



# 1376 LEAD HILL BLVD., ROSEVILLE, CA 95661



*Office/Flex Space for Lease*



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# PROPERTY HIGHLIGHTS

1376 Lead Hill Boulevard is a single story, multi-tenant, office/flex building located in highly desirable area of Roseville, CA. South Placer Business Park sits in the heart of Roseville enjoying close proximity to Interstate 80 with easy access from both the Douglas Boulevard and Eureka Road exits, two of the major arteries into the affluent East Roseville and Granite Bay submarkets.

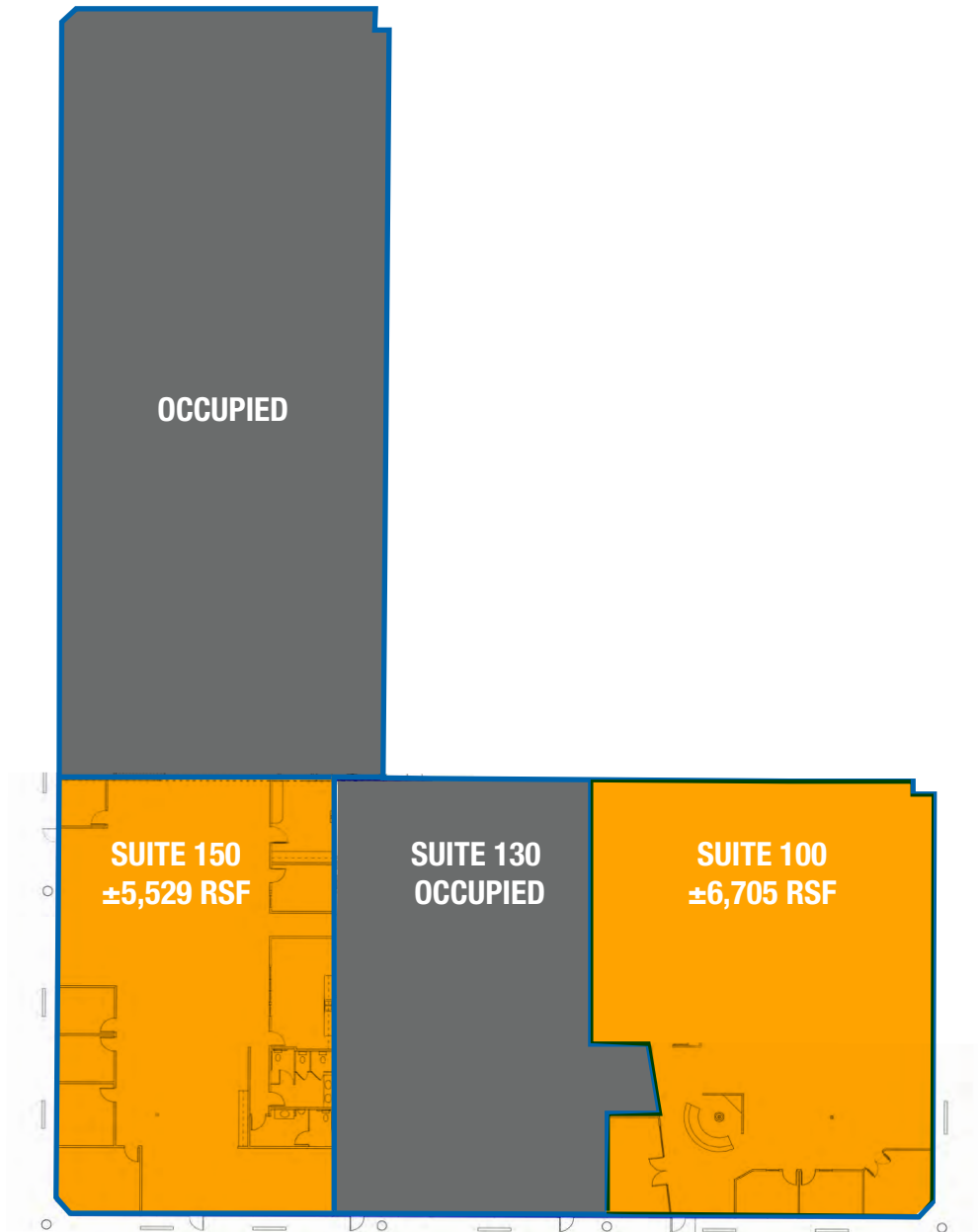
- Available Space between  $\pm 5,529$  SF and  $\pm 6,705$  SF.
- The Building can be 100% office, or flex, allowing for a variety of users.
- Located within walking distance to hotels, restaurants and shopping
- Excellent I-80 access
- Buildout includes private offices, restrooms, and large open area
- Vast window line allows excellent natural light
- Parking Ratio: 4.4/1,000 SF

**LEASE RATE: \$1.75/SF MODIFIED GROSS**



# FLOOR PLAN

AVAILABLE SUITES	
Suite 100	±6,705 RSF
Suite 150	±5,529 RSF



\*For reference purposes only. Rentable square footages to be verified. Not to scale.

# PROPERTY IMAGES



**SUITE 100**



**SUITE 100**



**SUITE 100**

# MARKET OVERVIEW

1376 Lead Hill Blvd., Roseville, CA 95661

3 Mile Radius

## KEY FACTS

POPULATION	<b>138,442</b>	AVERAGE HOUSEHOLD SIZE	<b>2.6</b>
MEDIAN AGE	<b>39</b>	MEDIAN HOUSEHOLD INCOME	<b>\$88,155</b>

## EDUCATION

<b>18.19%</b>	<b>26.48%</b>	<b>35.70%</b>
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/DOC DEGREE

## HOUSING STATISTICS

<b>\$422,528</b>	<b>41,999</b>	<b>40.34%</b>
MEDIAN HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

## BUSINESS

**75,427**  
TOTAL EMPLOYEES

## COMMUTERS

<b>1.27%</b>	<b>87.49%</b>
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

## EMPLOYMENT

<b>68.74%</b>	<b>31.26%</b>
WHITE COLLAR	BLUE COLLAR



Folsom Lake

Paul Martin's  
ME Massage Envy  
THAI  
Osp Vido

KAISER PERMANENTE

FedEx Kinko's  
Jack  
BIG 5 SPORTING GOODS  
Papa Murphy's  
Chevys FRESH MEX  
PANDA EXPRESS  
TARGET  
petco  
Walmart  
crumbl COOKIES

TJ-maxx  
Panera BREAD  
FAMOUS footwear  
FLEET FEET Sports

Eureka Rd.

ROSEVILLE Auto Mall

SITE

Douglas Blvd.

HOBBY LOBBY  
Golden 1 Credit Union  
ROSS DRESS FOR LESS  
DEL TACO  
Office DEPOT  
Carls Jr.  
SKECHERS  
UMPQUA BANK

Placer Village

Lead Hill Boulevard

N Sunrise Ave.

Douglas Blvd.

THE HOME DEPOT  
24 FITNESS  
Wendy's  
JUN'S  
TACO BELL  
Shane Co  
LA BOY





1376 Lead Hill Blvd.

1380 Lead Hill Blvd.

1386 Lead Hill Blvd.

1390 Lead Hill Blvd.

1836 Sierra Gardens

1830 Sierra Gardens

