

FREESTANDING BUILDING FOR SALE IN EAST ROSEVILLE

**2241 Lava Ridge Court,
Roseville, CA 95661**



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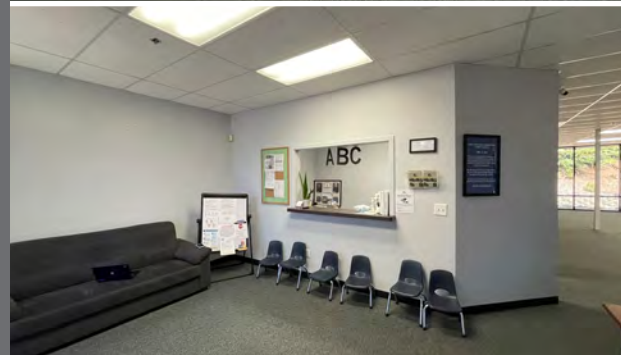
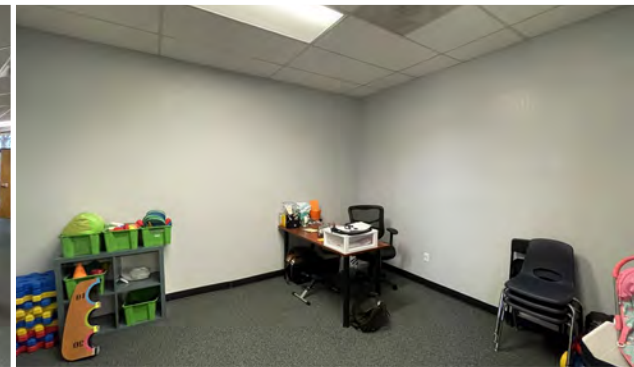
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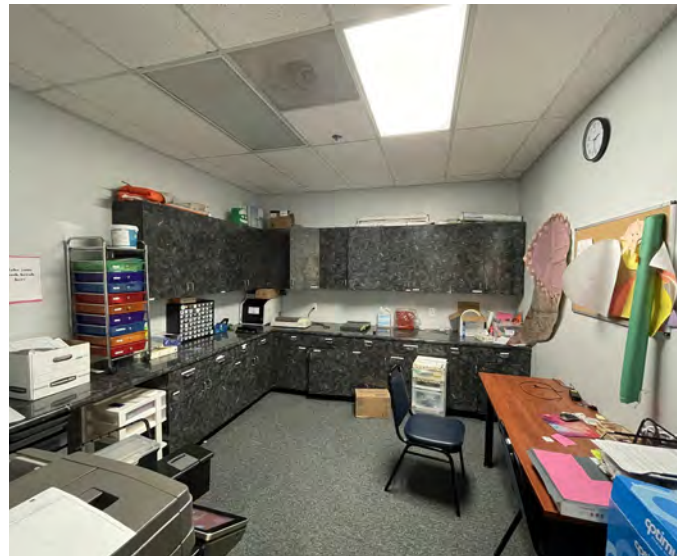
PROPERTY HIGHLIGHTS

- 2241 Lava Ridge Court, Roseville, CA 95661
- ± 5,584 RSF office building
- Can be divisible to approximately ± 2,076 SF
- Zoning Allows for Medical or General Office (Subject to approval by City of Roseville)
- Located at high traffic intersection of Eureka Road and Lava Ridge Court (24,037 cars/day)
- Ideally situated across from Kaiser Permanente and just two miles from the Sutter Roseville Campus
- Large monument signage available on Lava Ridge Court
- Only one mile from Interstate 80
- Easy access to I-80 and Hwy 65
- APN: 459-030-004

Purchase Price: \$380/SF
Lease Rate \$2.25/SF NNN

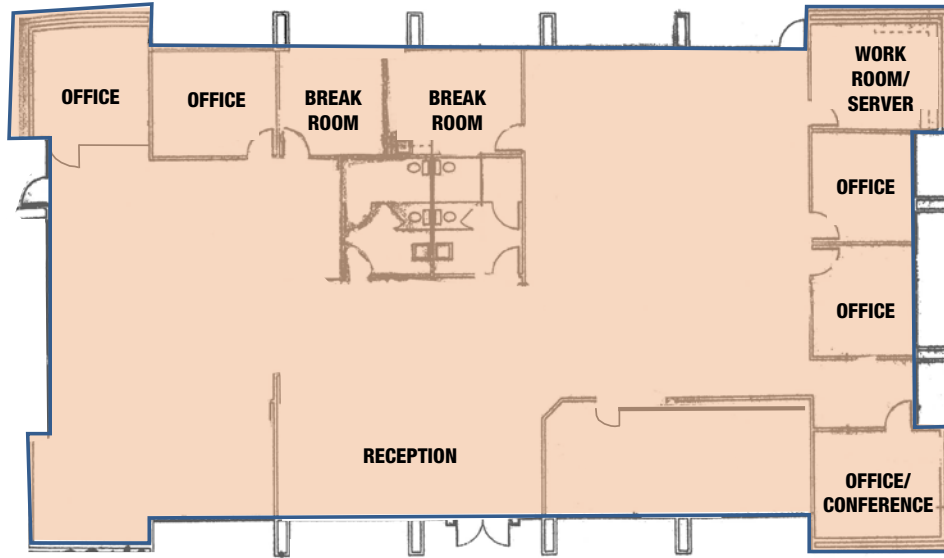


INTERIOR PHOTOS



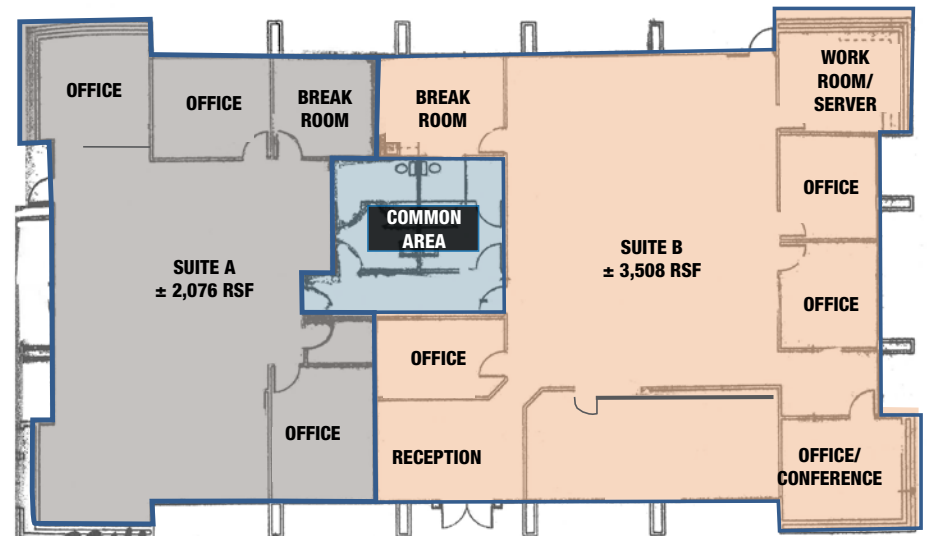
FLOOR PLAN

SINGLE USER OPTION



AS-BUILT PLAN

*Floor plans not to scale.



NEARBY AMENITIES

Roseville Automall
CARmax

Walmart, Target, Raley's, Petco, Big 5 Sporting Goods, Supercuts, Great Clips, Rubio's Coastal Grill, Leslie's Pro Swimming Pool Supplies, Fed Ex, Panda Express, Game Stop, Papa Murphy's, Chevys



Roseville Center

TJ Maxx Plaza



Rocky Ridge
Town Center

California Backyard, Bennett's Kitchen Bar Market, Granite Bay Dermatology and Laser Center, Mikuni Roseville, Children's Choice Dental, Kiki's Chicken Place, OneMilk Tea Roseville, Cheese Steak Shop



2241 Lava Ridge Ct

Lead Hill Blvd



Kaiser Permanente

Eureka Rd

Douglas Blvd

Sprouts, Macaroni Grill, Wells Fargo, Dos Coyotes Border Cafe, Orangetheory Fitness, Noah's NY Bagels, Pieology, Bevmo



AERIAL LOCATION



2241 Lava Ridge

DEMOGRAPHICS

MARKET OVERVIEW 3 MILE RADIUS



KEY FACTS

92,781

Population

41

Median Age



Average Household Size

\$88,337

Median Household Income

HOUSING STATS



\$436,020

Median Home Value



34,298

Households



37.83%

% Renter Occupied Housing Units

COMMUTERS



0.77%

Used Public Transportation



79.3%

Drove Alone to Work

EDUCATION



17.61%

High School Graduate



17.89%

Some College



35.73%

Bachelor's Degree Plus

BUSINESS



67,588

Total Employees

EMPLOYMENT



70.8%

White Collar



29.2%

Blue Collar



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