

±21,600 Sq. Ft. Space Available

1617 Douglas Boulevard

Roseville, CA

FOR LEASE

Location

1617 Douglas Boulevard
Roseville, CA

Size

±21,600 sf (NNN)

Asking Rent

\$12.00/sf (NNN)



Demographics ('08)

	1-Mile	3-Miles	5-Miles
Population	10,672	112,980	285,627
Avg. HH Income	\$69,731	\$84,719	\$90,241

Traffic Counts

Douglas Boulevard	60,632	ADT (2009)
Sunrise Avenue	21,362	ADT (2009)
Total	81,994	ADT

Comments

This property is located in a great retail area. With Roseville's low vacancy, this property is a great consideration for all retailers.

For Further Information, Contact:

2255 Watt Avenue, #160
Sacramento, CA 95825
Phone: (916) 576-3700
Fax: (916) 576-3710



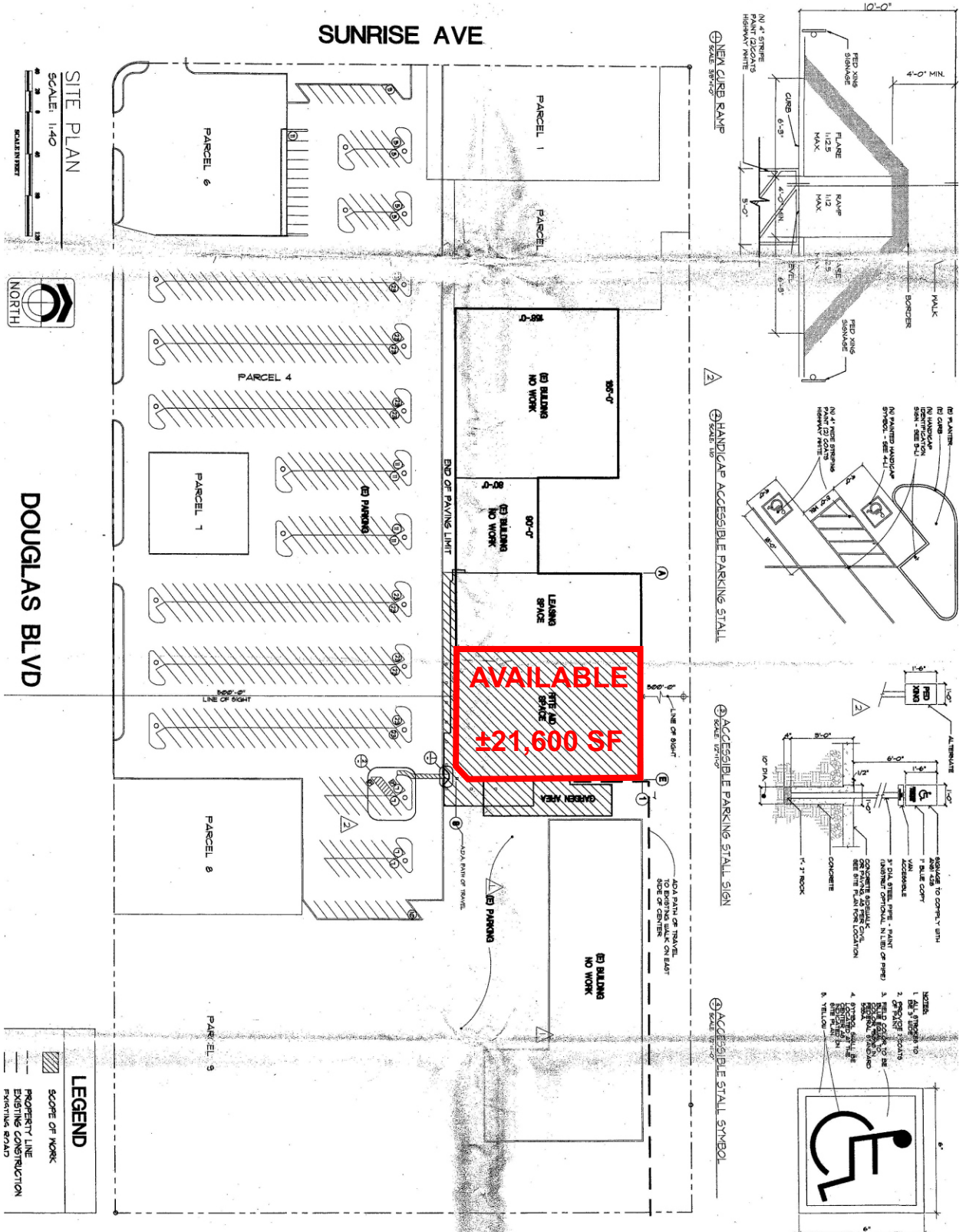
Vern Park

CA DRE #00920944

(916) 576-3701

The information provided herein is for general purposes only and is subject to change, without notice, from time to time. Nothing contained herein is intended to be a binding representation. The owner and broker make no representation as to the accuracy of the information contained herein, or as to the character, occupancy, or configuration of the property described herein. It is the responsibility of the reader to independently verify all the information.

1617 Douglas Boulevard
Roseville, California



<p>L-1</p>	<p>SHEET</p>	<p>SITE PLAN</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				<p>RiteAid CORPORATION</p> <p>STONE DEVELOPMENT DEPT. P.O. BOX 316 HARRISBURG, PA. 17185 (717) 764-2633</p>	<p>RiteAid TENANT IMPROVEMENT 1617 Douglas Blvd., Suite 2 Roseville, Ca. 95661</p> <p>CSHA, INC. 2224 Fair Oaks Blvd. Sacramento, California 95825 Phone: (916) 927-8229 Fax: (916) 927-8228</p>	<p>THIS DRAWING AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT OR ENGINEER AND SHALL BE USED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.</p>
				NO.	DATE	DESCRIPTION						
<p>DATE: 11/14/01</p> <p>BY: [Signature]</p>												

Pitney Bowes MapInfo
 Socio Economic Benchmark Report (%)
 Prepared by: AnySite



100 Sunrise Ave & 1198 Douglas Blvd Roseville, CA 95661

12 January 2011

Coordinates Longitude: -121.266250
 Latitude: 38.744060

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
POPULATION			
2000 Population	10,891	92,659	219,585
2008 Population	10,672	112,980	285,627
2013 Population	10,994	126,758	328,676
% Population Change 1990-2000	2.17%	29.46%	37.10%
% Population Change 2000-2008	-2.01%	21.93%	30.08%
Median Age	41	34	34
Population in Group Quarters (2000)	497	1,151	2,056
Population in Group Quarters (2008)	503	1,163	2,071
Population in Group Quarters (2013)	506	1,167	2,079
HOUSEHOLDS			
2000 Households	4,568	34,885	81,109
2008 Households	4,560	42,766	104,360
2013 Households	4,726	48,030	119,630
% Households Change 1990-2000	7.79%	33.25%	38.32%
% Households Change 2000-2008	-0.18%	22.59%	28.67%
Average Household Size (2000)	2.3	2.6	2.7
Average Household Size (2008)	2.2	2.6	2.7
Average Household Size (2013)	2.2	2.6	2.7
FAMILIES			
Family Households (2000)	90.58%	90.64%	91.57%
Family Households (2008)	58.57%	68.12%	71.39%
Family Households (2013)	58.04%	67.84%	71.41%
Nonfamily Households (2000)	39.40%	30.80%	28.54%
Non-Family Households (2008)	41.43%	31.88%	28.61%
Non-Family Households (2013)	41.96%	32.16%	28.59%
Population in Family Households (2000)	75.36%	83.59%	85.35%
Population in Family Households (2008)	73.53%	83.22%	86.03%
Population in Family Households (2013)	74.27%	84.47%	87.37%
Population in Non-Family Households (2000)	20.07%	15.17%	13.72%
Population in Non-Family Households (2008)	21.75%	15.75%	13.25%
Population in Non-Family Households (2013)	21.13%	14.61%	11.99%

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INCOME			
Per Capita Income (2000)	\$23,756	\$24,639	\$25,305
Per Capita Income (2008)	\$31,475	\$32,705	\$33,382
Per Capita Income (2013)	\$35,630	\$37,741	\$38,637
Average Household Income (2000)	\$57,738	\$65,341	\$68,433
Average Household Income (2008)	\$69,731	\$84,719	\$90,241
Average Household Income (2013)	\$79,071	\$98,045	\$105,109
Median Household Income (2000)	\$43,303	\$52,415	\$55,120
Median Household Income (2008)	\$52,754	\$68,784	\$73,342
Median Household Income (2013)	\$57,877	\$78,177	\$83,958
Average Family Income (2000)	\$67,428	\$74,423	\$77,288
Average Family Income (2008)	\$82,482	\$96,272	\$102,005
Average Family Income (2013)	\$93,306	\$110,841	\$118,169
Median Family Income (2000)	\$54,235	\$61,713	\$64,294
Median Family Income (2008)	\$64,576	\$79,875	\$84,500
Median Family Income (2013)	\$71,851	\$91,246	\$97,282
Aggregate Income (2000)	\$258,725,707	\$2,283,018,949	\$5,556,666,250
Aggregate Income (2008)	\$335,896,376	\$3,695,052,729	\$9,534,716,496
Aggregate Income (2013)	\$391,718,959	\$4,783,977,611	\$12,699,176,029
HOUSEHOLD INCOME			
Household Income < \$10,000 (2008)	6.25%	3.93%	3.17%
Household Income \$10,000-\$14,999 (2008)	4.52%	2.58%	2.25%
Household Income \$15,000-\$19,999 (2008)	4.87%	3.35%	3.06%
Household Income \$20,000-\$24,999 (2008)	3.88%	3.61%	3.17%
Household Income \$25,000-\$29,999 (2008)	4.06%	3.23%	3.17%
Household Income \$30,000-\$34,999 (2008)	5.81%	4.22%	3.78%
Household Income \$35,000-\$39,999 (2008)	5.26%	4.14%	3.87%
Household Income \$40,000-\$44,999 (2008)	5.92%	4.61%	4.34%
Household Income \$45,000-\$49,999 (2008)	6.36%	4.73%	4.42%
Household Income \$50,000-\$59,999 (2008)	9.14%	8.61%	8.33%
Household Income \$60,000-\$74,999 (2008)	11.97%	11.92%	11.75%
Household Income \$75,000-\$99,999 (2008)	11.34%	15.81%	16.23%

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Household Income \$100,000-\$124,999 (2008)	7.04%	11.52%	12.26%
Household Income \$125,000-\$149,999 (2008)	4.12%	6.55%	7.59%
Household Income \$150,000-\$199,999 (2008)	5.53%	5.95%	6.71%
Household Income > \$200,000 (2008)	3.95%	5.24%	5.89%
EDUCATION			
Population Age 25+ (2008)	72.54%	66.05%	65.93%
Less than 9th Grade (2008)	7.37%	3.98%	3.12%
9th-12th Grade No Diploma (2008)	5.46%	4.62%	4.51%
HS Graduate (2008)	29.38%	25.77%	24.18%
College No Diploma (2008)	24.49%	25.08%	25.81%
Associate Degree (2008)	9.56%	11.17%	11.07%
Bachelor Degree (2008)	13.79%	19.60%	21.09%
Graduate or Prof School Degree (2008)	9.94%	9.79%	10.22%
ETHNICITY			
% White (2008)	82.92%	78.62%	78.50%
% Black (2008)	1.24%	2.11%	2.81%
% Amer Indian/Alaska Native (2008)	1.38%	1.05%	0.92%
% Asian (2008)	3.43%	8.10%	8.48%
% Nat Hawaiian/Oth Pacific Islander (2008)	0.20%	0.24%	0.30%
% Some Other Race (2008)	5.88%	4.77%	3.75%
% Population Hispanic (2008)	14.01%	13.67%	11.83%
% Population Non-Hispanic (2008)	85.99%	86.33%	88.17%
BUSINESS COUNTS			
Total Establishments	1,631	5,558	9,352
Total Employees	22,599	63,398	103,186