



**1376 LEAD HILL BLVD.,
ROSEVILLE, CA 95661**

Office/Flex Space for Lease



Brandon Sessions

Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallire.com

Kannon Kuhn

Associate Vice President
DRE #02079314
(916) 789-3333
kkuhn@gallire.com

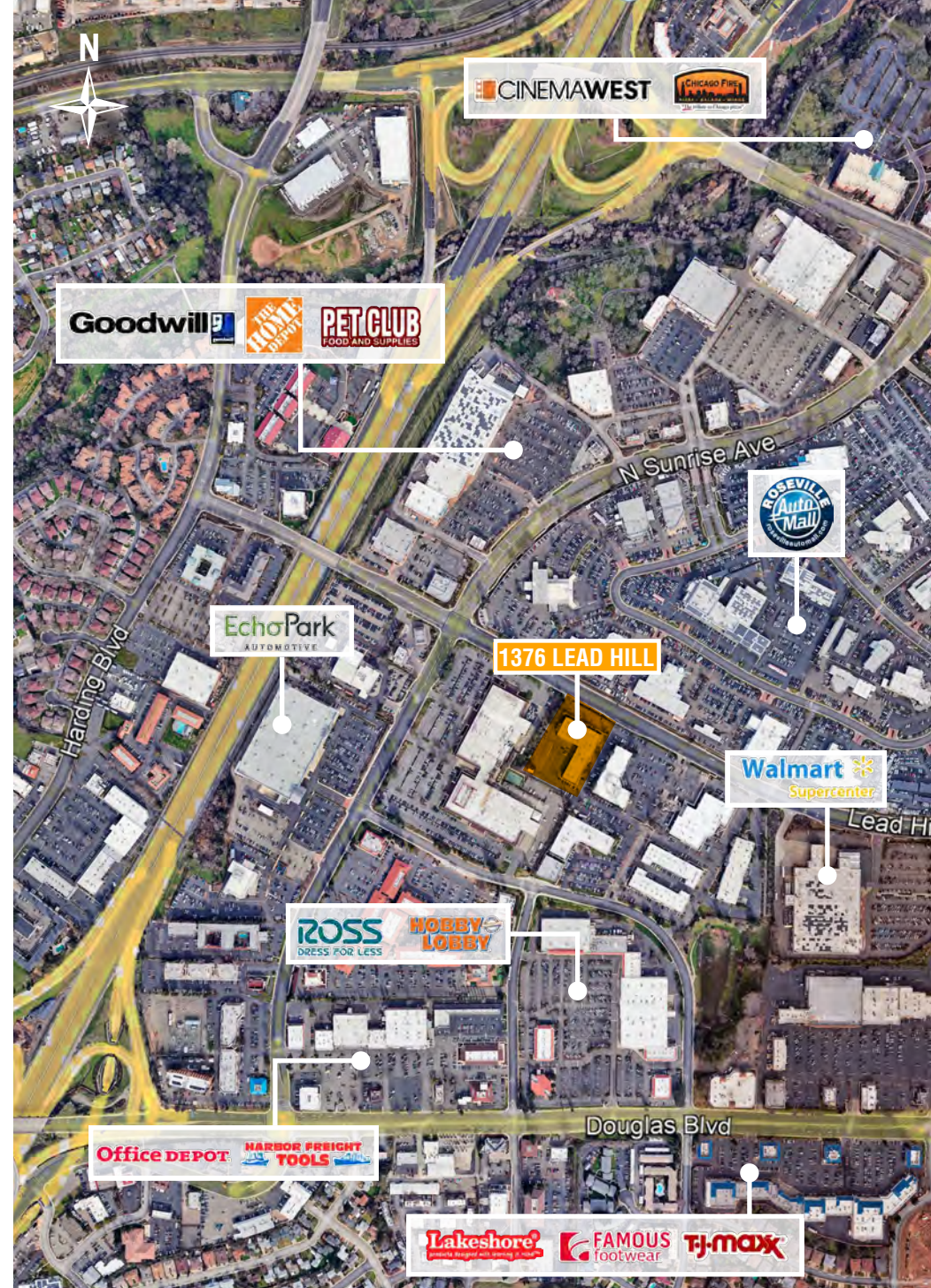
The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made to the accuracy of the information contained herein.

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 $\pm 5,328$ SF and $\pm 6,543$ 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

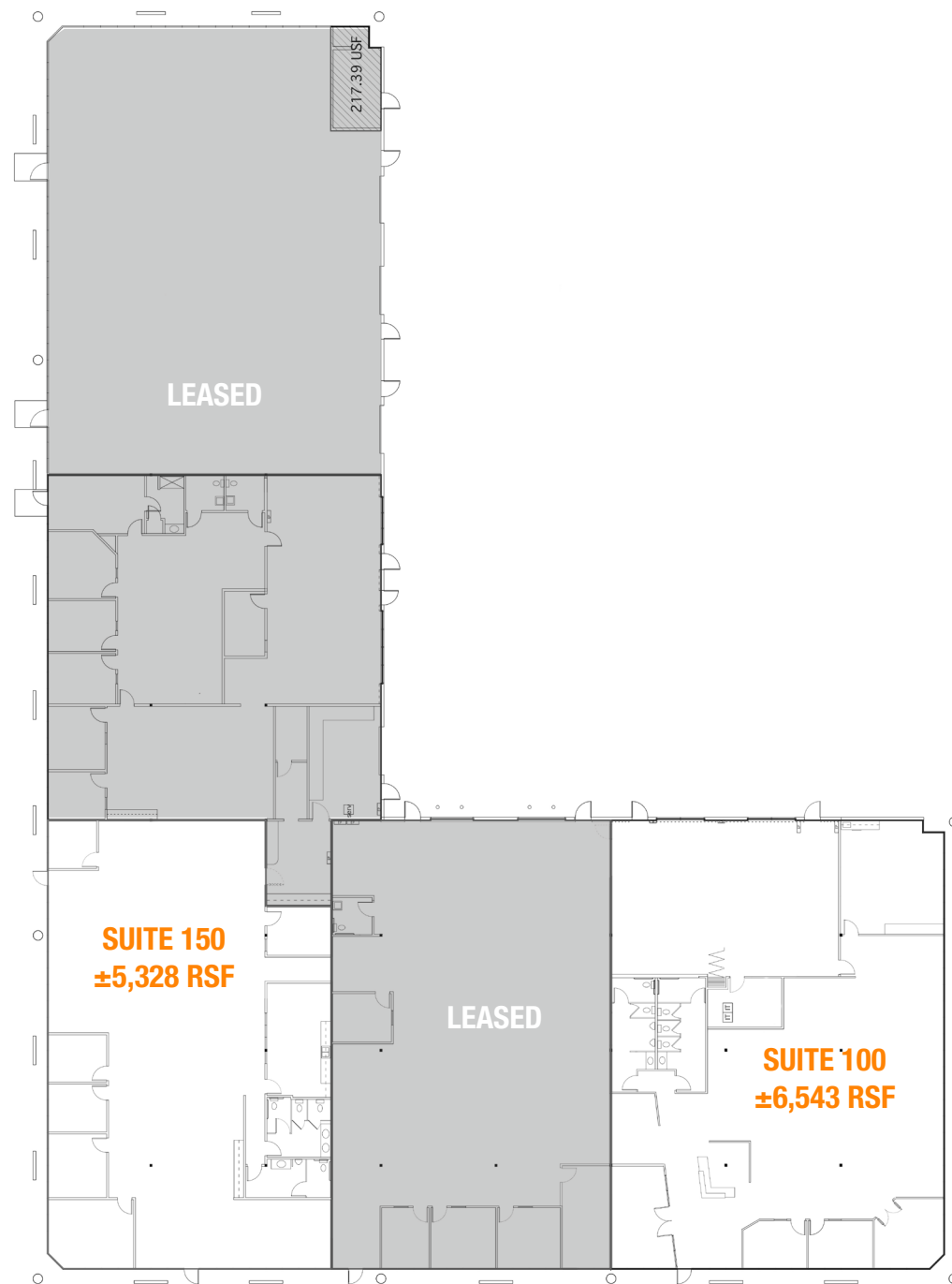
LEASE RATE: \$1.75/SF MODIFIED GROSS



FLOOR PLAN

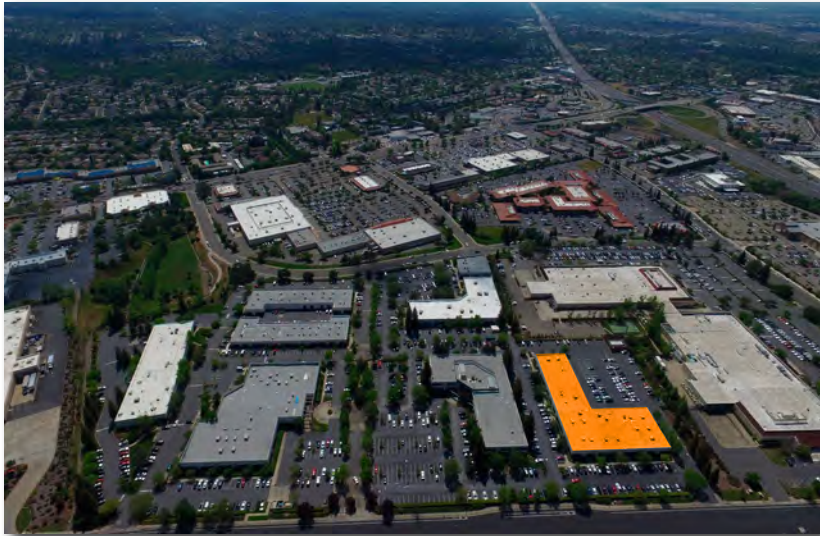
AVAILABLE SUITES

Suite 100	±6,543 RSF
Suite 150	±5,328 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	138,442	AVERAGE HOUSEHOLD SIZE	2.6
MEDIAN AGE	39	MEDIAN HOUSEHOLD INCOME	\$88,155

EDUCATION

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

HOUSING STATISTICS

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

BUSINESS

75,427
TOTAL EMPLOYEES

COMMUTERS

1.27%	87.49%
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

EMPLOYMENT

68.74%	31.26%
WHITE COLLAR	BLUE COLLAR



Folsom Lake

Douglas Blvd.

Eureka Rd.

SITE

Placer Village

N Sunrise Ave.

Douglas Blvd.



Lead Hill Boulevard





Brandon Sessions

Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallire.com

Kannon Kuhn

Associate Vice President
DRE #02079314
(916) 789-3333
kkuhn@gallire.com