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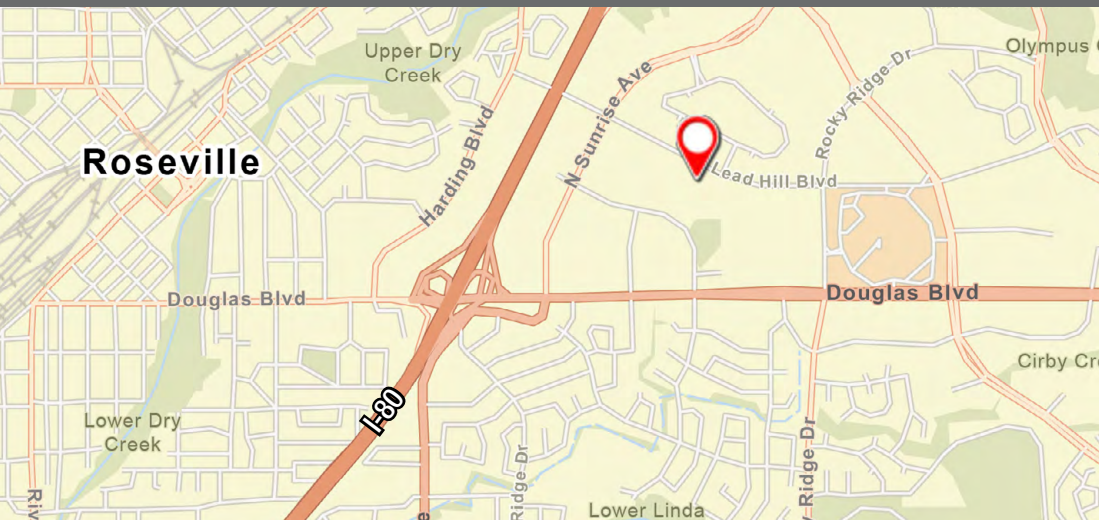
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# PROPERTY HIGHLIGHTS

- Suite 201-A: ±1,310 RSF
- Vast exterior window line allows excellent natural light
- Plumbing options available
- Close to numerous retail, shopping and restaurant amenities
- Less than one mile to I-80
- Tenant Improvement Allowance for qualified tenants

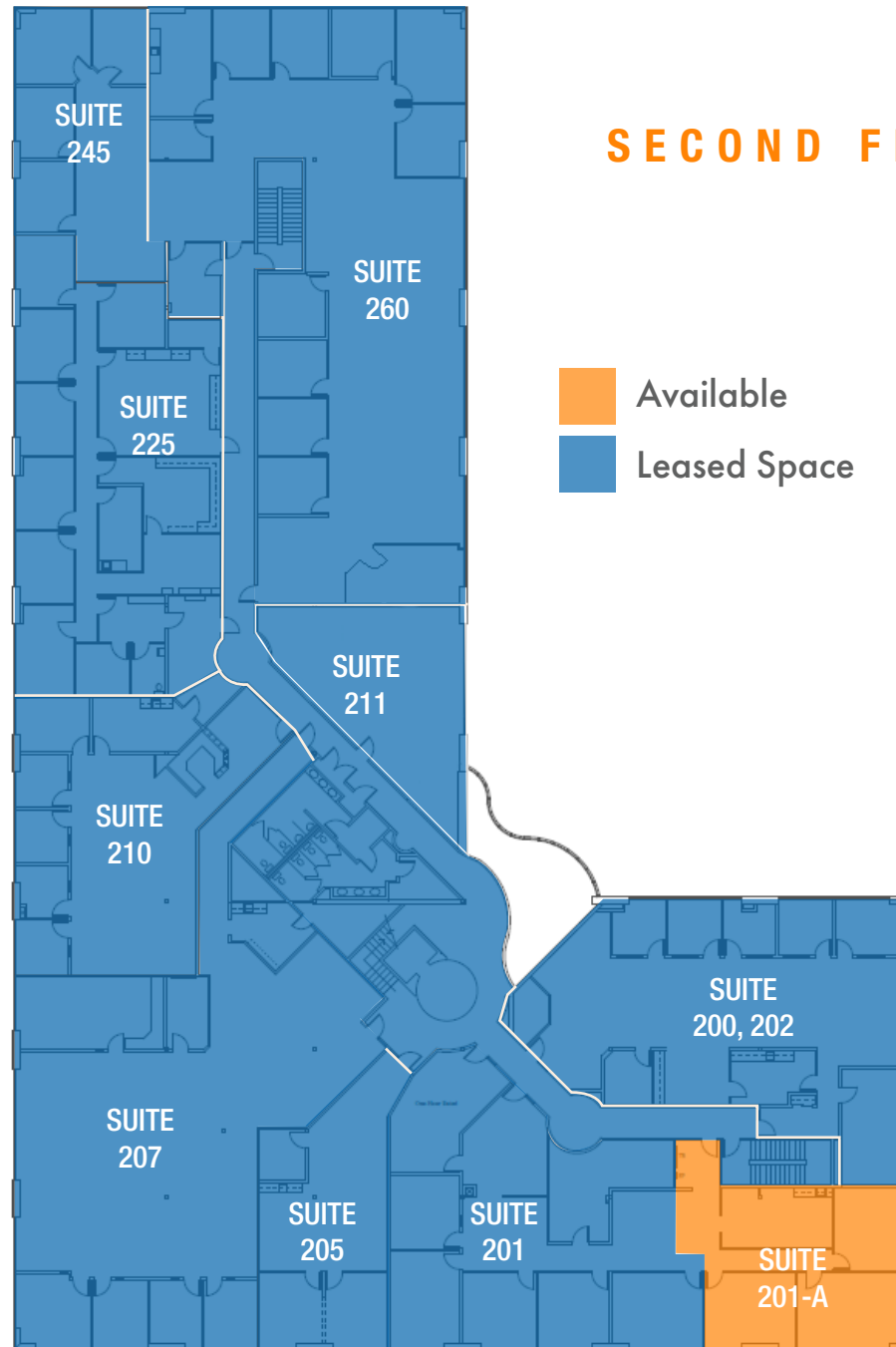
**Lease Rate: \$1.75/SF Full Service**



# FLOOR PLAN

Suite 201-A  
±1,310 RSF

## SECOND FLOOR



# DEMOGRAPHICS

## MARKET OVERVIEW

1380 Lead Hill Blvd.,  
Roseville, CA 95661

3 MILE RADIUS

### KEY FACTS

**107,951**

Population

**40**

Median Age

**2.6**

Average Household Size

**\$93,294**

Median Household Income

### EDUCATION



**18.18%**

High School Graduate



**25.69%**

Some College



**36.41%**

Bachelor's Degree Plus

### HOUSING STATS



**\$452,384**

Median Home Value



**41,886**

Households



**41.52%**

% Renter Occupied Housing Units

### BUSINESS



**76,550**

Total Employees

### COMMUTERS



**0.96%**

Used Public Transportation



**87.56%**

Drove Alone to Work

### EMPLOYMENT



**69.59%**

White Collar



**30.41%**

Blue Collar

Folsom Lake

Paul Mariani's AMERICAN GRILL  
ME Massage Envy  
Pita Pit  
TACO BELL  
Osjo Vida

KAISER PERMANENTE

TARGET  
Starbucks  
BIG 5  
Chevys FRESH MEX  
PANDA EXPRESS  
FedEx Kinko's Office and Print Center  
Walmart  
Jack in the box  
crumbl cookies

TJ-maxx  
FLEET FEET  
Panera BREAD

Eureka Rd.

ROSEVILLE Auto Mall

SITE



HOBBY LOBBY  
Golden1 Credit Union  
ROSS DRESS FOR LESS  
DELTA TACO  
LABOU  
Goodwill  
Starbuck  
Office DEPOT  
SCHOOLS FIRST

Placer Village

N. Sunrise Ave.

Lead Hill Boulevard

Douglas Blvd.

THE HOME DEPOT  
24 FITNESS  
Wendy's  
TACO BELL  
JUNY'S  
Shane Co  
LAZBOY





**GALLELLI**  
REAL ESTATE

**1376 Lead Hill Blvd.**

**1380 Lead Hill Blvd.**

**1386 Lead Hill Blvd.**

**1390 Lead Hill Blvd.**

**1836 Sierra Gardens**

**1830 Sierra Gardens**



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