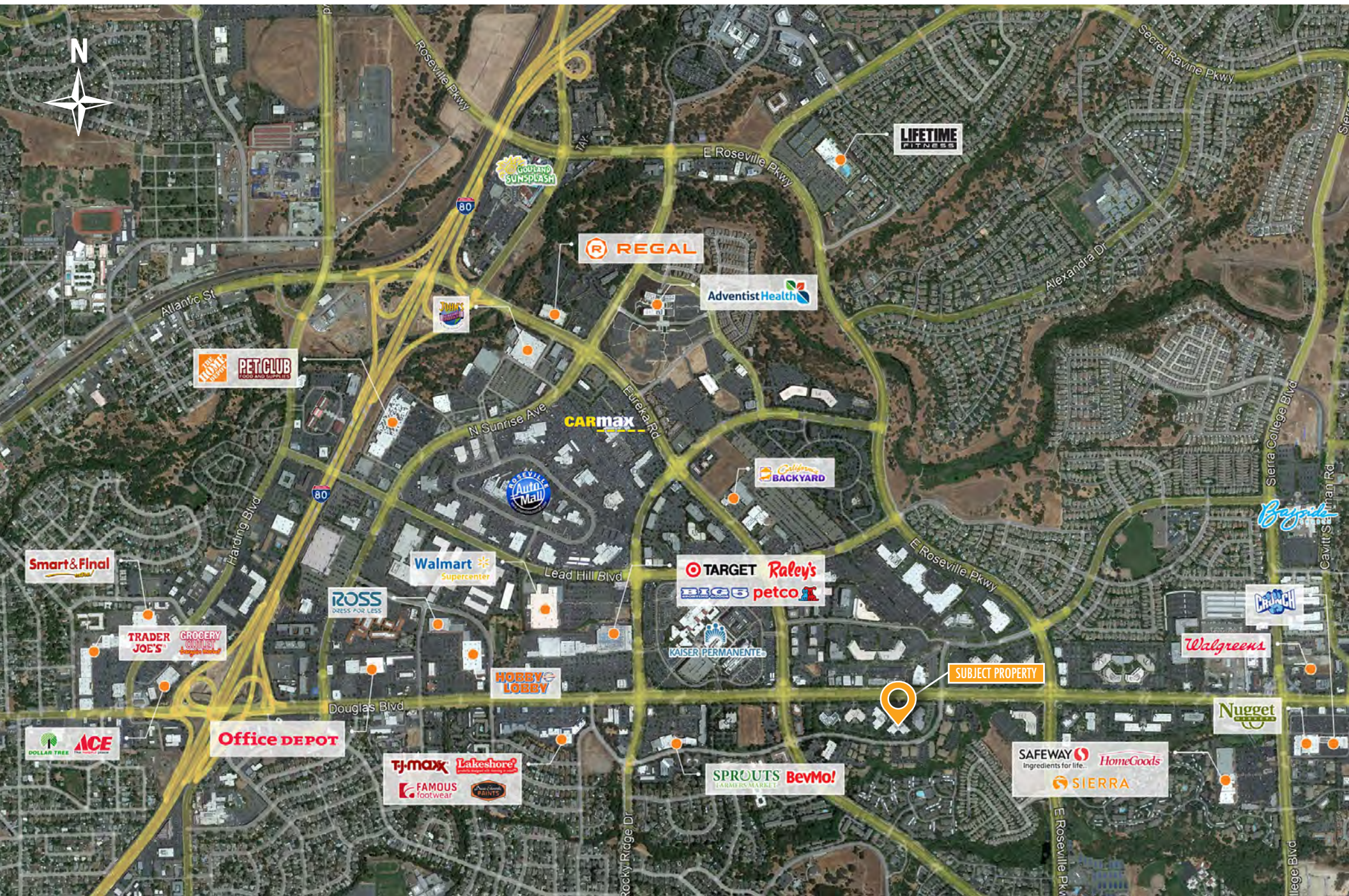
Occupied
 In Contract
 Available
 Sold

SUITE & CONDO #	GSF
Suite TBD Condo 205	±1,372
Suite TBD Condo 208	±2,443
Suite TBD Condo 209	±3,027



ROSEVILLE RETAIL AERIAL

This aerial map of Roseville, California, displays the distribution of retail stores. A north arrow is located in the upper left corner. The map features major transportation corridors, including Interstate 80 (I-80) running vertically and several major boulevards such as E Roseville Pkwy, N Sunrise Ave, Douglas Blvd, and Lead Hill Blvd. A dense concentration of retail outlets is shown, each indicated by an orange dot and a corresponding store logo. Notable retailers include Regal, Adventist Health, CarMax, Target, Walmart Supercenter, Ross Dress for Less, Hobby Lobby, Office Depot, TJ Maxx, Famous Footwear, Sprouts Farmers Market, BevMo!, Safeway, HomeGoods, Sierra, Walgreens, and many others. A specific location is highlighted with an orange pin and labeled 'SUBJECT PROPERTY' near the intersection of E Roseville Pkwy and Douglas Blvd. The map also shows surrounding residential areas and green spaces.



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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