



**Robb Osborne**  
Partner  
DRE #01398696  
(916) 789-3337  
rosborne@gallire.com

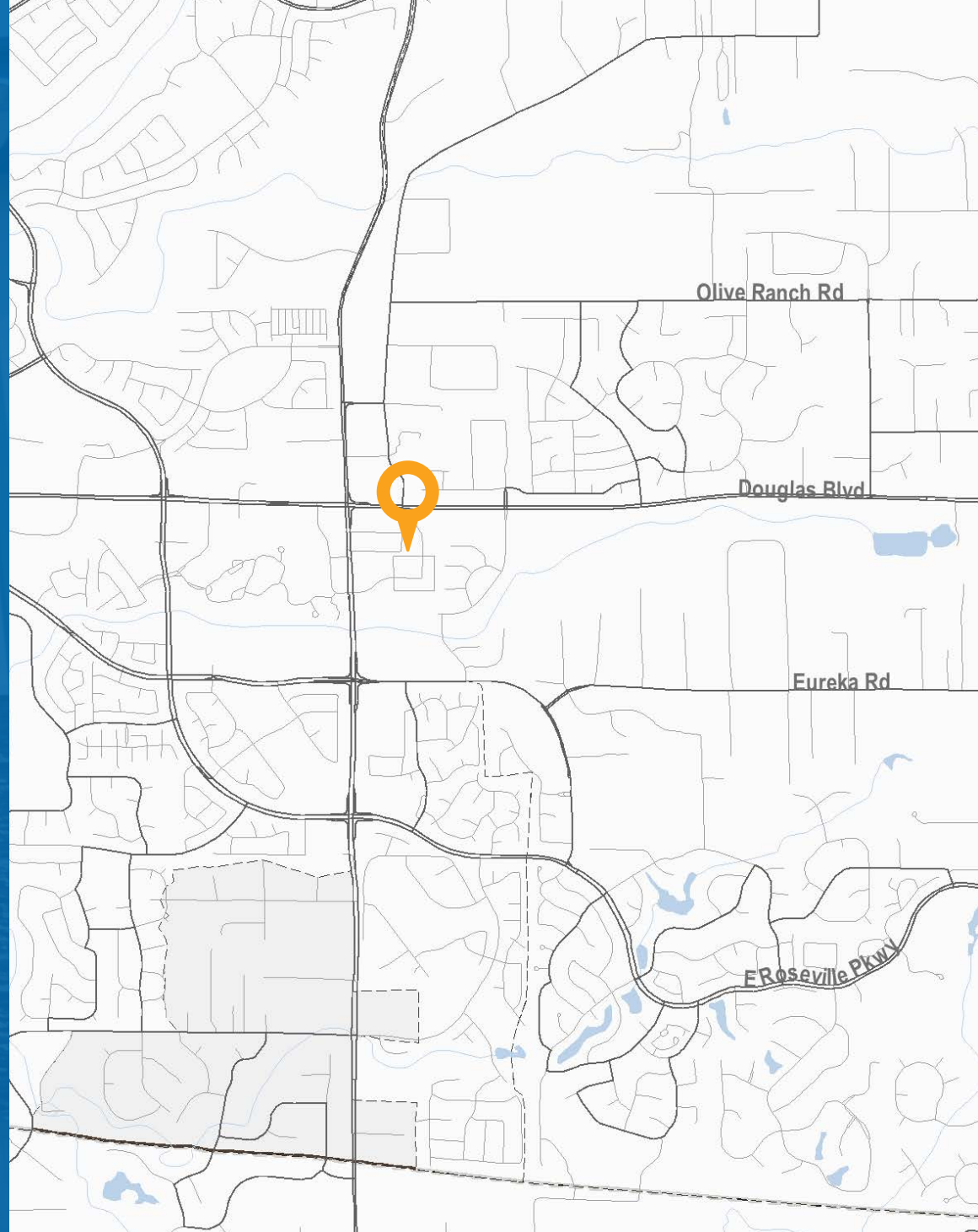
**Brandon Sessions**  
Senior Vice President  
DRE #01914432  
(916) 789-3339  
bsessions@gallire.com

**Kannon Kuhn**  
Associate  
DRE #02079314  
(916) 789-3333  
kkuhn@gallire.com

## PROPERTY HIGHLIGHTS

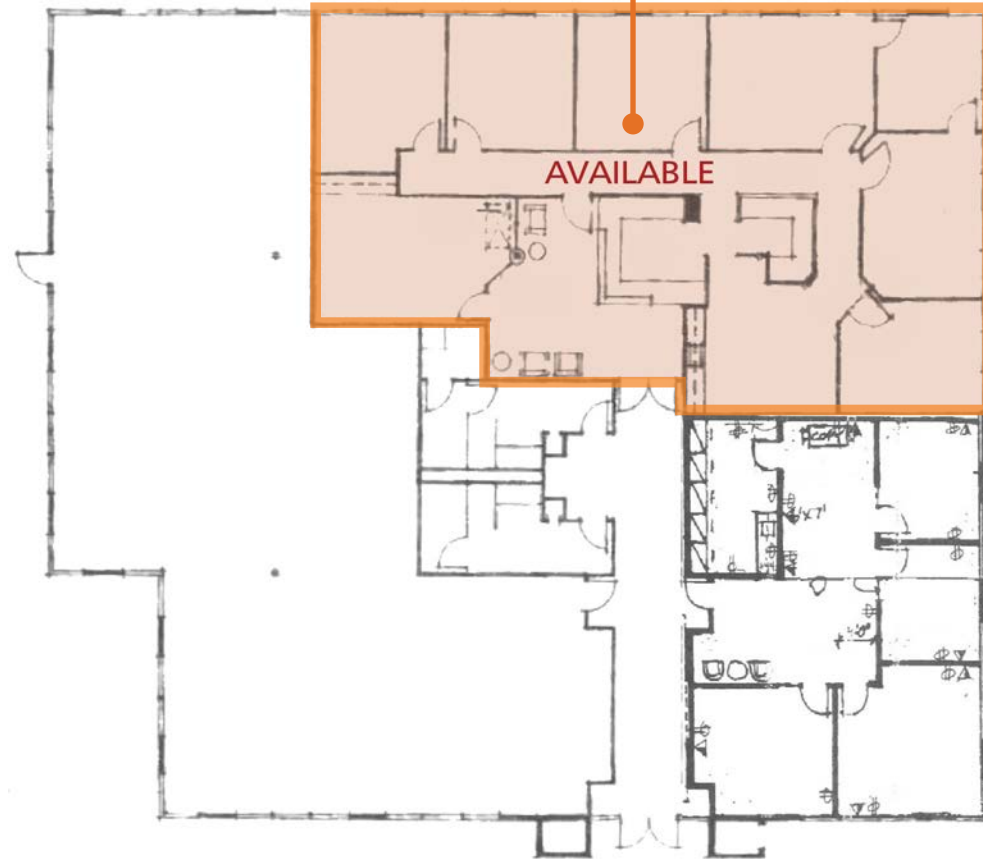
- Available for Lease: ± 2,962 SF
- Ideal location at intersection of Douglas Blvd and Sierra College Blvd with high daily traffic counts (46,730 ADT)
- The project is situated in a high concentration of restaurants, banks, shopping and entertainment options
- Granite Bay Business Park enjoys a prestigious title synonymous with the surrounding high-end residential neighborhoods.
- Located minutes from I 80 at Douglas Blvd exit.

**Lease Rate: \$1.95/SF  
Modified Gross**



# FLOOR PLAN

Suite 200: ± 2,962 SF



PHOTOS



**AERIAL**

Douglas Blvd

4168 Douglas Blvd

Sierra College Blvd

# NEARBY AMENITIES



4168 Douglas Blvd

# DEMOGRAPHICS

## MARKET OVERVIEW 3 MILE RADIUS



### KEY FACTS

**70,643**

Population

**44**

Median Age



Average Household Size

**\$100,725**

Median Household Income

### HOUSING STATS



**\$513,970**

Median Home Value



**25,489**

Households



**30.5%**

% Renter Occupied Housing Units

### COMMUTERS



**0.43%**

Used Public Transportation



**78.69%**

Drove Alone to Work

### EDUCATION



**15.66%**

High School Graduate



**16.77%**

Some College



**38.95%**

Bachelor's Degree Plus

### BUSINESS



**48,986**

Total Employees

### EMPLOYMENT



**73.67%**

White Collar



**26.3%**

Blue Collar



**Robb Osborne**  
Partner  
DRE #01398696  
(916) 789-3337  
rosborne@gallellire.com

**Brandon Sessions**  
Senior Vice President  
DRE #01914432  
(916) 789-3339  
bsessions@gallellire.com

**Kannon Kuhn**  
Associate  
DRE #02079314  
(916) 789-3333  
kkuhn@gallellire.com