

3013 DOUGLAS BLVD SUITE 240, ROSEVILLE, CA 95661



AVAILABLE FOR SUBLEASE



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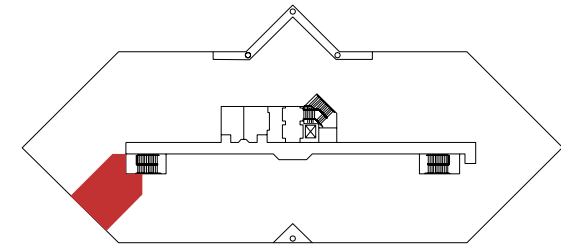
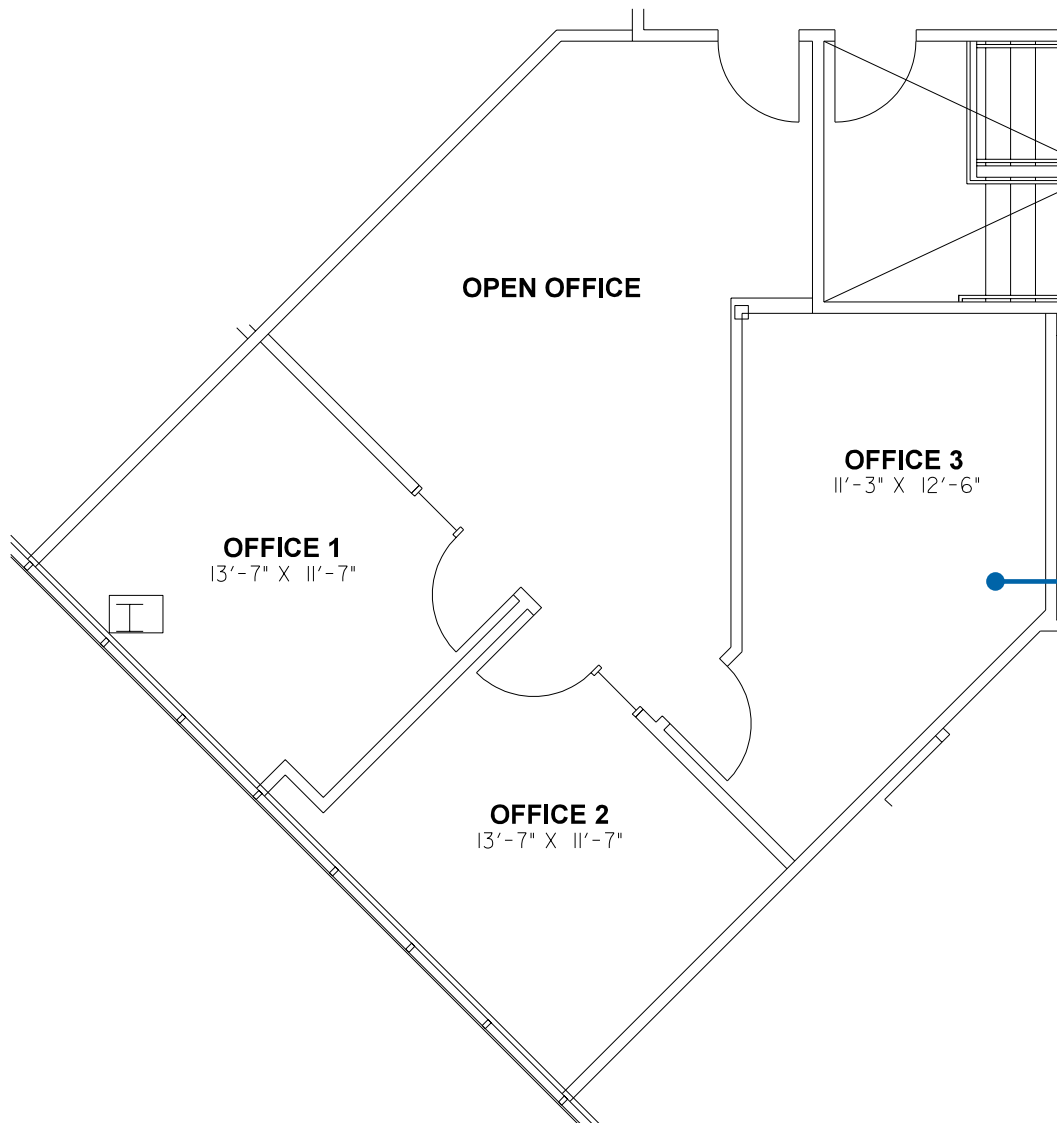
PROPERTY DETAILS

- **Space SF: ±977 RSF**
- **Sublease Dates: 3/01/2026 – 4/15/2027**
 - Two-Story, Class “A” Office Building along Douglas Boulevard
 - Excellent Location along Douglas Blvd -- the most widely traveled and well known thoroughfare in East Roseville!
 - Within One Mile to Rocky Ridge Town Center, Roseville Center, TJ Maxx Plaza, and Renaissance Creek
 - Various Restaurants, Shopping, and Grocery Options in Close Proximity
 - High Regional Demographics, High Daily Traffic Counts, Accessible to Interstate 80 and Highway 65
 - Easily Commutable from all major Sacramento Submarkets

**SUBLEASE PRICE:
\$2.47 PSF FULL SERVICE**



FLOOR PLAN



±977 RSF FOR SUBLEASE

SUITE IMAGES



CITY OF ROSEVILLE

3013 Douglas Blvd is located near the epicenter of the Roseville office core, in the Johnson Ranch Office Park, near the intersection of Douglas Boulevard and East Roseville Parkway. The location is within one mile of Interstate 80 at the Eureka Road Exit.

This submarket boasts strong numbers of stability and future growth. Within a five-mile radius, the population base is over 254,000 people with a five-year projection of over 280,000. The median household income is approximately \$99,900 and over 46,000 of total households are making above \$100,000 per year. Residents within a five-mile radius spend approximately \$1B in Food & Alcohol, and close to \$600 mm in entertainment and hobbies.

The Roseville/ Rocklin submarket continues its strong resurgence not only as a leader in the Sacramento Region, but also as a relevant player among Northern California secondary commercial markets. This submarket is the third largest in the region with a tremendous amount of master-planned growth in the future. Newer, affordable commercial product, housing, a plethora of retail along with highly respected public schools make the region a very compelling option.

62,663
Total Employees
3 miles

43
Median Age
3 miles

\$113,277
Median Household Income
3 miles

31,260
Total Households
3 miles

KEY FACTS



80,339

Population



2.53

Average Household Size

HOUSING STATS



\$629,976

Median Home Value



18.15%

% Renter Occupied Housing Units

COMMUTERS



0.42%

Used Public Transportation



88.00%

Drove Alone to Work

EMPLOYMENT



25.69%

Blue Collar



74.31%

White Collar

EDUCATION



16.46%

High School Graduate

24.51%

Some College

39.17%

Bachelor's Degree Plus

TRADE AREA



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