

**1701 Santa Clara Drive**  
**Roseville, CA 95661**

**Retail Space Available for Lease**



## THE PROPERTY

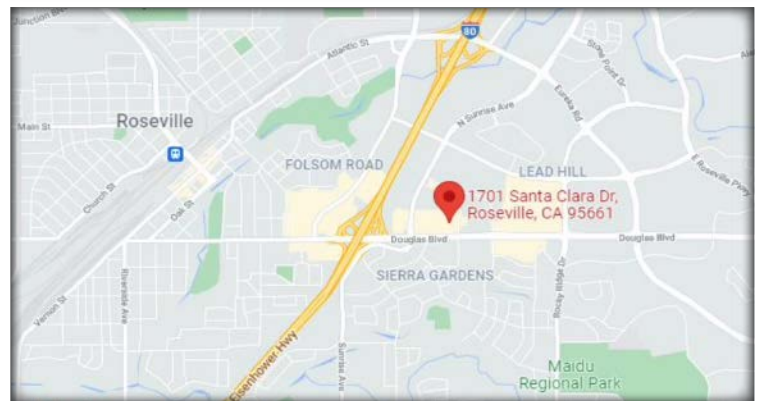
### DOUGLAS PLAZA | ROSEVILLE COMMONS

- Located in Douglas Plaza, one of Roseville's most prominent shopping centers, and positioned along Douglas Boulevard, Roseville's main retail corridor. Douglas Blvd is the main traffic thoroughfare from Interstate 80 to Roseville and Granite Bay, providing excellent exposure for any business.
- Douglas Plaza is strategically located to attract customers from the surrounding communities of East Roseville and Granite Bay, which have some of the highest household incomes of any sub-market in the greater Sacramento area.
- Douglas Plaza offers a variety of dining options and professional amenities for your day to day business needs.
- Retail locations benefit tremendously from the high traffic volume of Douglas Blvd.
- The property has Convenient Access to Interstate 80 and Major Transportation Arteries linking commercial, industrial, office, and surrounding residential neighborhoods.
- Excellent Building and Monument Signage.
- Ample Parking.

— [THEVOLLMANCOMPANY.COM](http://THEVOLLMANCOMPANY.COM) —

SUITE 150 | ± 1,770 SF | \$1.30/SF + NNN  
SUITE 160 | ± 805 SF | \$1.60/SF + NNN  
COMBINED | ± 2,575 SF | \$1.40/SF + NNN

NNN's Estimated @ \$0.56/SF

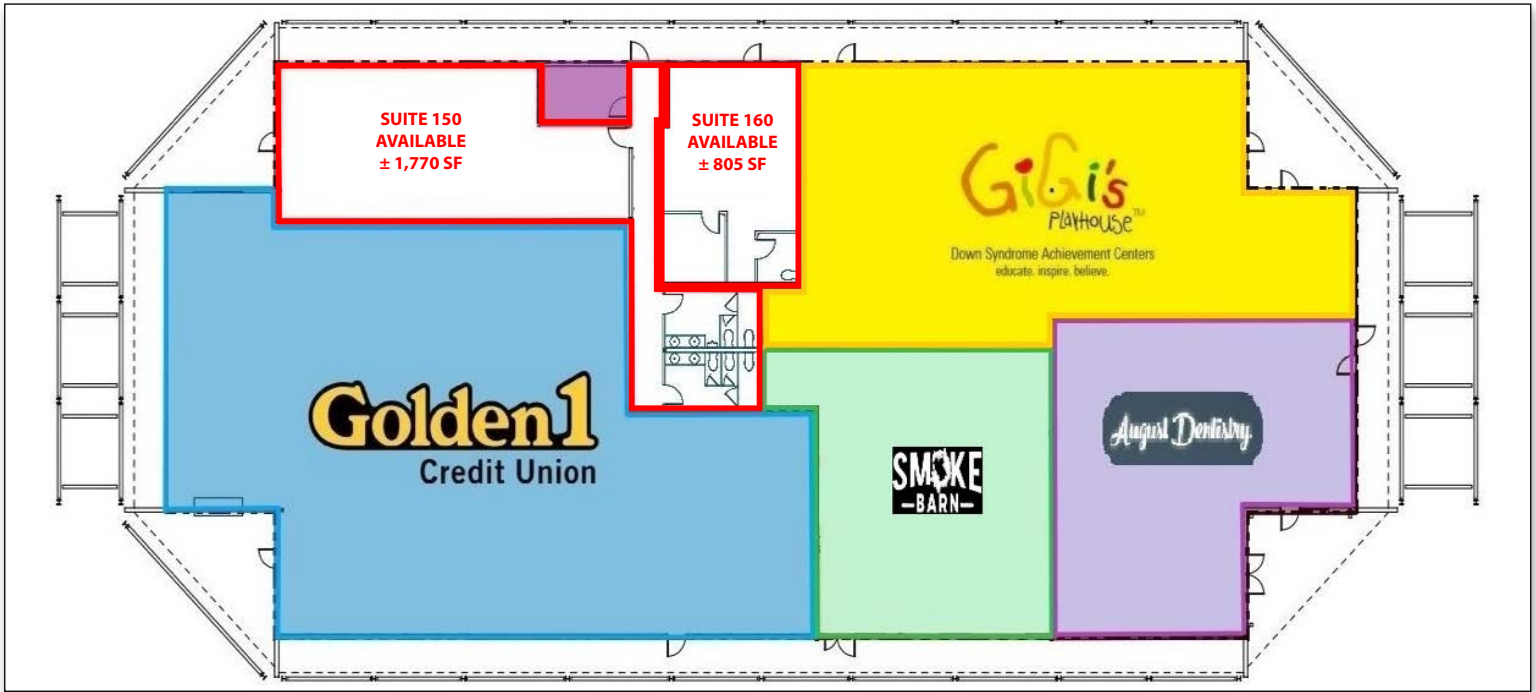


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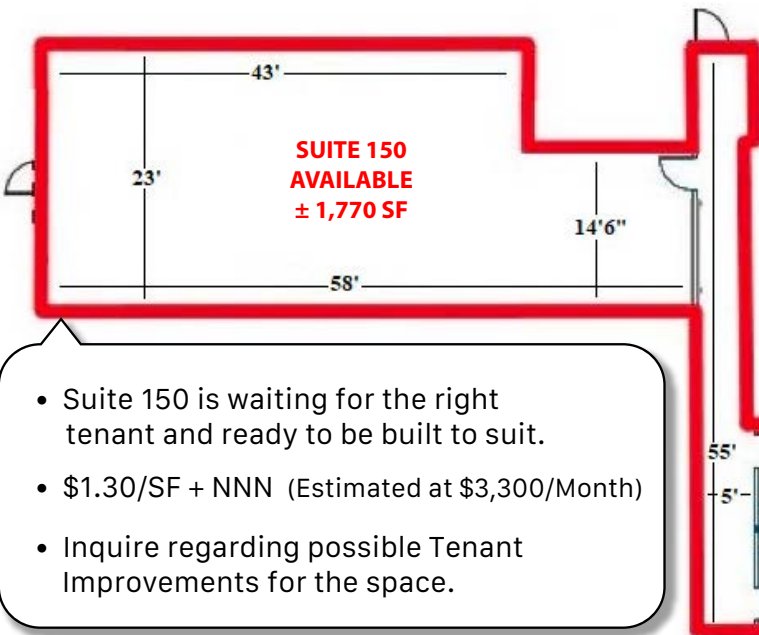


FLOOR PLAN

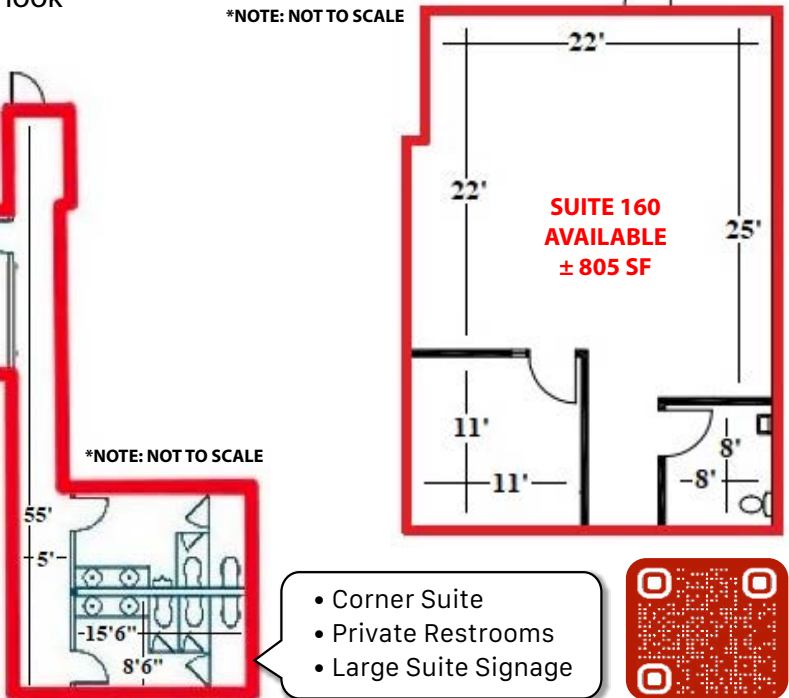


The property layout allows for flexibility to design work areas according to individual needs. This uniquely located property promotes focus, productivity, and collaboration. The building provides tenants with the opportunity to grow any business and at the same time gives yourself, employees, and visitors a space they look forward to coming to.

- Suite 160 is fully Built-out Office Space
- \$1.55/SF + NNN (Estimated at \$1,700/Month)
- 1 Private Office | 1 Restroom



- Suite 150 is waiting for the right tenant and ready to be built to suit.
- \$1.30/SF + NNN (Estimated at \$3,300/Month)
- Inquire regarding possible Tenant Improvements for the space.



- Corner Suite
- Private Restrooms
- Large Suite Signage

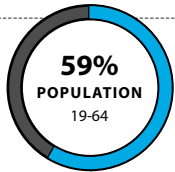


# ROSEVILLE DEMOGRAPHICS

Population



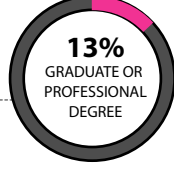
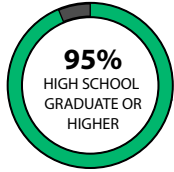
**145,163**



Median Age



**37.6**



Number of  
Jobs



**89,462**



Number of  
Businesses



**6,244**

Roseville ranks fourth in the number of high school graduates taking college preparatory courses and 93% of high school students graduate. The city also scores in the top 25 for both its unemployment rate and its poverty rate. Plus, Roseville is one of the leading cities where millennials are buying homes, according to [www.smartasset.com](http://www.smartasset.com). Top employers include: Kaiser Permanente (3,148), Sutter Health (2,202), City of Roseville (1,896), Roseville Joint Union School District (1,626), Roseville City School District (1,133), Price (1,062), Adventist Health (940), Walmart (625), Union Pacific (569) and Consolidated Communications (475).

## TOP INDUSTRY SEGMENTS



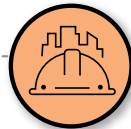
Public Administration

**8.3%**



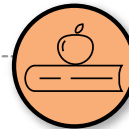
Health Care

**7.6%**



Construction

**7.2%**



Education Services

**7.1%**



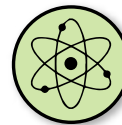
Finance & Insurance

**7%**



Computer/Electronic Products

**6.7%**



Professional, Scientific,  
Technical Services

**6.3%**

Housing  
Units

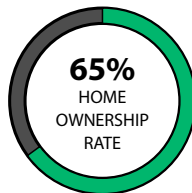
**55,074**

Average  
Rent List Price

**\$2,200**

Medium Home  
Sale Price

**\$449,991**



Median Household  
Income

**\$84,900**

Average  
Commute Time

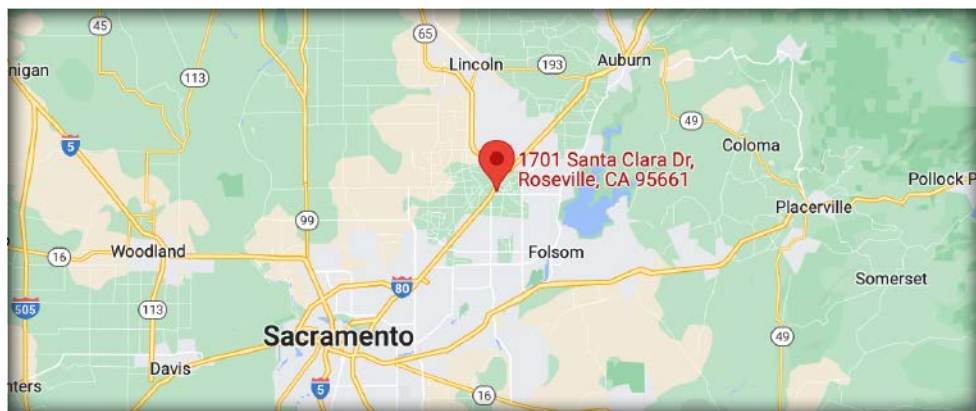
**22.7 Min**

Roseville is the largest city in the Sacramento metropolitan area. The City of Roseville was incorporated April 10, 1909 and is a Charter City, operating under the council-manager form of municipal government. Roseville is located in Placer County 405 miles north of Los Angeles, 102 miles northeast of San Francisco, and 16 miles north of Sacramento, the state capital. Roseville encompasses 43.05 square miles. Interstate 80 runs through Roseville and State Route 65 runs through part of the northern edge of the city. Roseville offers young families award winning schools combined with a strong local economy.

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## NEIGHBORING BUSINESSES



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