



1376 LEAD HILL BLVD., ROSEVILLE, CA 95661



Office/Flex Space for Lease



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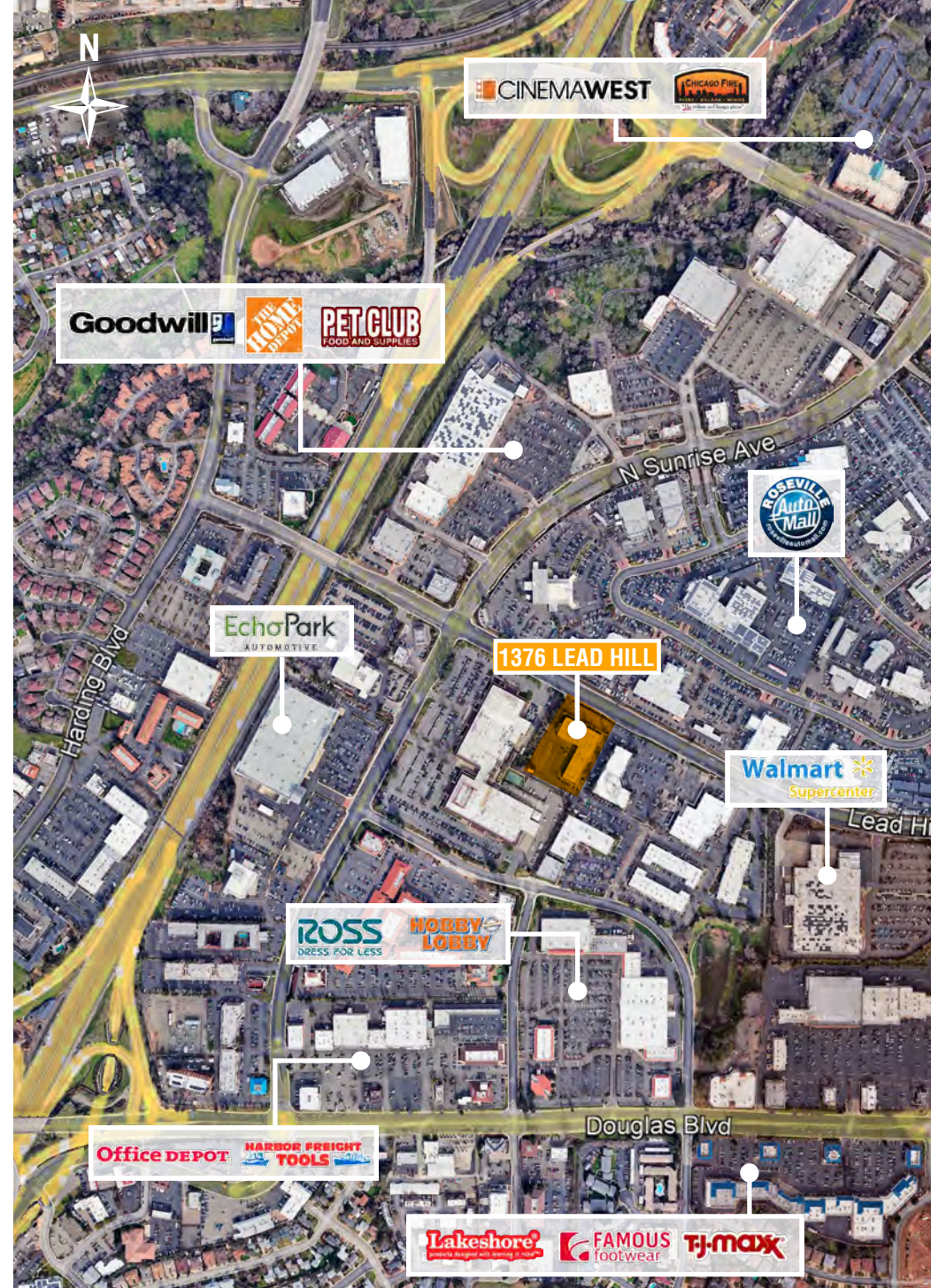
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PROPERTY HIGHLIGHTS

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.

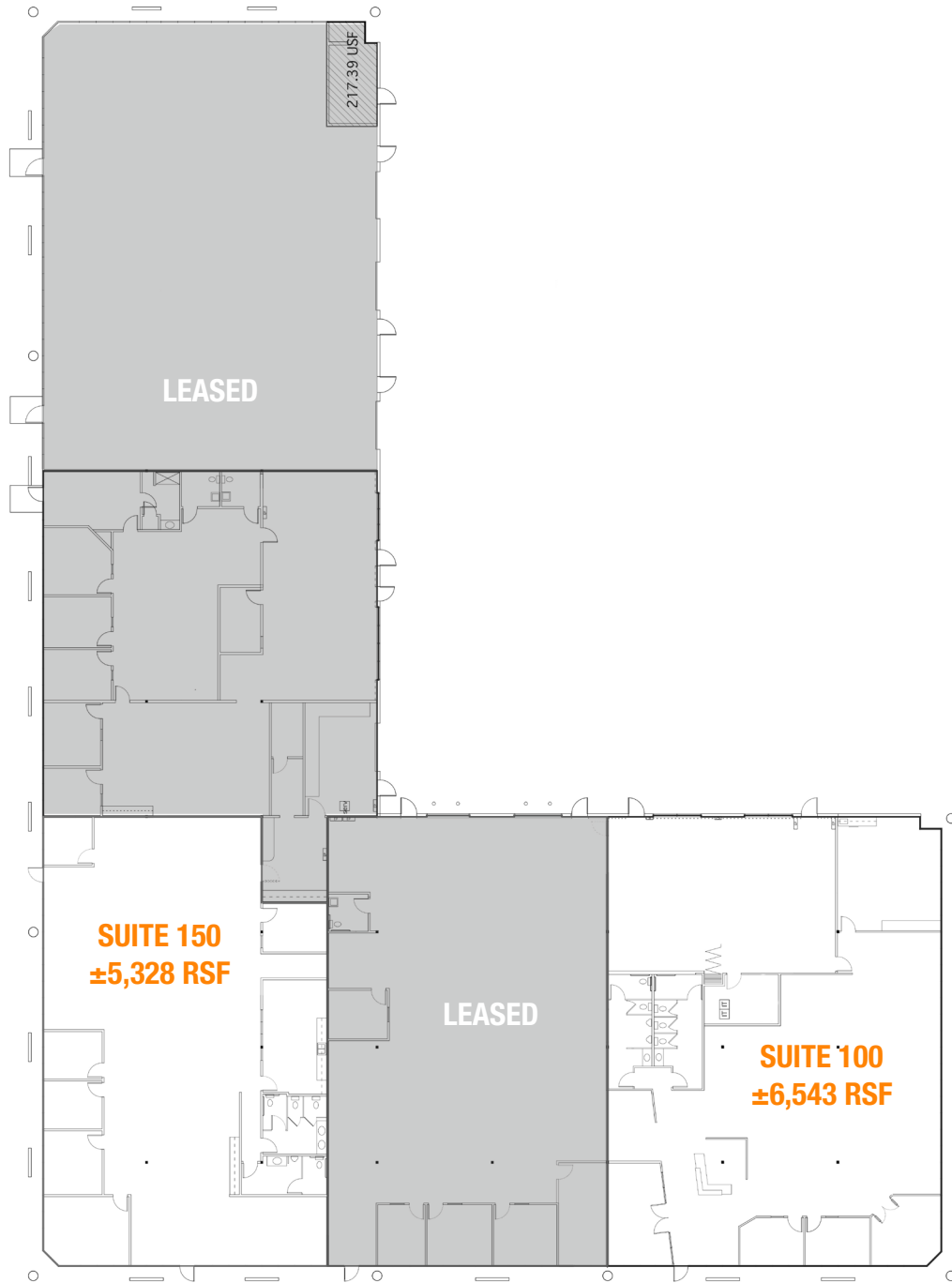
- Available Space between $\pm 5,328$ SF and $\pm 6,543$ SF.
- The Building can be 100% office, or flex, allowing for a variety of users.
- Located within walking distance to hotels, restaurants and shopping
- Excellent I-80 access
- Buildout includes private offices, restrooms, and large open area
-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

LEASE RATE: \$1.75/SF MODIFIED GROSS



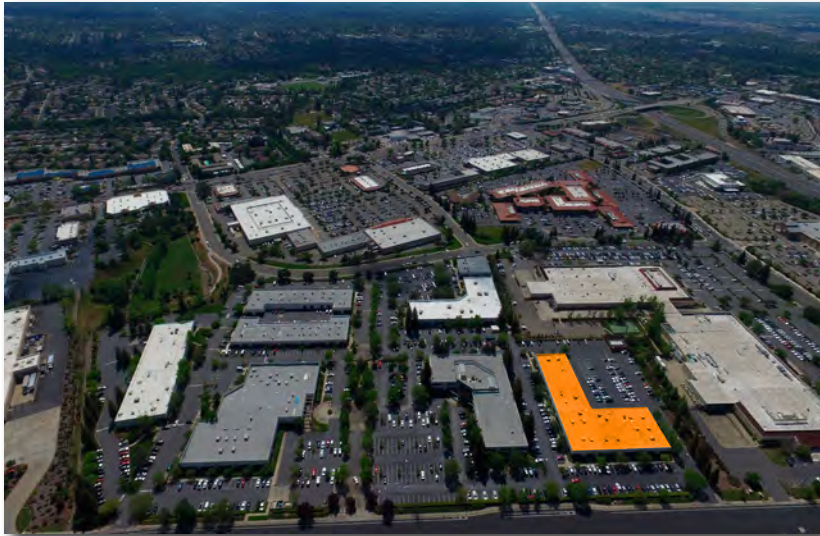
FLOOR PLAN

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



Logos for Paul Martin's, ME Massage Envy, Thai, and Ospa Vida.

Logo for Kaiser Permanente.

Logos for FedEx Kinko's, Jack In The Box, BIG 5 SPORTING GOODS, Papa Murphy's, Chevy's FRESH MEX, Panda Express, Target, Petco, Walmart, and Crumbl Cookies.

Logos for T.J. Maxx, Panera Bread, Famous Footwear, and Fleet Feet Sports.

Eureka Rd.

Logo for Roseville Auto Mall.

SITE

Lead Hill Boulevard

Placer Village

N Sunrise Ave.

Logos for Hobby Lobby, Golden 1 Credit Union, Ross Dress For Less, Del Taco, Office Depot, Carls Jr., Skechers, and Umpqua Bank.

Douglas Blvd.

Logos for The Home Depot, 24 Fitness, Wendy's, Juniper's, TACO BELL, and LA 2 BOY.





1376 Lead Hill Blvd.

1380 Lead Hill Blvd.

1386 Lead Hill Blvd.

1390 Lead Hill Blvd.

1836 Sierra Gardens

1830 Sierra Gardens

