



Colliers



Medical Office Suite For Lease

1386 Lead Hill Boulevard | Roseville, CA
Last Remaining Space ±2,089 SF Available

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Property Overview

1386 Lead Hill Boulevard is a $\pm 42,195$ square foot, single-story medical office building located in Roseville, California. The Property sits on 3.40 acres and is located next to one of the busiest thoroughfares in Roseville, Douglas Boulevard. Douglas Boulevard hosts an average daily traffic count of over 50,000 cars per day.

Located in the heart of Roseville's medical community, 1386 Lead Hill Boulevard is strategically situated amongst some of the most prominent healthcare medical groups in the industry. The Property is a mere 0.8 miles from the Kaiser Roseville Hospital, a 49-acre campus encompassing 1 million square feet of medical facilities with a total of 340 hospital beds. Kaiser continues to expand their Roseville presence with their newest $\pm 210,000$ medical office project on Riverside Avenue and Cirby Way. Sutter Health also occupies a large portion of the Roseville medical market with a $\pm 810,000$ square foot hospital and medical center campus. The Sutter campus is located on ± 57 acres and houses 328 hospital beds. Dignity Health also has a presence in the market, including a new women's imaging center located 1.4 miles from the subject property.



**Not a depiction of actual space*



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Highlights

- $\pm 2,089$ SF available
 - > \$75/SF TI allowance available
- Located near Roseville's Kaiser Permanente and Sutter Health hospitals
- Several surrounding amenities including restaurants, shops and hotels
- Close proximity to Interstate 80 with easy access to Douglas Boulevard and Granite Bay

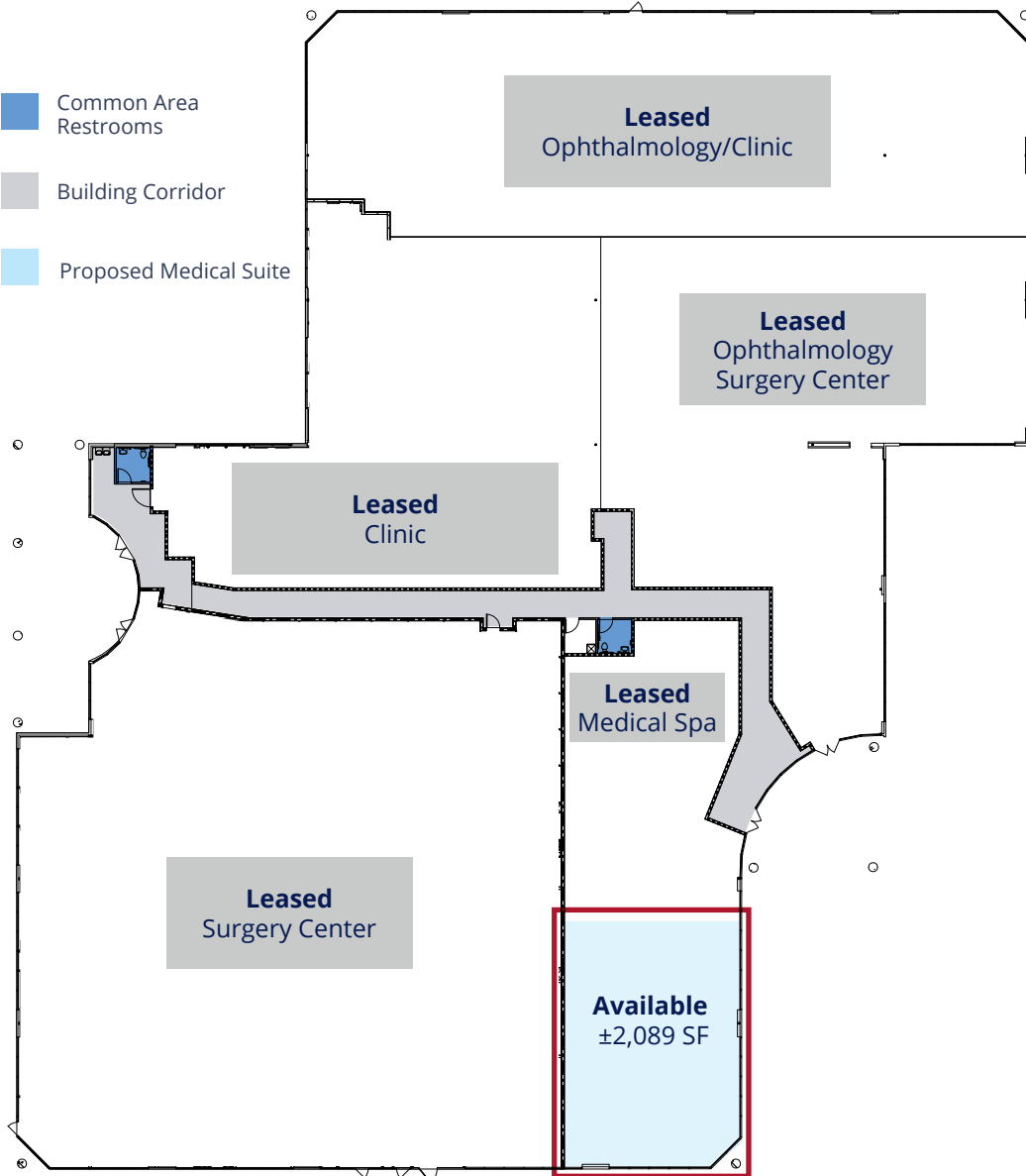
Rental Rate

Call Broker

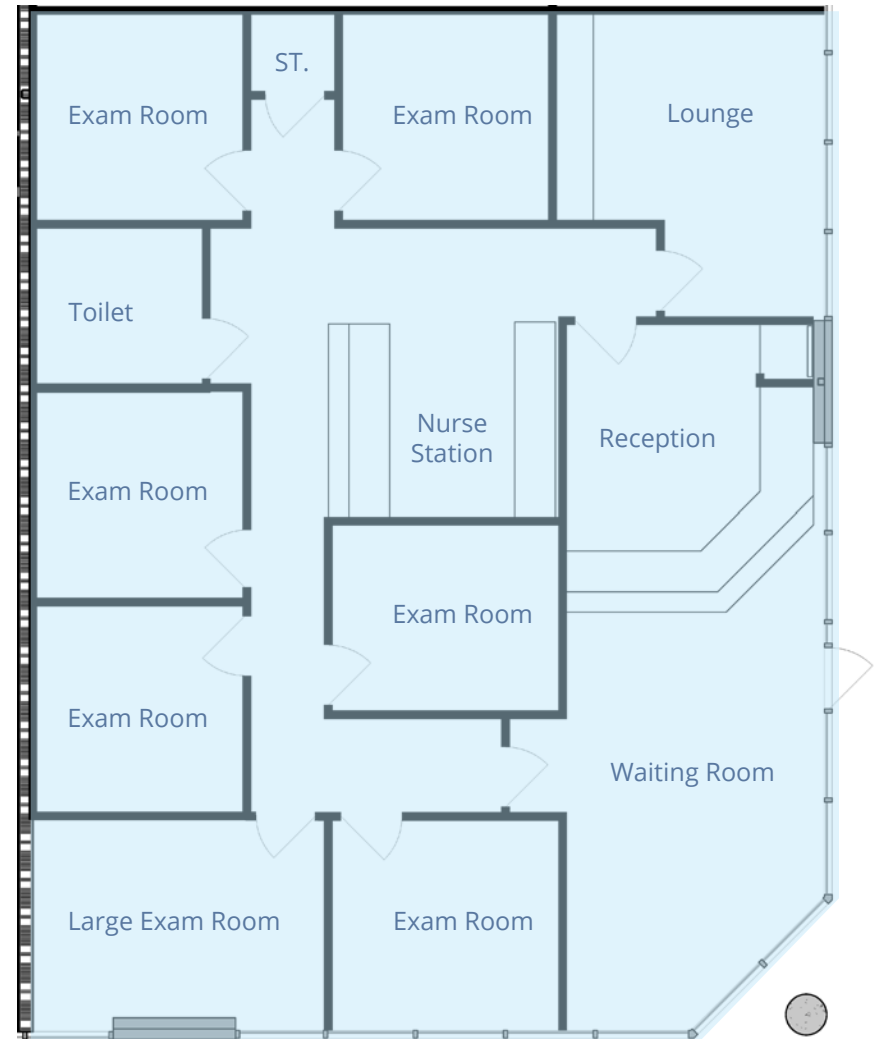
Floor Plan

Lead Hill Boulevard

- Common Area Restrooms
- Building Corridor
- Proposed Medical Suite



Proposed Medical Suite ±2,089 SF



Demographics Overview

	City of Roseville, CA
2025 Total Population	265,161
2030 Total Population	271,610
2025-2030 Growth Rate	0.5%
2025 Households	101,139
2030 Households	104,763
2025 Families	68,390
2030 Families	70,635
2025 Median Home Value	\$640,965
2030 Median Home Value	\$705,282
2025 Average Household Income	\$137,208
2025 Median Age	40.9
2030 Median Age	41.8
2025 Bachelor's Degree or Higher	41%





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