

1601 DOUGLAS BLVD.

Roseville, CA 95661

±3,700 - 4,095 SF RETAIL/OFFICE SPACE AVAILABLE / FOR LEASE



Chris Vang / chris.vang@cushwake.com / +1 916 617 4274 / CA Lic. #02078988
Chad Cook, MCR, SIOR, CCIM / chad.cook@cushwake.com / +1 916 764 1181 / CA Lic. #01711687



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OVERVIEW

For Lease

PREMISES

NEC of Douglas Blvd. and Sunrise Ave.

AVAILABLE SPACE: ±3,700 - 4,095 SF

LEASE TYPE

Direct

ASKING RENT

Upon Request

NEIGHBORS

Skechers, Office Depot, Golden 1 Credit Union, Del Taco, Carl's Jr., IHOP, Ross and Hobby Lobby

PROPERTY HIGHLIGHTS

- Located at the corner of a highly traveled intersection
- Great frontage along Douglas Blvd.
- Highly visible building along Douglas Blvd. (60,349 ADT) & Sunrise Ave. (23,591 ADT)
- Close proximity to Interstate-80
- Ample parking
- Building signage available

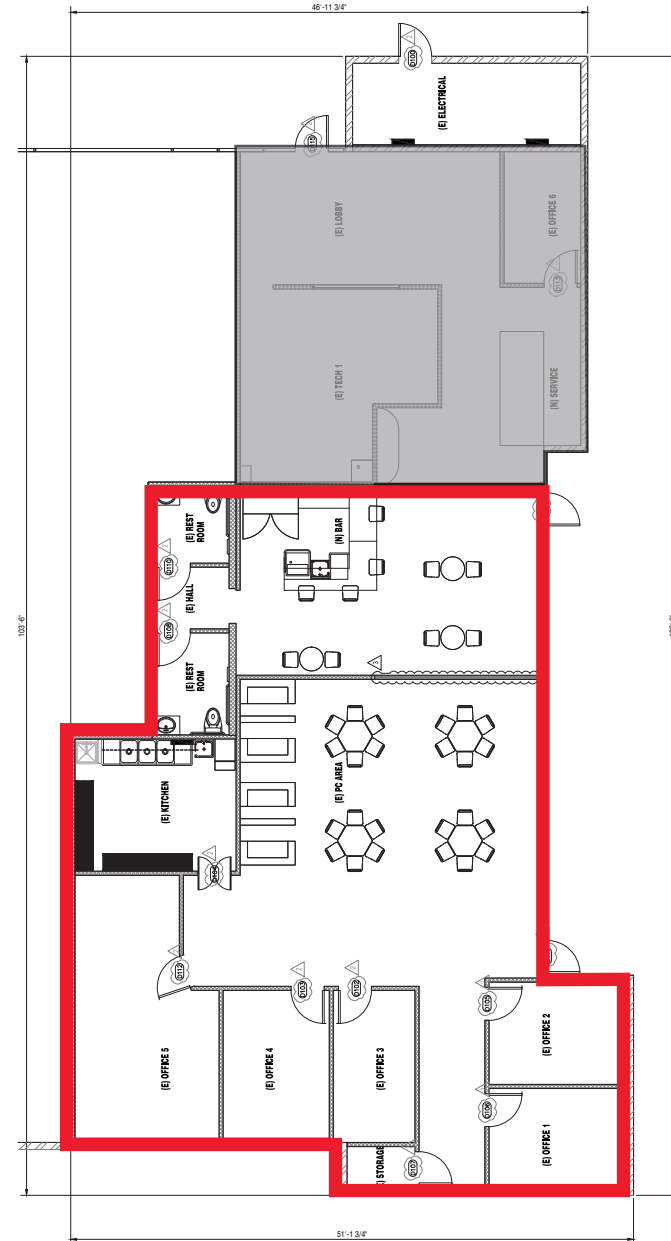
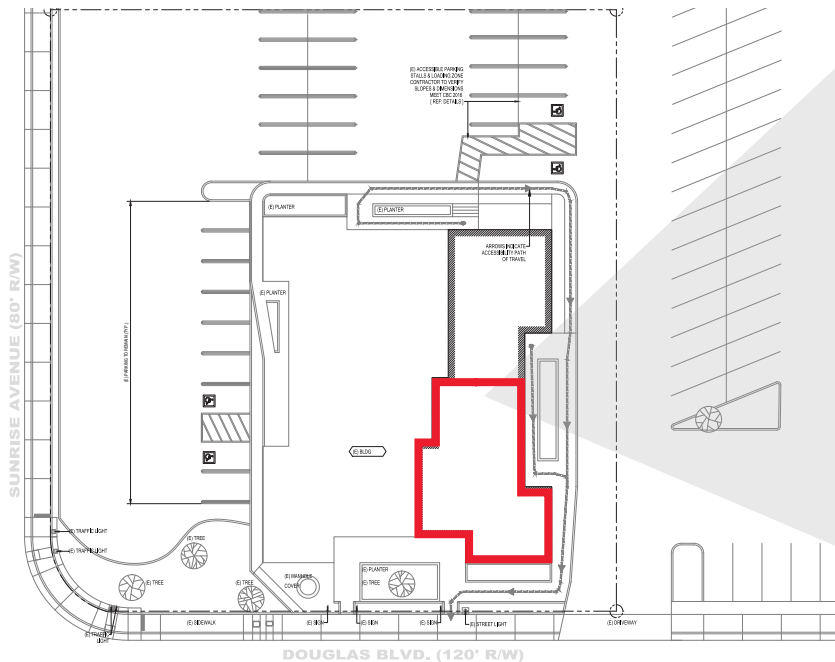


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FLOOR PLAN - OPTION A: $\pm 3,700$ SF

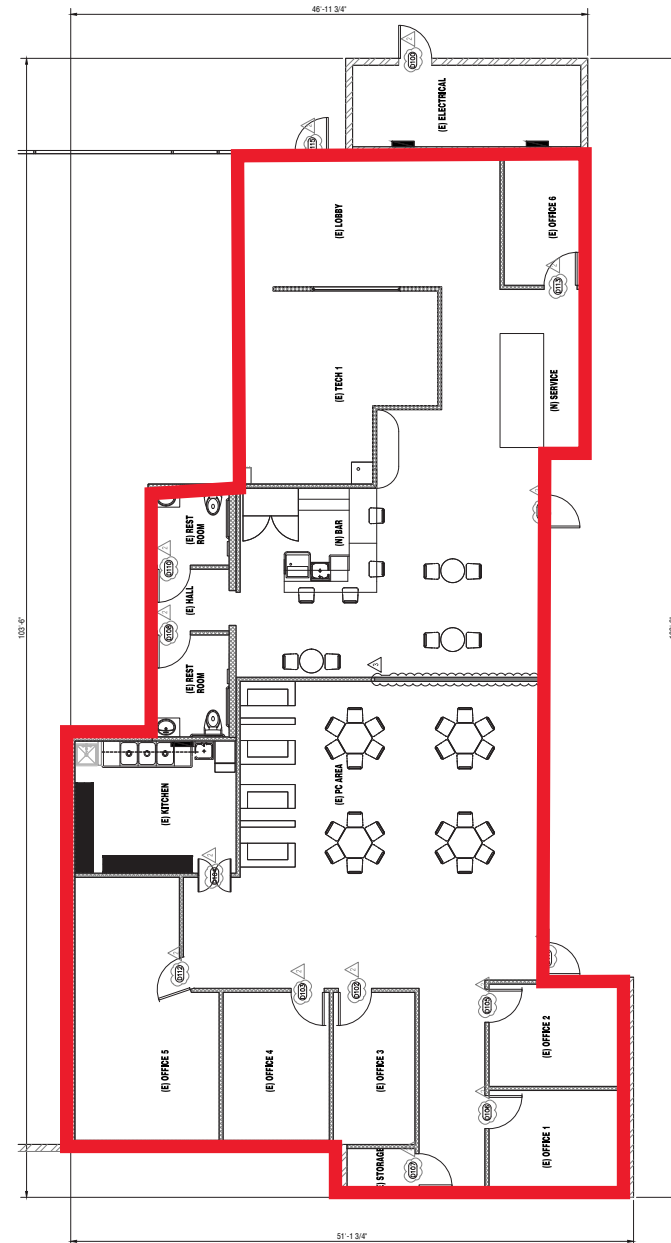
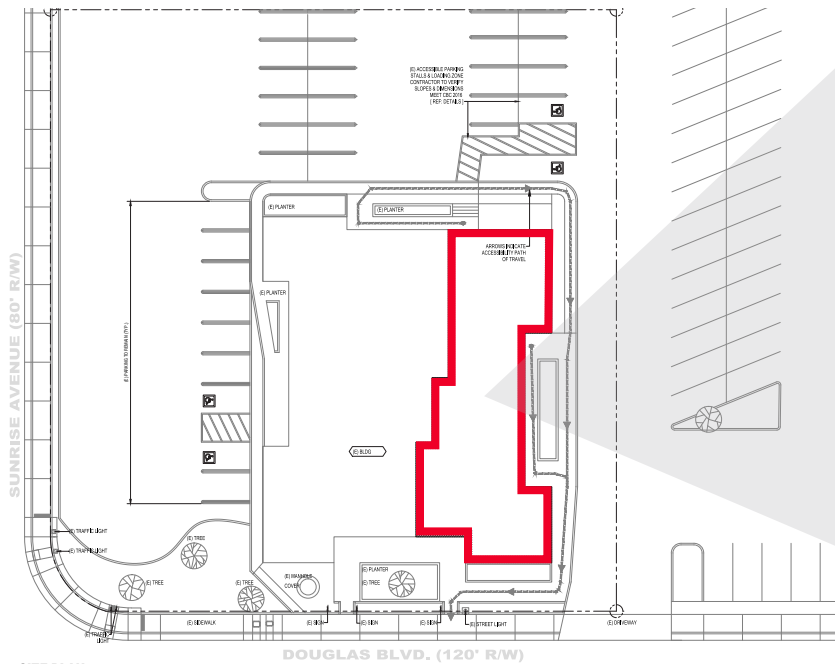
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FLOOR PLAN - OPTION B: ±4,095 SF

For Lease

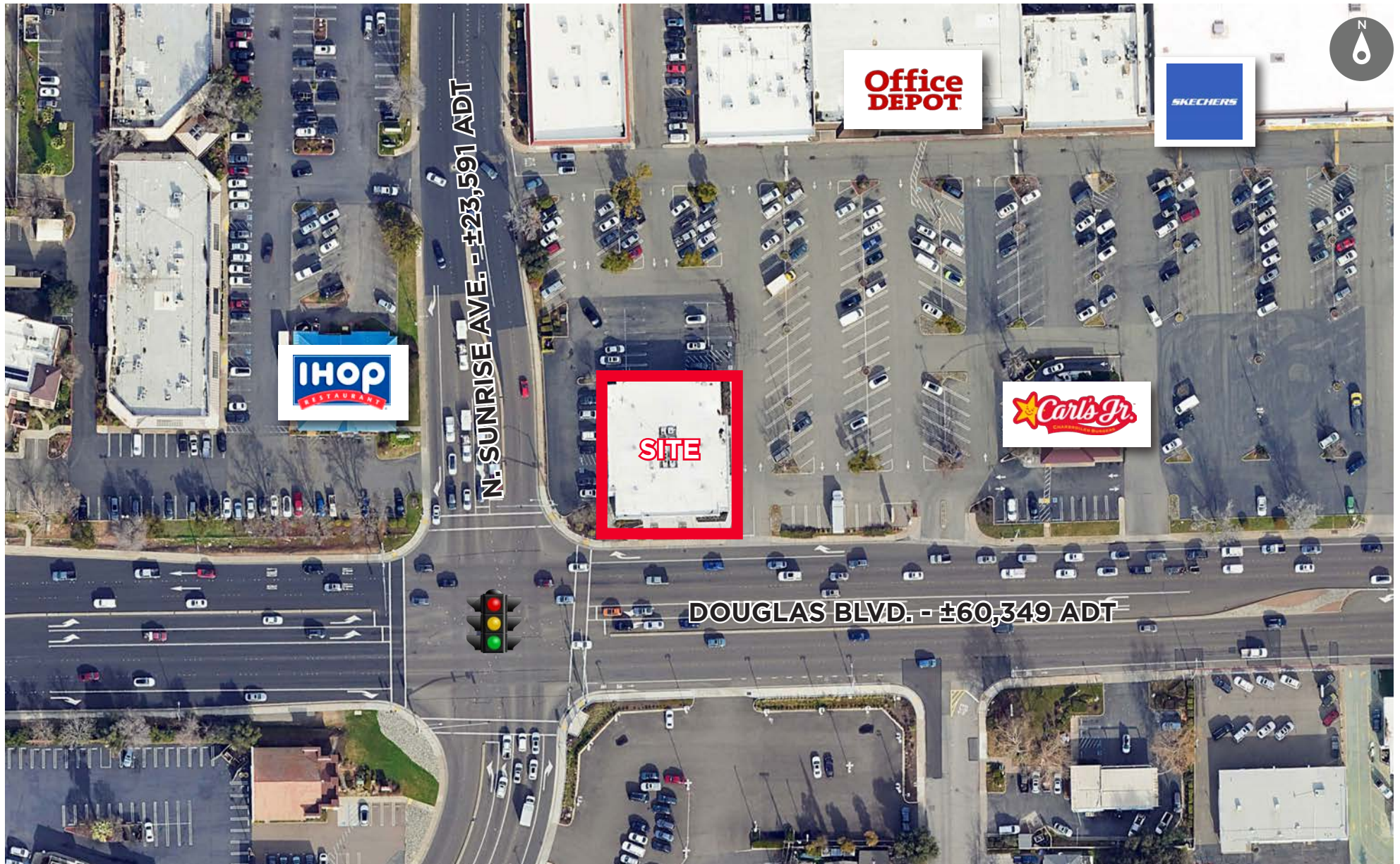


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NEIGHBORHOOD MAP

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TRADE AREA MAP

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PHOTOS / DEMOGRAPHICS

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DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	11,645	108,134	284,930
DAYTIME POPULATION	22,071	130,285	284,741
MEDIAN HOUSEHOLD INCOME	\$76,047	\$95,403	\$100,779
MEDIAN AGE	44.3	40.2	40.4

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