



NOW LEASING: SINGLE STORY OFFICE SUITE LOCATED IN ROSEVILLE, CA



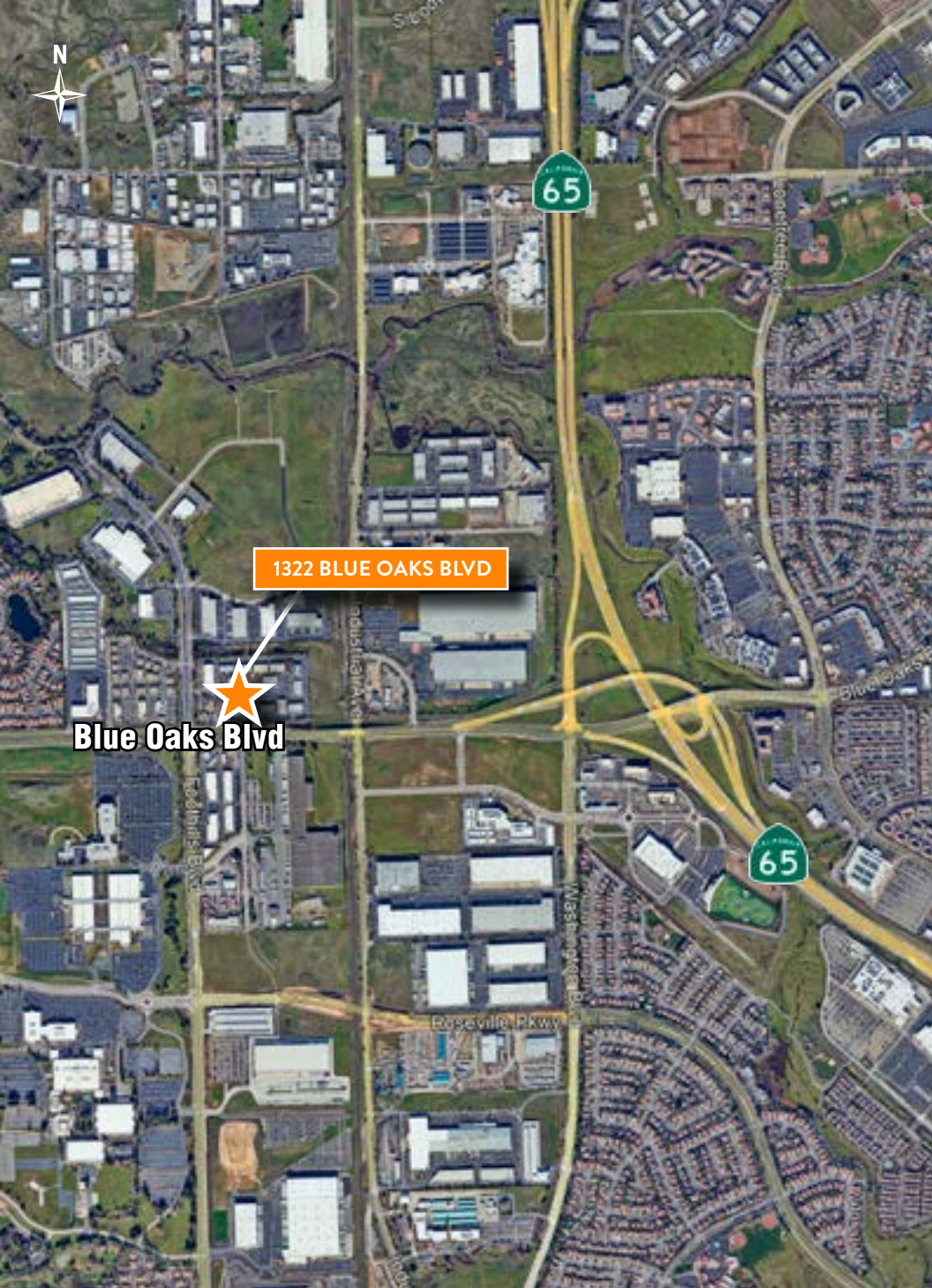
OSBORNE
GROUP

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1322 Blue Oaks Blvd.
Roseville, CA 95678



PROPERTY HIGHLIGHTS

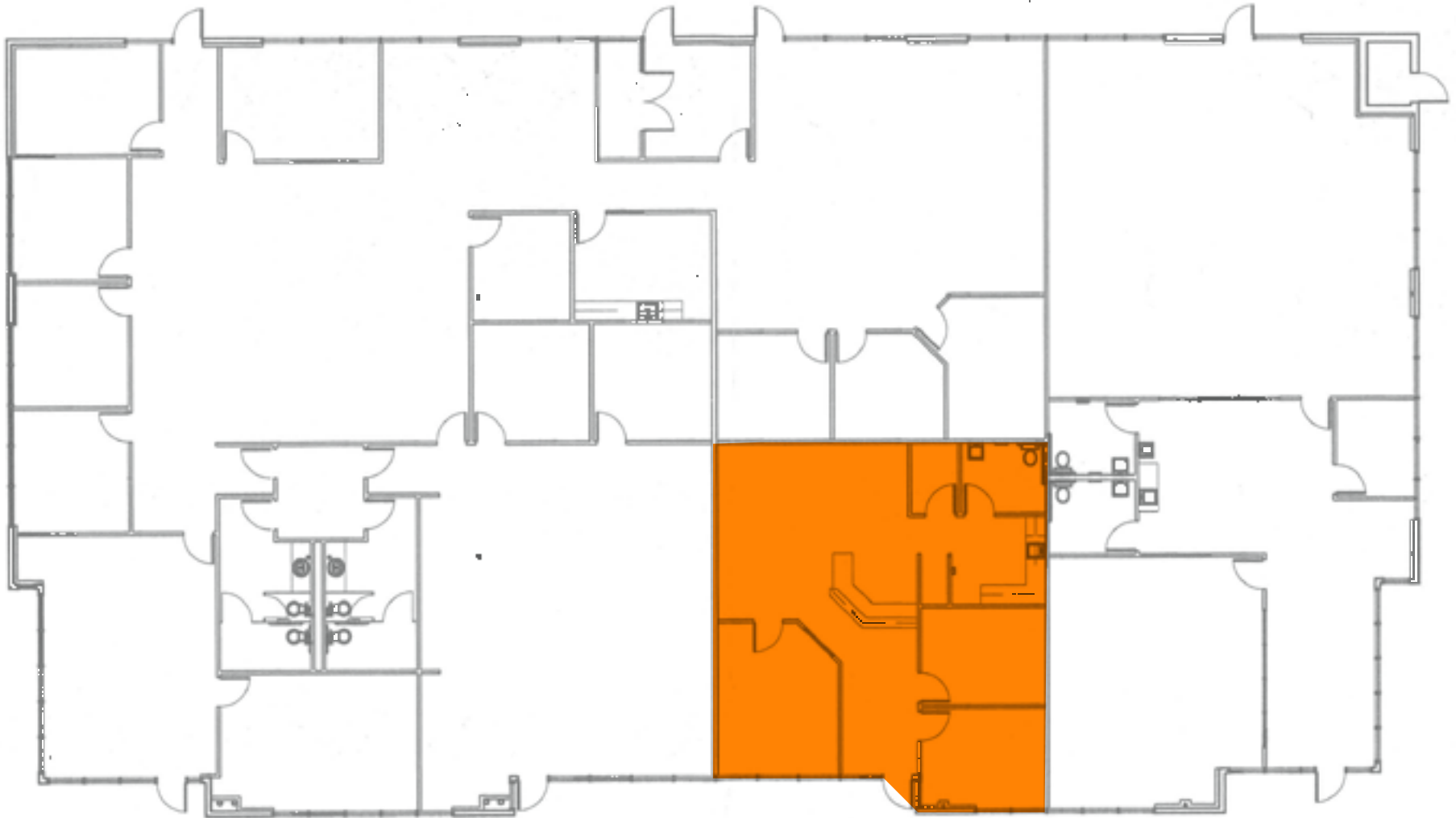
- Available for Lease - Suite 300: ±1,242 RSF
- The build out includes two private offices, conference space, breakroom/ storage and open work space
- Tenant is responsible for their own separately metered electric, janitorial, phone + internet services
- Located at intersection of Blue Oaks Blvd and Foothills Blvd, resulting in high daily traffic counts (35,222 cars/day 2025)
- Close proximity to various restaurants and retail amenities
- Located less than one mile from Highway 65 and close to Interstate 80 interchange

LEASE RATE: \$1.75/SF MODIFIED GROSS



FLOOR PLAN

Suite 300
±1,242 SF



DEMOGRAPHICS

MARKET OVERVIEW

1322 Blue Oaks Blvd.
Roseville, CA 95678

3 MILE RADIUS

KEY FACTS

104,993

Population

39

Median Age



2.73

Average Household Size

\$131,852

Median Household Income

HOUSING STATS



\$614,711

Median Home Value



38,283

Households



32.56%

% Renter Occupied
Housing Units

COMMUTERS



0.83%

Used Public Transportation



88.10%

Drove Alone to Work

EDUCATION



14.10%

High
School Graduate



15.13%

Some
College



32.49%

Bachelor's
Degree Plus

BUSINESS



44,226

Total Employees

EMPLOYMENT



73.98%

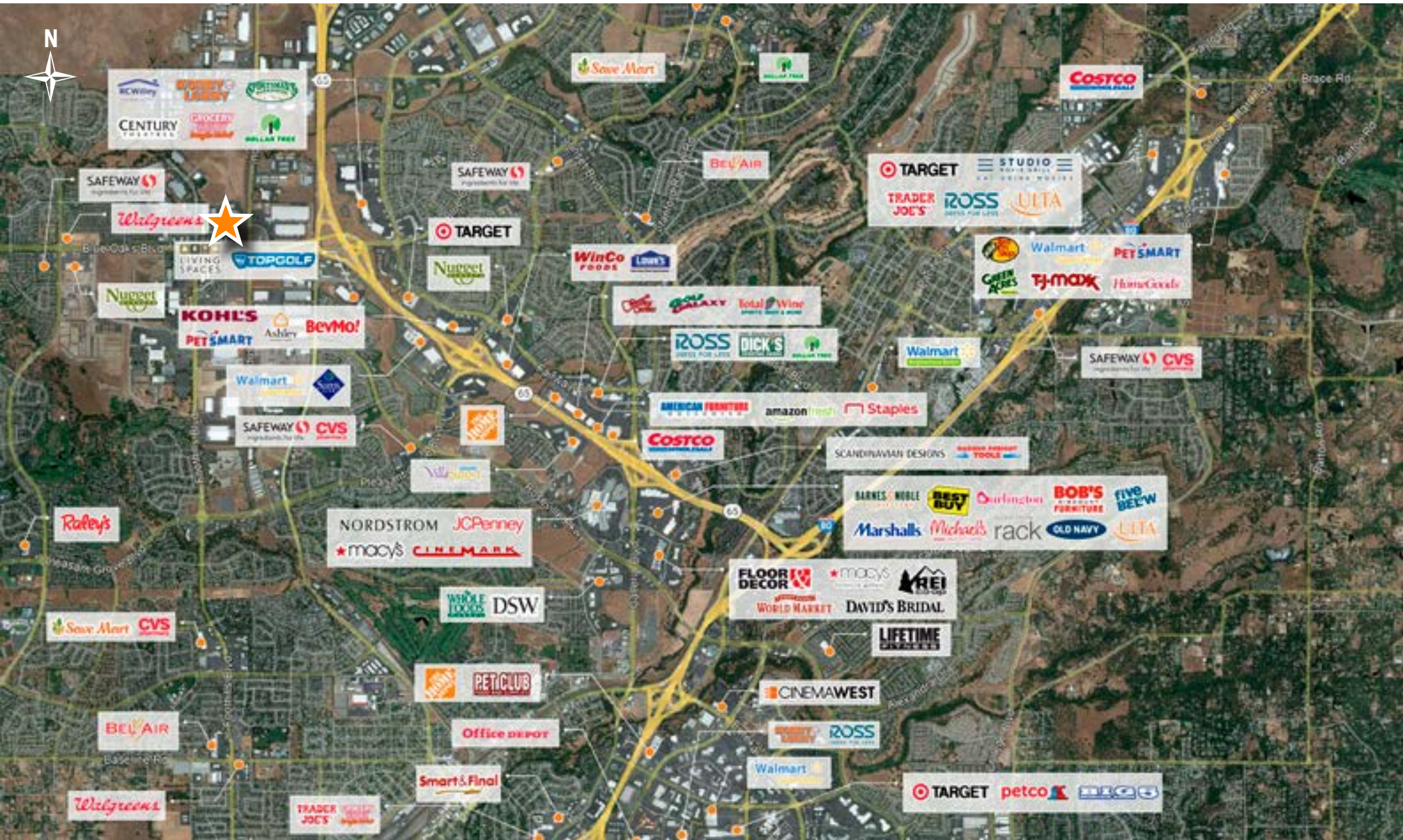
White Collar



26.02%

Blue Collar

ROSEVILLE/ROCKKLIN RETAIL AERIAL





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AVAILABLE FOR LEASE – OFFICE SPACE IN ROSEVILLE, CA

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