



For Lease - ±1,770 SF

1701 SANTA CLARA DRIVE
ROSEVILLE



Property Highlights

- Asking \$1.50 PSF + NNN
- Conveniently located at the high-traffic intersection of Santa Clara Dr and Douglas Blvd, which is one of the main thoroughfares through Roseville
- Easy Access to the I-80 Freeway
- Vanilla Shell space ready to go for the next Tenant's buildout
- The Shopping Center is anchored by Office Depot and Harbor Freight
- Strong Daytime Demographics

For information, please contact:

Mike Chernioglo

Associate

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CA RE License #02283460

980 Ninth Street

Suite 2500

Sacramento, CA 95814

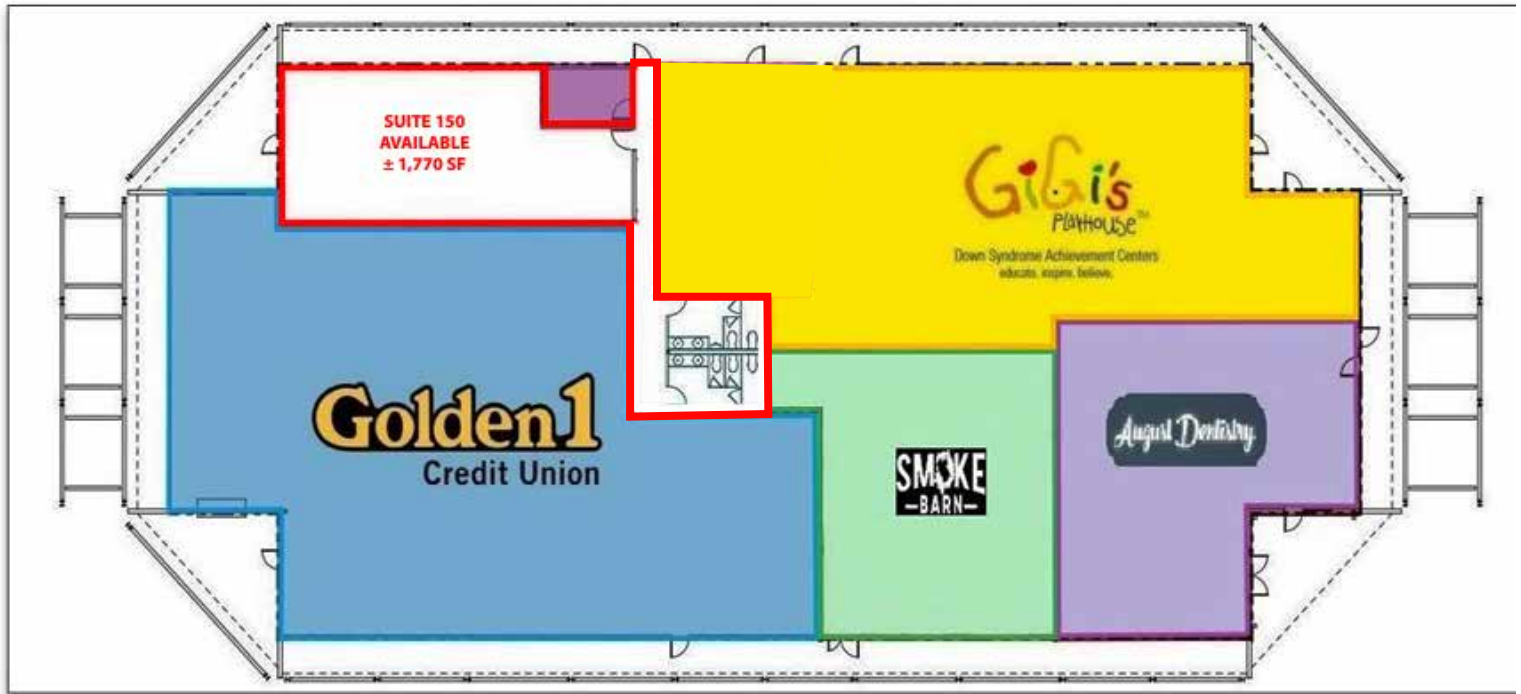
nmrk.com



NEWMARK | PACIFIC

Suite 150 - ±1,770 SF

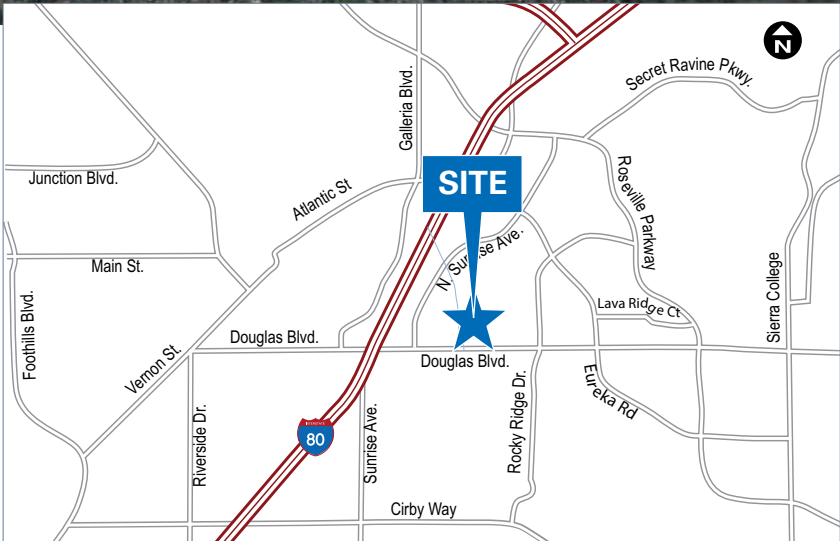
FLOOR PLAN



Location Aerial / Map



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Demographics

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	9,824	109,182	276,570
2025 Population	9,799	107,690	275,613
2030 Population Projection	10,217	111,374	284,026
Annual Growth 2020-2025	-0.1%	-0.3%	-0.1%
Annual Growth 2025-2030	0.9%	0.7%	0.6%
Households			
2025 Households	4,124	41,693	103,106
2030 Household Projection	4,306	43,145	106,294
Avg Household Size	2.20	2.50	2.60
Housing			
Median Home Value	\$568,319	\$627,963	\$640,087
Median Year Built	1974	1985	1987
Population Summary			
Avg Age	44.50	40.90	40.90
Avg Age, Male	41.70	39.60	39.60
Avg Age, Female	47.10	42.20	42.20
Worker Travel Time To Job			
<30 Minutes	2,528	29,844	73,108
30-60 Minutes	1,052	13,897	36,252
60+ Minutes	219	2,715	8,189

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