

CENTURY 21

Select Real Estate, Inc.



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AVAILABLE
FOR LEASE

1699 E ROSEVILLE PKWY

ROSEVILLE, CA 95661

+/- 1,292 SF AVAILABLE

DOUGLAS BLVD

E ROSEVILLE PKWY

SUBJECT

Premier Office Space For Lease

THE PROPERTY

1699 E ROSEVILLE PKWY #100, ROSEVILLE, CA 95661

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



ROSEVILLE



+/- 1,292 SF



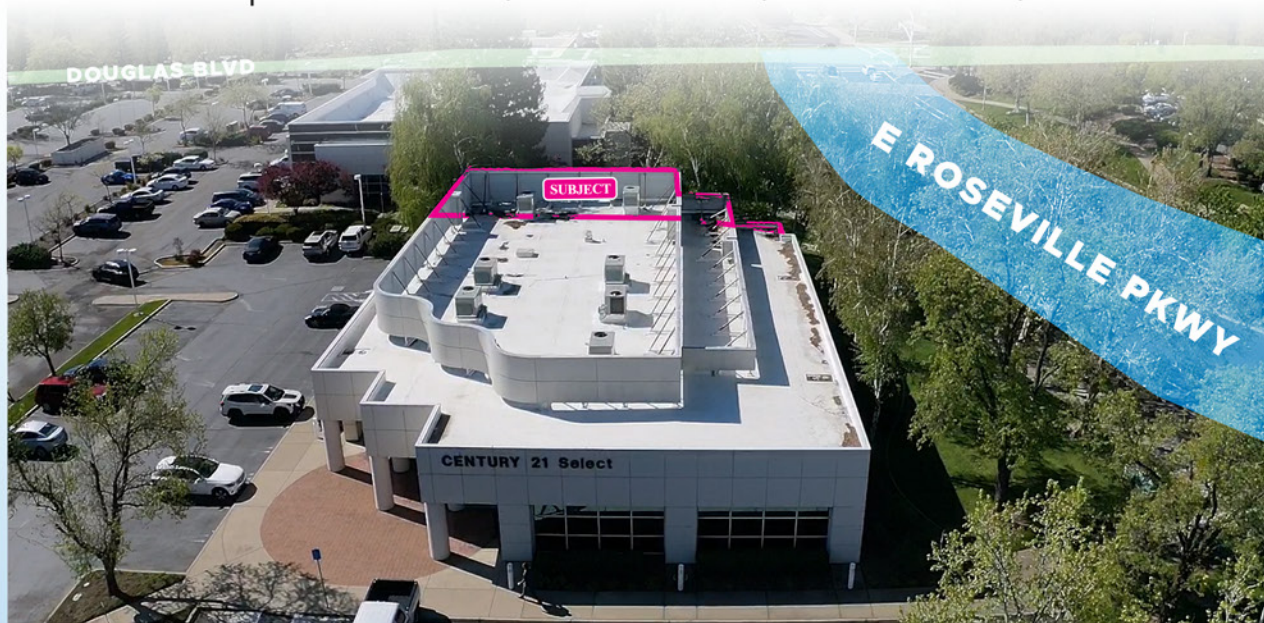
OFFICE
GENERAL



OFFICE



\$1.60 MG

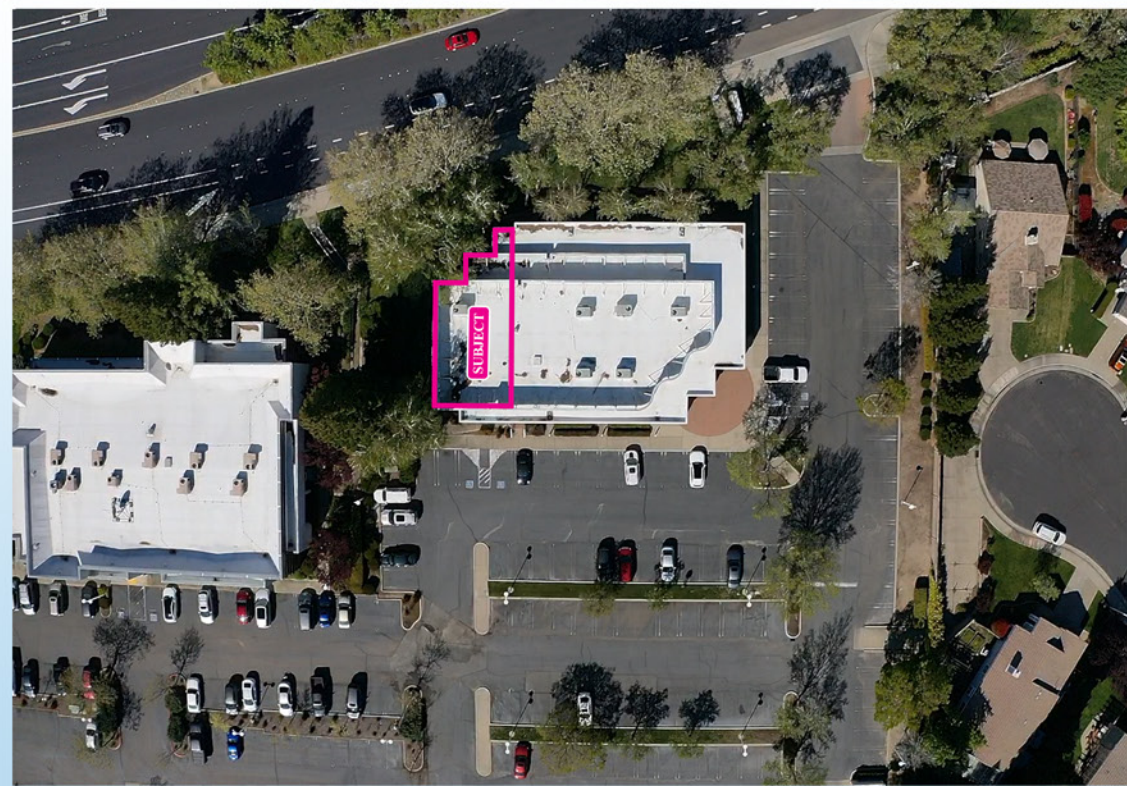


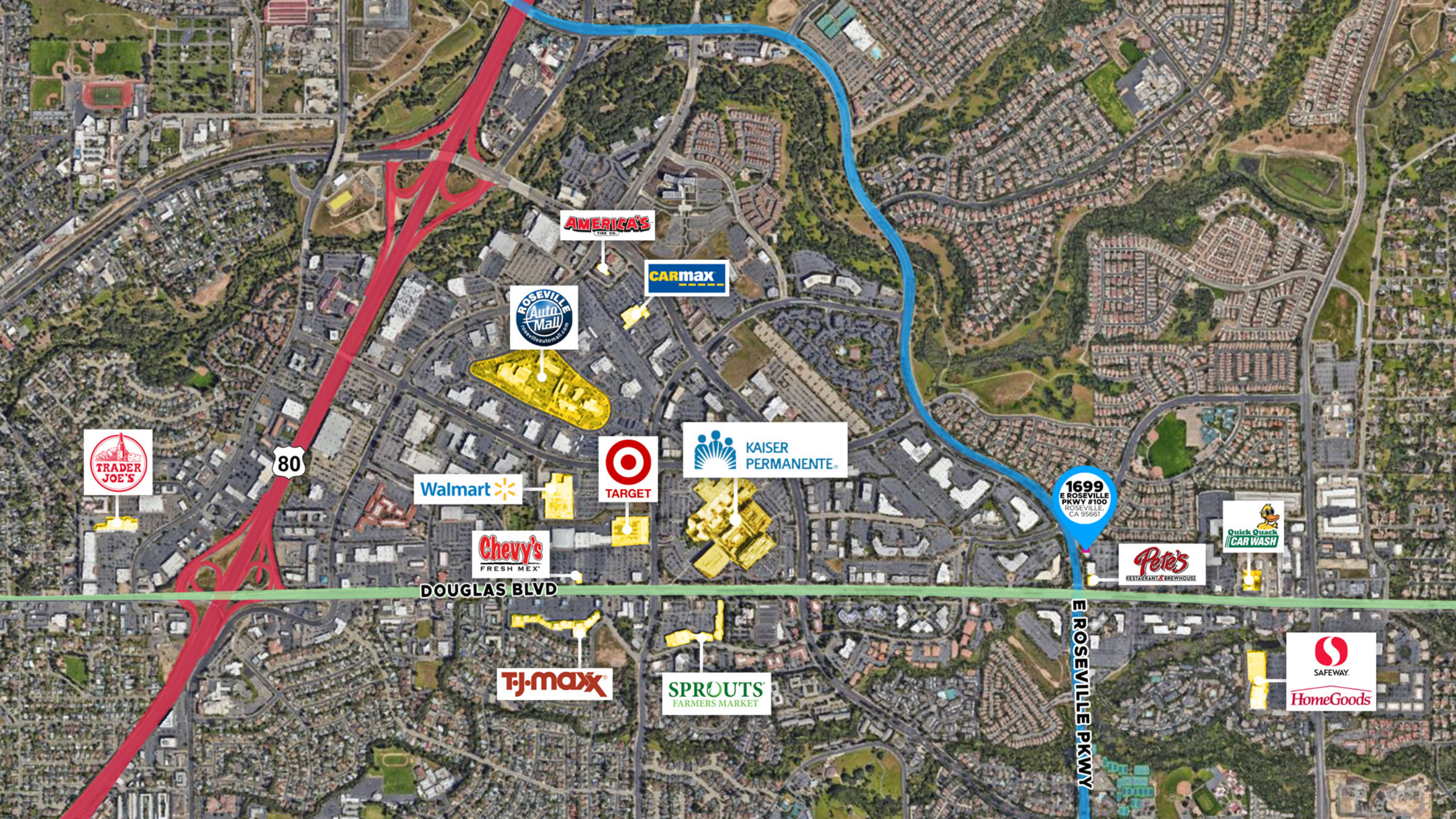
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FOR LEASE



1699
E ROSEVILLE PKWY





80



DOUGLAS BLVD



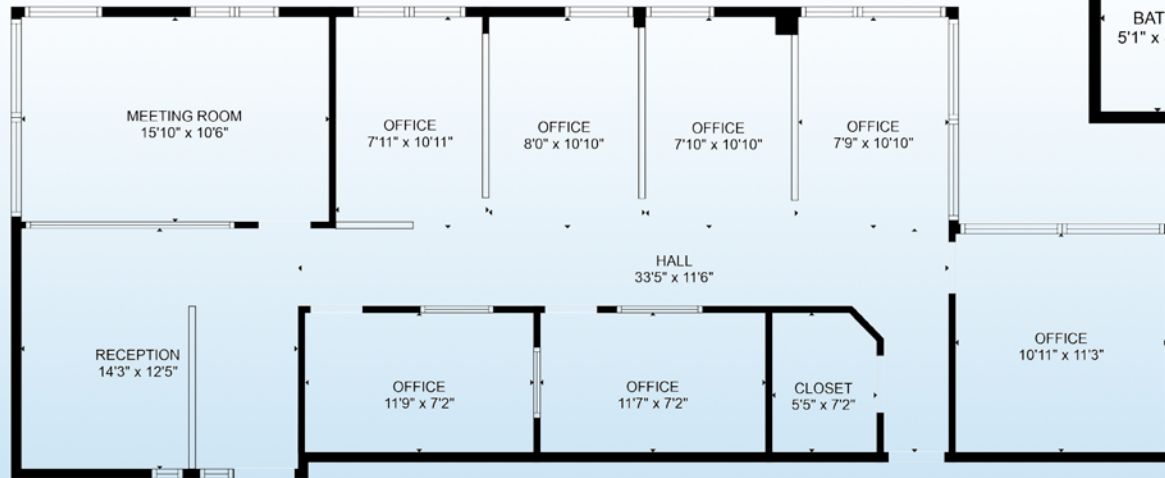
1699
E ROSEVILLE
PKWY #100
ROSEVILLE
CA 95661



E ROSEVILLE PKWY

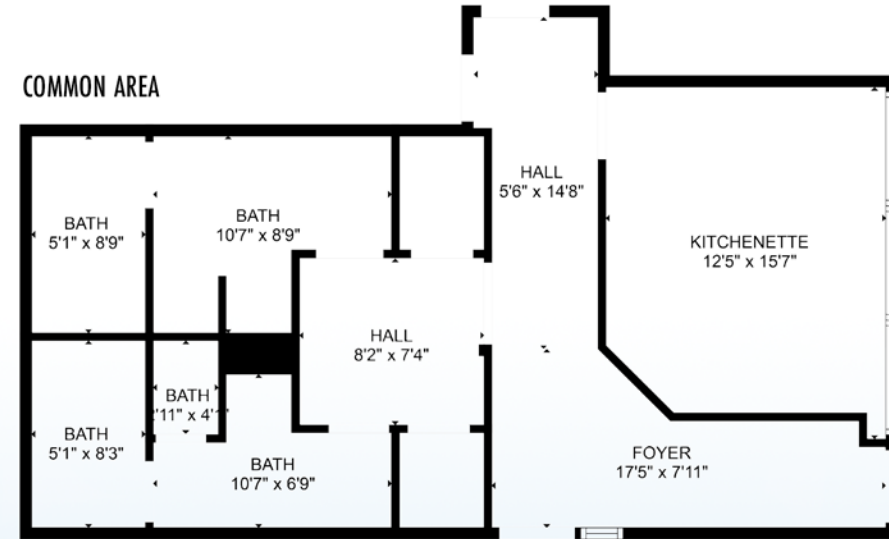
FLOOR PLAN

+/-1,292 SF



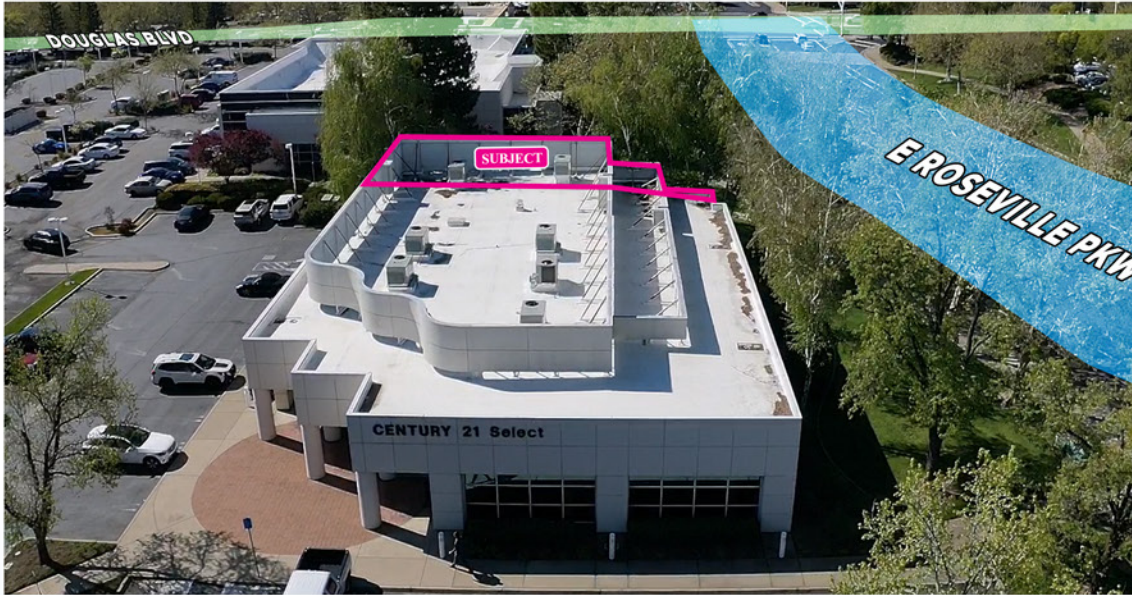
FLOOR PLAN

COMMON AREA



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1699
E ROSEVILLE PKWY



THE BUILDING

1699 E Roseville Pkwy is located near the intersection of East Roseville Parkway and Douglas Boulevard just 20 minutes from Downtown Sacramento. San Francisco and Lake Tahoe are two hours away, Folsom Lake recreation area is only 6 miles from the location. The center has turnkey offices that are professional with a luxurious office appeal and

superior business support services nearby. Clients enjoy the welcoming reception area, and a modern conference room for meetings and training. This building features a stunning floor plan, multiple active businesses, a lobby, glass entry doors to the building, a kitchen, multiple bathrooms, and plenty of parking make this an ideal location.







THE AREA

Welcome to the vibrant and thriving Roseville California office market, a true embodiment of quality, strength, and unparalleled access. Situated at the heart of the Roseville Business District, this prime location offers a gateway to success and a connection to a broad spectrum of high-income clientele.

The Roseville office market stands as a beacon of excellence, characterized by its modern architecture, state-of-the-art facilities, and an atmosphere conducive to productivity and innovation. Its strategic positioning provides not only physical access but also a metaphorical bridge to success. The strength of this market lies not only in its physical structure but also in its ability to foster collaboration, networking, and growth among businesses that choose to call it home.

The location's proximity to major freeways is a testament to its commitment to accessibility. The well-connected network of highways ensures that businesses in the Roseville office market are seamlessly linked to the broader business landscape, allowing for efficient movement of goods, services, and ideas.

This accessibility translates into enhanced opportunities for engagement, expansion, and outreach, making it a coveted destination for businesses seeking to tap into diverse markets.

Douglas Blvd, a prominent thoroughfare, further enhances the appeal of the Roseville office market. Its role as a central artery connects businesses to not just local clientele but also regional influencers and decision-makers. The confluence of high-income clientele with a plethora of business endeavors ensures a dynamic environment where innovation thrives and partnerships flourish.

In the Roseville office market, success is not merely a possibility; it's a natural progression. Its quality, strength, and strategic location converge to create an ecosystem that fosters growth, prosperity, and a legacy of accomplishments. Welcome to a realm where opportunities are as abundant as the California sun, and where your business aspirations are destined to bloom as beautifully as the roses that lend their name to this remarkable city.

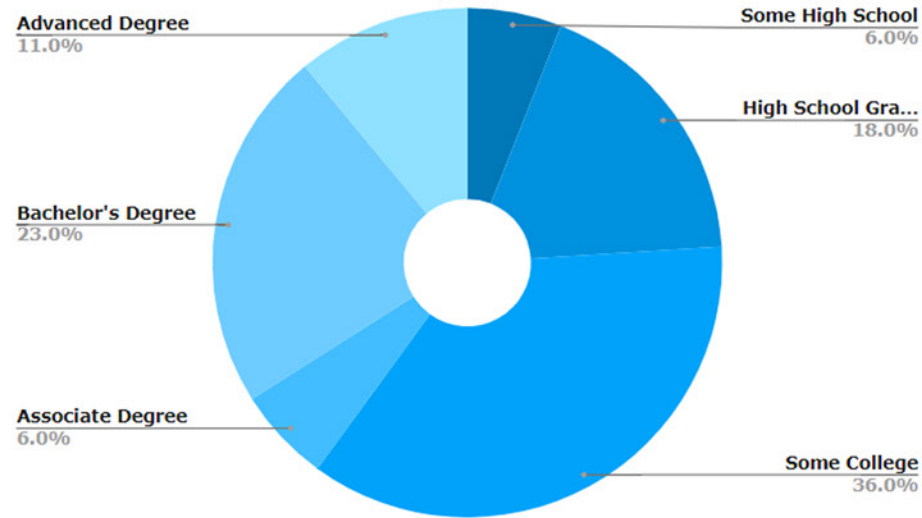




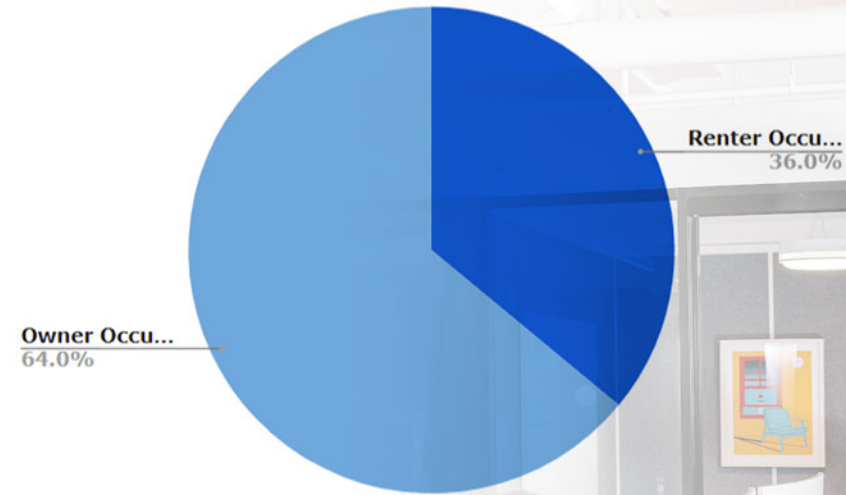
DEMOGRAPHICS

EDUCATION
HOUSING

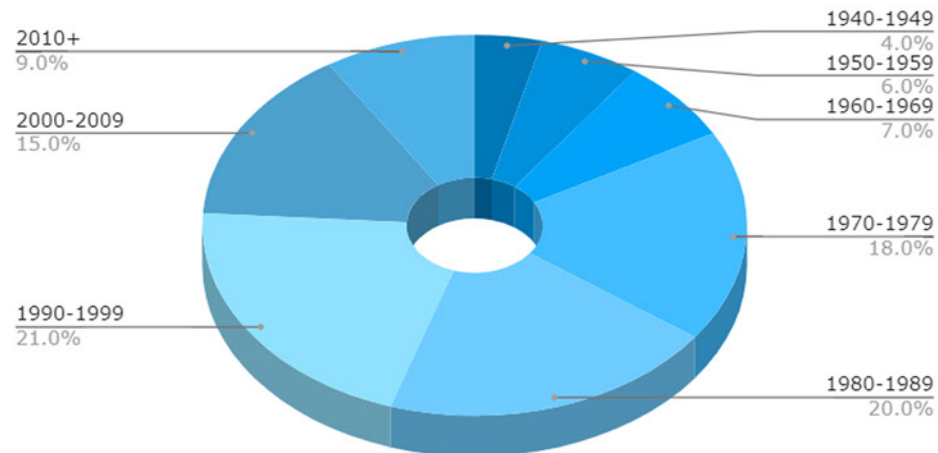
EDUCATIONAL ATTAINMENT



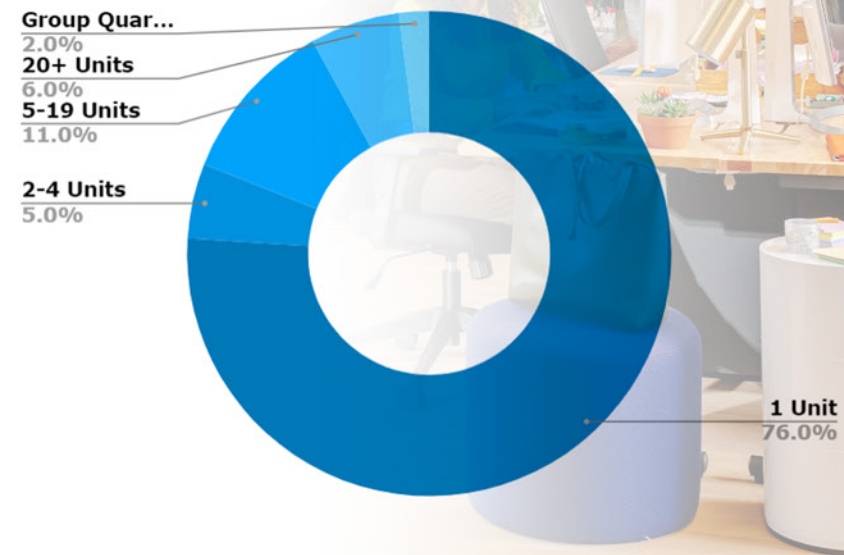
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



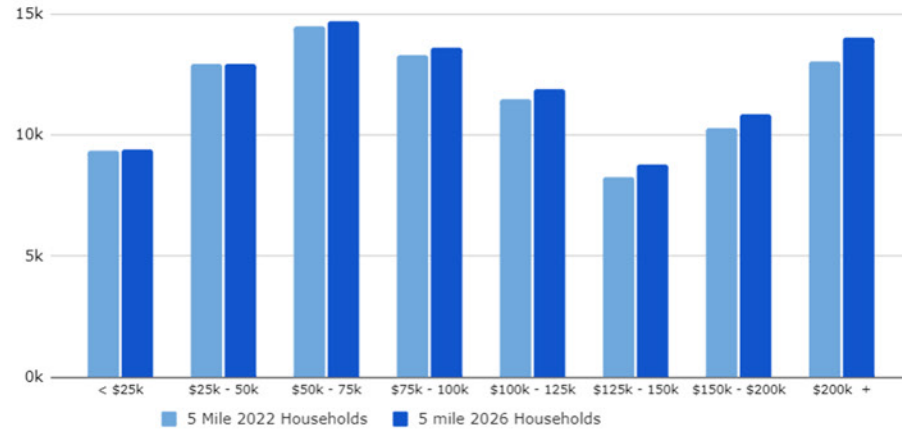
HOUSING TYPE



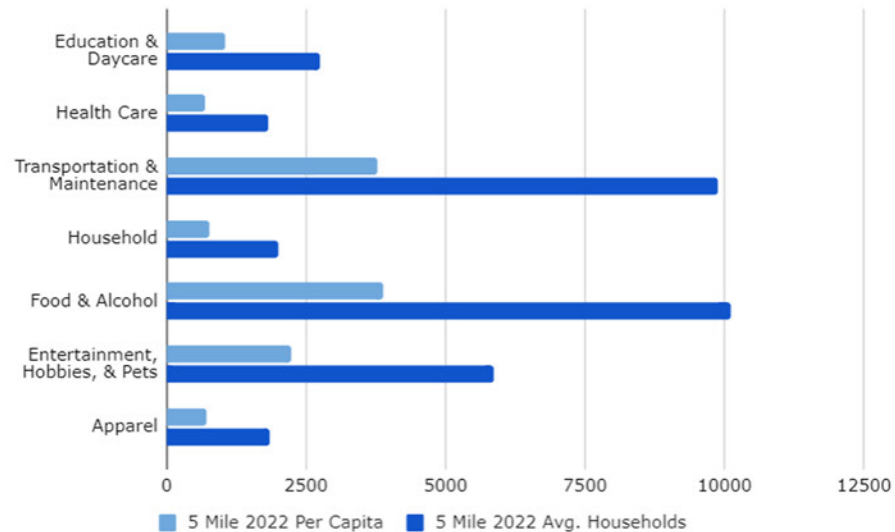
DEMOGRAPHICS

INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

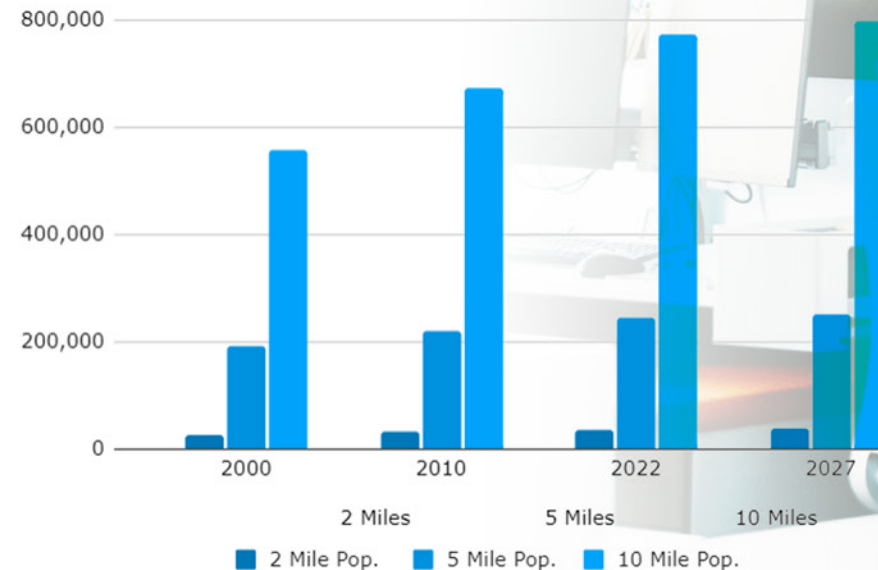


PER CAPITA & AVG. HOUSE HOLD SPENDING



| POPULATION | 2 Mile Pop. | 5 Mile Pop. | 10 Mile Pop. |
|------------|-------------|-------------|--------------|
| 2000 | 24,981 | 192,037 | 558,243 |
| 2010 | 31,127 | 219,581 | 672,524 |
| 2022 | 36,123 | 243,579 | 773,149 |
| 2027 | 37,592 | 251,155 | 799,316 |

POPULATION



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DOUGLAS BLVD

E ROSEVILLE PKWY

SUBJECT

LEASE

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