

# 4608 Roseville Road STE 105

North Highlands, CA 95660

For Lease

*Flex Office/Warehouse Space*

Property Summary



## Property Highlights

- +/- 2,160 SF Total
- +/- 1,360 SF Office Area
- +/- 800 SF Warehouse Area
- (2) 10'x12' Grade Level Roll-up Doors
- New Carpet and Paint in Office Area
- Easy Access to Highway 80
- Professionally Managed
- \$0.90/PSF/NNN

## Offering Summary

Lease Rate	\$0.90 per month (NNN)
Available SF	2,160 SF
Building Size	17,130 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	15	351	1,993
Total Population	60	1,229	6,421
Average HH Income	\$89,251	\$74,469	\$69,575

TRAVIS ESWAY

P: 916.788.9731

tesway@crossroadventures.net

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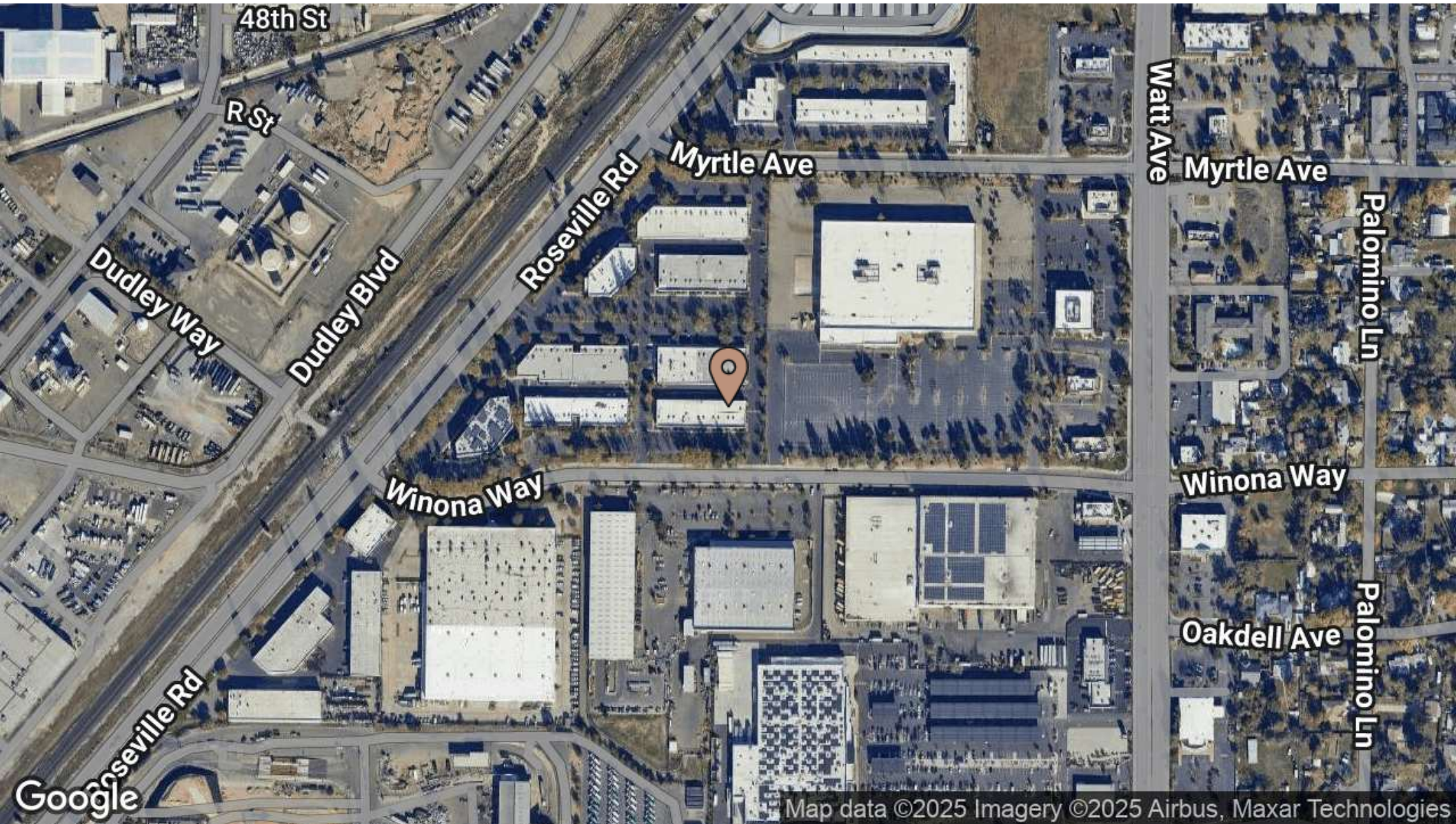
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Location Map



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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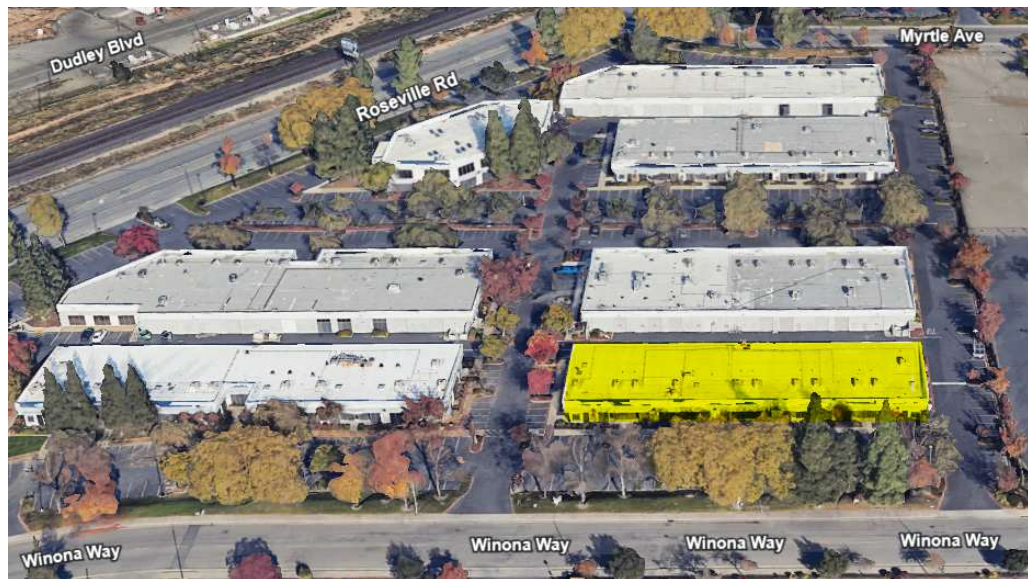
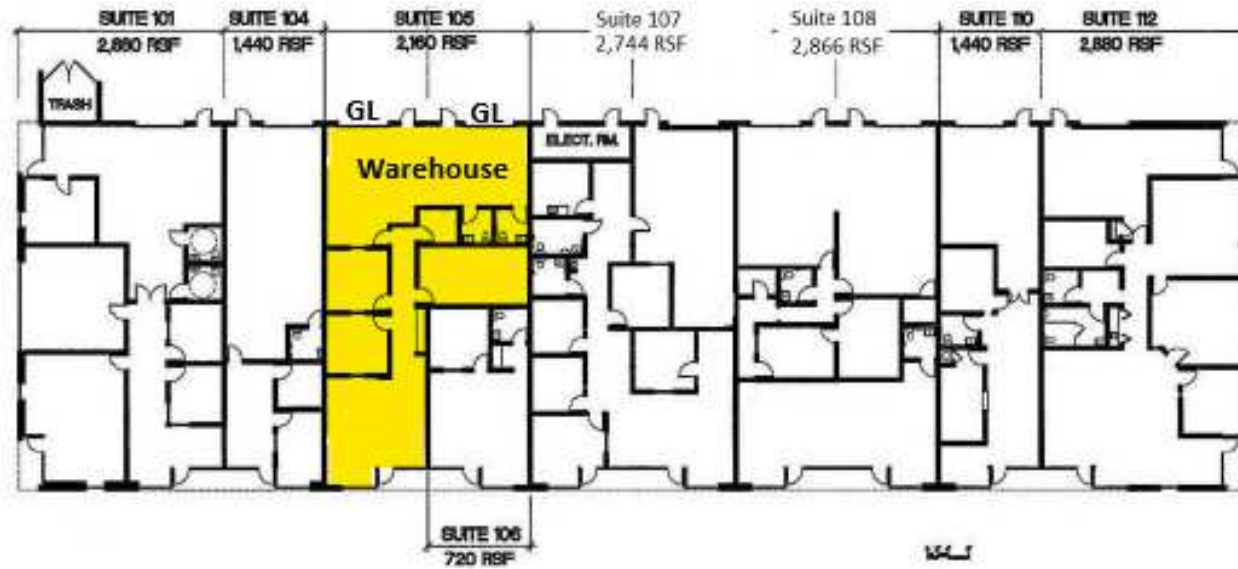
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Floorplan



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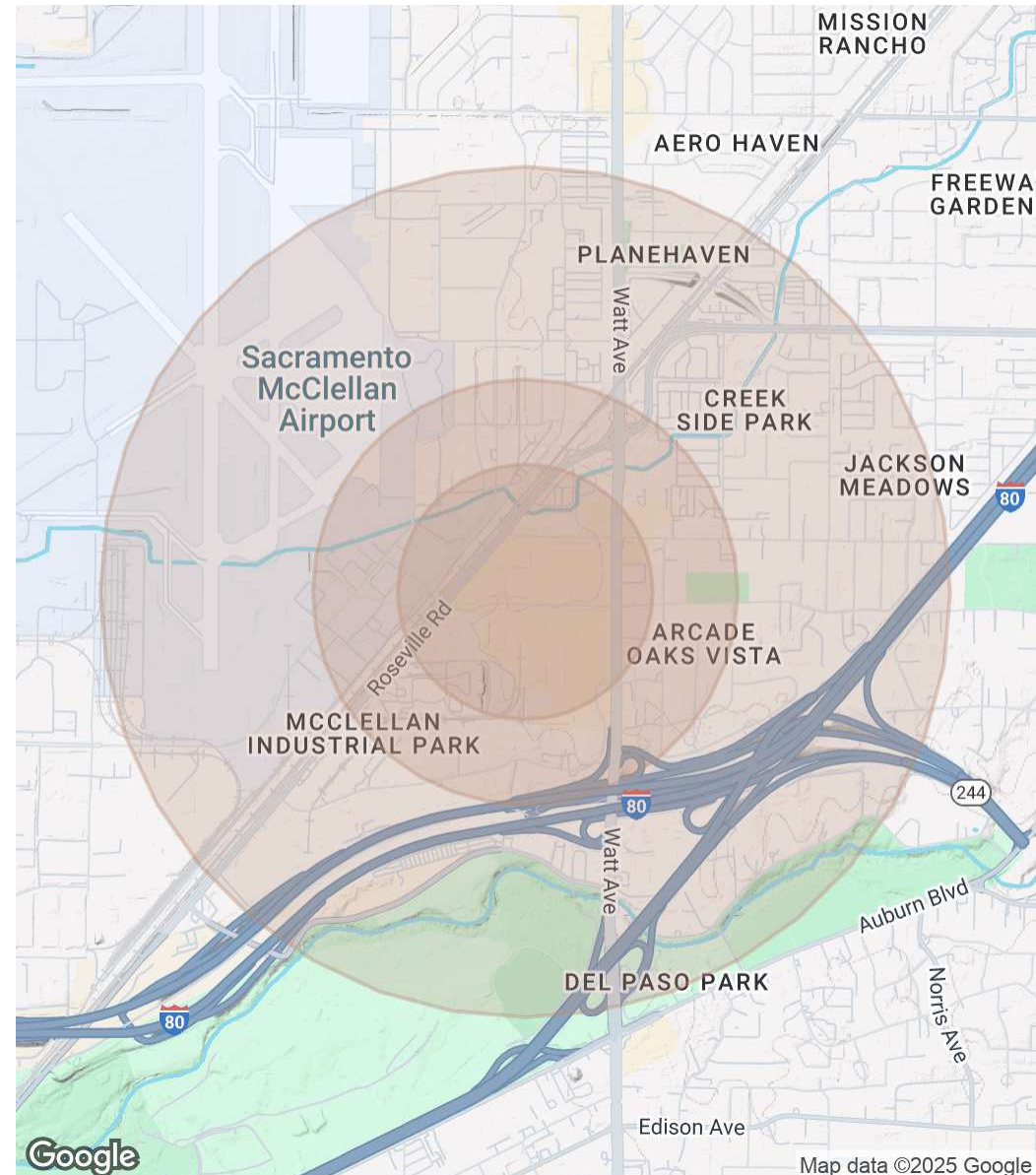
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Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	60	1,229	6,421
Average Age	40	37	36
Average Age (Male)	39	37	36
Average Age (Female)	41	37	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	15	351	1,993
# of Persons per HH	4	3.5	3.2
Average HH Income	\$89,251	\$74,469	\$69,575
Average House Value	\$509,730	\$350,071	\$326,930

*Demographics data derived from AlphaMap*



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