

EAST ROSEVILLE BTS COMMERCIAL BUILDING FOR SALE OR LEASE



DOUGLAS EUREKA

2221A Douglas Boulevard, Roseville, CA

SALE PRICE: Call Broker

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PROPERTY OVERVIEW

The **Douglas Eureka** project is a unique and rare piece of land in East Roseville, offering an opportunity for medical professionals to build a custom office space to suit their needs. With 10,000 SF of available space and up to 55 parking stalls, this location is ideally situated on the premier corner of Douglas Boulevard and Eureka Road, right across the street from Kaiser Permanente. This makes it a prime location for medical practitioners, plastic surgeons, orthodontics, etc., looking to establish a presence in a thriving medical community. Given its location and build-to-suit design, the **Douglas Eureka** project represents an excellent opportunity for medical professionals looking to establish or expand their practices in the East Roseville area.



**2221A Douglas
Boulevard
Roseville, CA**



**Up to
±10,000 SF
(1.09 Acres)**



**Up to 55
Parking
Stalls**



**BP/SA-NE Zoned
(NE being the Northeast
Roseville Specific Plan)**



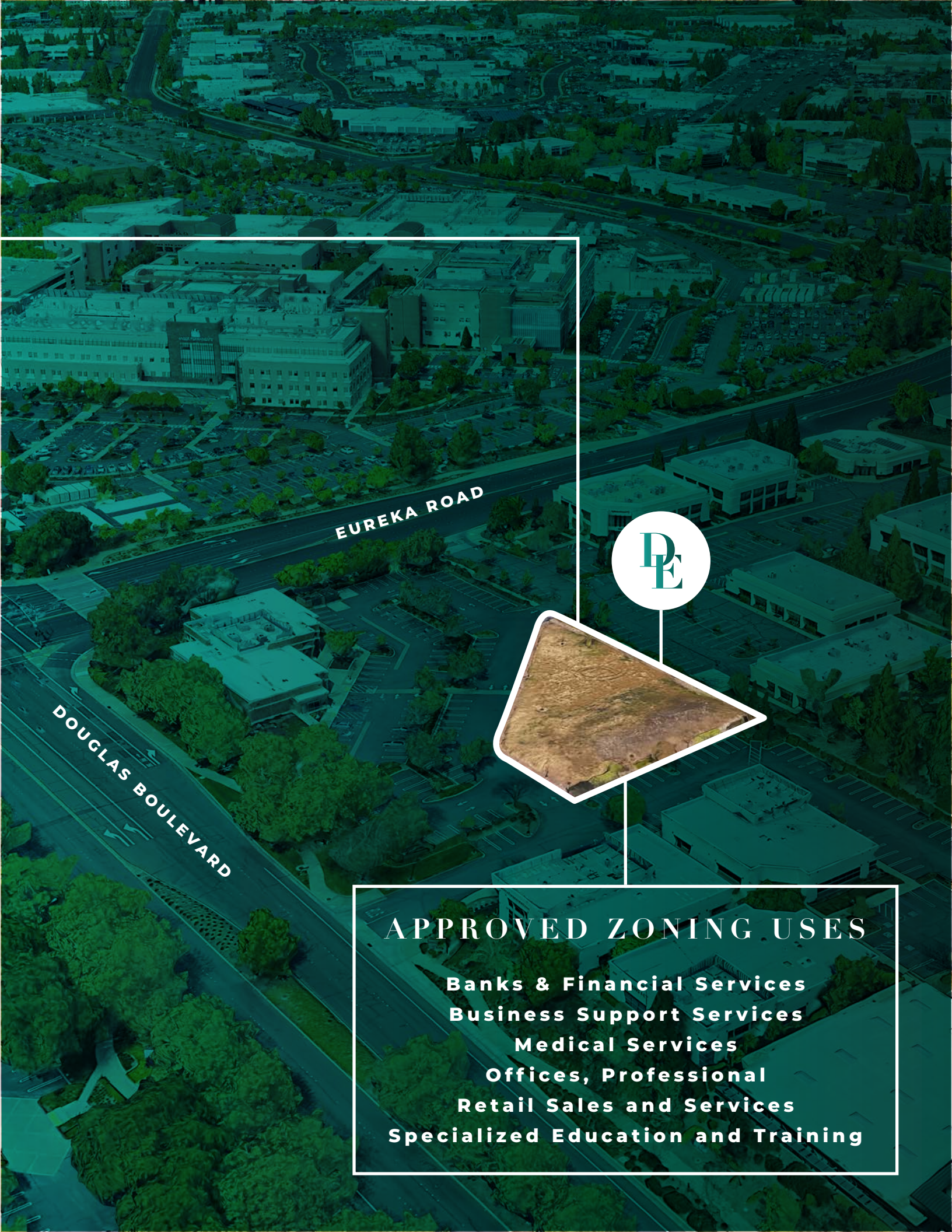
**Douglas
Boulevard ADT
47,447**



**Rare piece of
land left in
Roseville, CA**



**Located on the
high-profile
Douglas Corridor**



EUREKA ROAD

DOUGLAS BOULEVARD



APPROVED ZONING USES

Banks & Financial Services
Business Support Services
Medical Services
Offices, Professional
Retail Sales and Services
Specialized Education and Training



Office
Depot

Hobby
Lobby

Raley's

Target

Kaiser
Permanente

DOUGLAS BOULEVARD CORRIDOR





Williams +
Paddon
Architects +
Planners, Inc

Sutter
Health

New York
Life

UBS Financial
Services Inc.

DOUGLAS BOULEVARD CORRIDOR



NEARBY HOSPITALS

N SUNRISE AVENUE

Kaiser Hospital Roseville

340 Hospital Beds

Sutter Roseville Campus

328 Hospital Beds



Sutter Health



Kaiser Permanente



UC Davis



DOUGLAS BOULEVARD



N SUNRISE AVENUE

SECRET RAVINE PARKWAY

STONERIDGE



LEAD HILL

OLYMPUS POINTE

LEAD HILL BOULEVARD

DOUGLAS BOULEVARD

ROSEVILLE PARKWAY

EUREKA ROAD

ROCKY RIDGE ROAD

SIERRA GARDENS

MEADOW OAKS

CIRBY WAY

CIRBY RANCH

MAIDU

JOHNSON RANCH

SIERRA COLLEGE BOULEVARD

SUNRISE AVENUE

SOUTH CIRBY

OLD AUBURN ROAD

- 23
- 22
- 21
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- 1

ABUNDANT AMENITIES

Excellent location for those seeking convenient access to a range of amenities. Within a short drive or walk from the property site, residents have access to a wealth of local amenities, including restaurants, shopping centers, and entertainment venues. The medical center is also ideally situated in close proximity to Interstate 80, making it easily accessible for those traveling from neighboring communities. With nine neighborhoods surrounding the property, there are plenty of options for those looking to make the area their home.

- | | |
|--------------------------------------|---------------------------|
| 1 Final Gravity Taproom & Bottleshop | 13 BevMo! |
| 2 Starbucks | 14 Sprouts Farmers Makret |
| 3 HomeGoods | 15 Kaiser Permanente |
| 4 Safeway | 16 Target |
| 5 Chipotle Mexican Grill | 17 Mario's Early Toast |
| 6 Round Table Pizza | 18 TJ Maxx |
| 7 Crunch Fitness | 19 Raley's |
| 8 Walmart | 20 Anytime Fitness |
| 9 The Habit Burger Grill | 21 Hobby Lobby |
| 10 Chick-fil-A | 22 Ross Dress for Less |
| 11 Walgreens | 23 Office Depot |
| 12 Pete's Restaurant & Brewhouse | |

ROSEVILLE OVERVIEW

The City of Roseville is located in Placer County, California. Roseville is the county's largest city and a major part of the Sacramento metropolitan area. It's the third largest city in the five county greater Sacramento region and the second largest employment center. In recent years, Roseville has been consistently ranked as one of the top cities in the United States in which to live. Roseville has an estimated population of over 135,000 residents. Roseville has numerous shopping opportunities including the Westfield Galleria, the Fountains, Creekside Town Center, Ridge at Creekside, Fairway Creek, Fairway Commons and Stanford Ranch Crossing.



135,000
Residents



40 Years Old
Median
Age



\$110,000
Median
Income



3-Mile Radius
Westfield
Galleria



\$465,000
Median Home
Price

GRANITE BAY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Total Population	5,611	25,715	119,934
2022 Households	2,122	9,522	43,501
Average Household Income	\$200,785	\$206,201	\$161,484
Median Age	52.2	50.8	43.4
Median Home Value	\$797,488	\$773,064	\$626,204





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