



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.

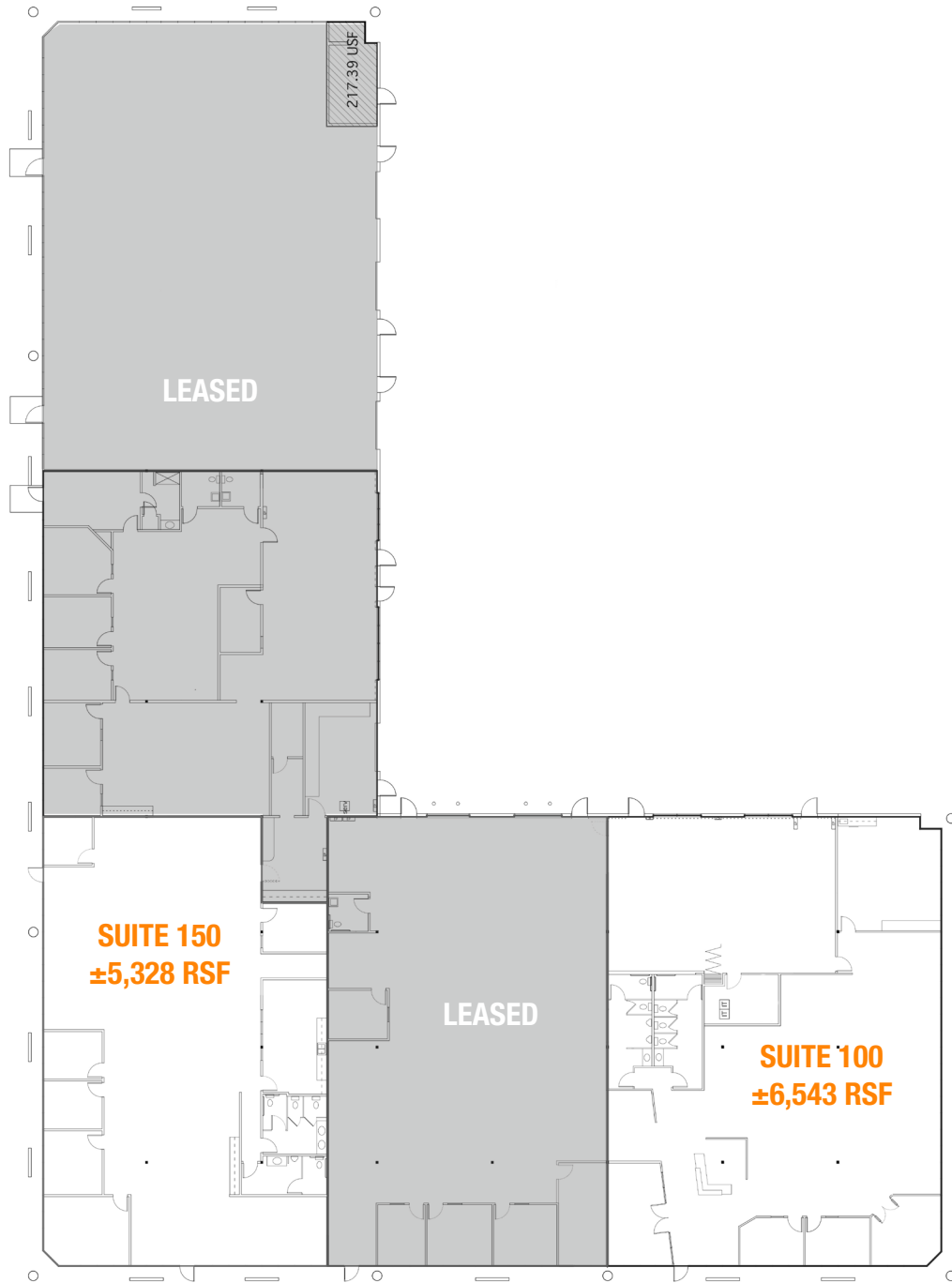
- Available Space between $\pm 5,328$ SF and $\pm 6,543$ SF.
- The Building can be 100% office, or flex, allowing for a variety of users.
- Located within walking distance to hotels, restaurants and shopping
- Excellent I-80 access
- Buildout includes private offices, restrooms, and large open area
- Vast window line allows excellent natural light
- Parking Ratio: 4.4/1,000 SF

LEASE RATE: \$1.75/SF MODIFIED GROSS



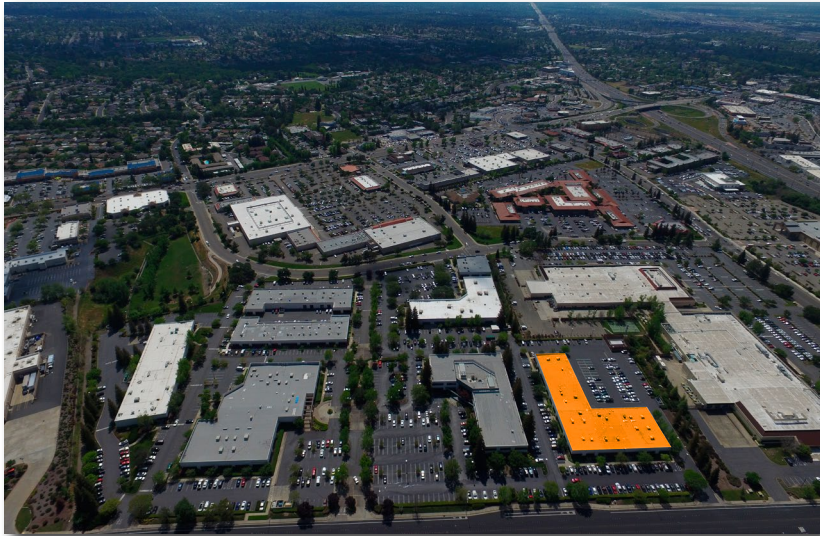
FLOOR PLAN

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

Paul Martin's
ME Massage Envy
MY THAI
Oslo Vida

KAISER PERMANENTE

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

TJ-maxx
Panera BREAD
FAMOUS footwear
FLEET FEET Sports

Eureka Rd.

Douglas Blvd.

ROSEVILLE Auto Mall

SITE



Placer Village

HOBBY LOBBY
Golden 1 Credit Union
ROSS DRESS FOR LESS
DELTA CO
Office DEPOT
Carls Jr.
SKECHERS
UMPUA BANK

Lead Hill Boulevard

N Sunrise Ave.

Douglas Blvd.

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





1376 Lead Hill Blvd.

1380 Lead Hill Blvd.

1386 Lead Hill Blvd.

1390 Lead Hill Blvd.

1836 Sierra Gardens

1830 Sierra Gardens

