

# 8150 Industrial Avenue, Building B

Roseville, CA 95678

For Lease

Office/Flex Building

Property Summary



## Property Highlights

- Single story office/flex building
- Competitive lease rates at \$1.10 PSF NNN
- Fenced Yard Space
- 100% air conditioned space for optimal comfort
- Over 8/1000 parking ratio for convenience
- Three roll-up doors for easy access
- Flexible floor plan to accommodate diverse business needs
- Professional office environment to enhance your business

## Offering Summary

Lease Rate	\$1.10 SF/month (NNN)
Available SF	6,250 SF
Building Size	6,250 SF

## Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,240	41,785	87,059
Total Population	9,214	110,326	235,793
Average HH Income	\$162,594	\$137,376	\$142,172

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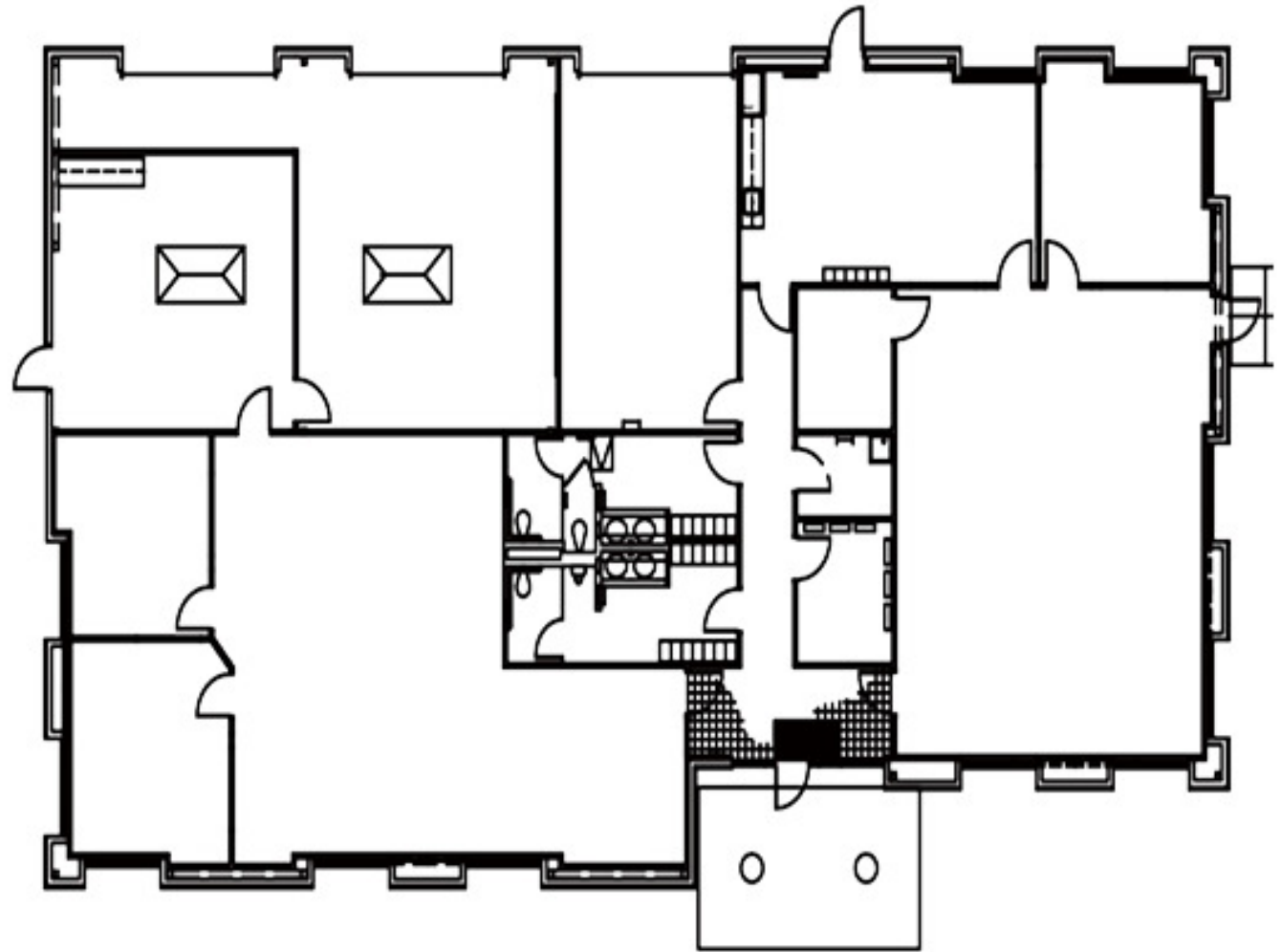
*Office/Flex Building*

Floor Plan

Floor Plan : Building B

Office/Flex Building

6,250 SF



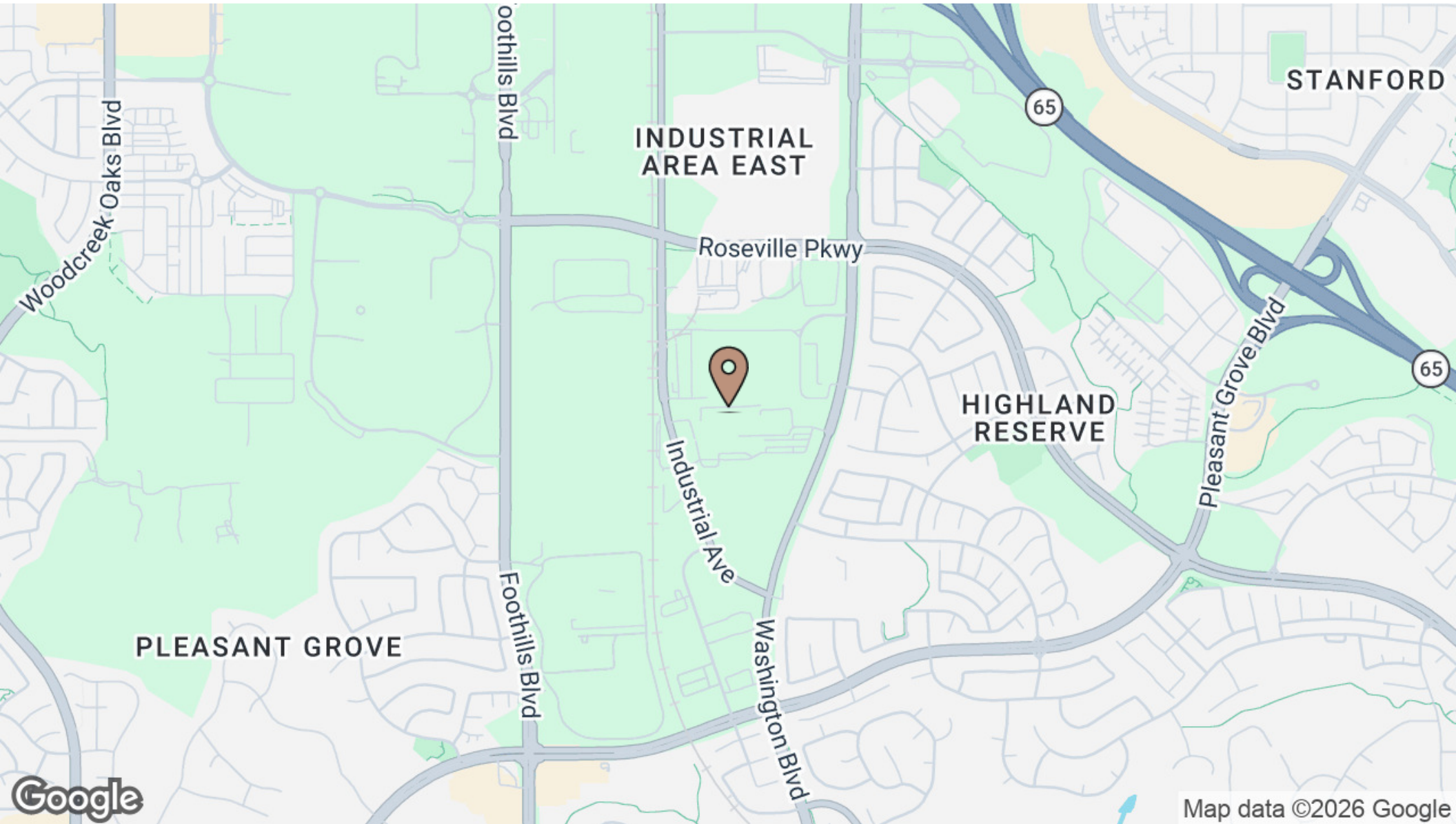
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Location Map



Map data ©2026 Google

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Additional Photos



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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	9,214	110,326	235,793
Average Age	38.8	40.1	40.2
Average Age (Male)	37.4	38.9	38.8
Average Age (Female)	41.6	41.1	41.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,240	41,785	87,059
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$162,594	\$137,376	\$142,172
Average House Value	\$642,705	\$619,327	\$639,237

2023 American Community Survey (ACS)

