

1901 DOUGLAS BOULEVARD

ROSEVILLE, CA

RENOVATIONS
UNDERWAY!

NATIONAL VET HOSPITAL
COMING SOON!

AVAILABLE

AVAILABLE

±7,000 SF RETAIL AVAILABLE

DAVE WHITE

Vice President, Retail
+1 916 440 1831
dave.white@am.jll.com
RE License #01759894

JOHN BRECHER

Vice President, Retail
+1 916 440 1826
john.brecher@am.jll.com
RE License #01897931

TORREN RAGAN

Senior Associate, Retail
+1 916 440 1827
torren.ragan@am.jll.com
RE License #02046828

Jones Lang LaSalle Brokerage, Inc.,
Real estate license #01856260



1901 DOUGLAS OVERVIEW

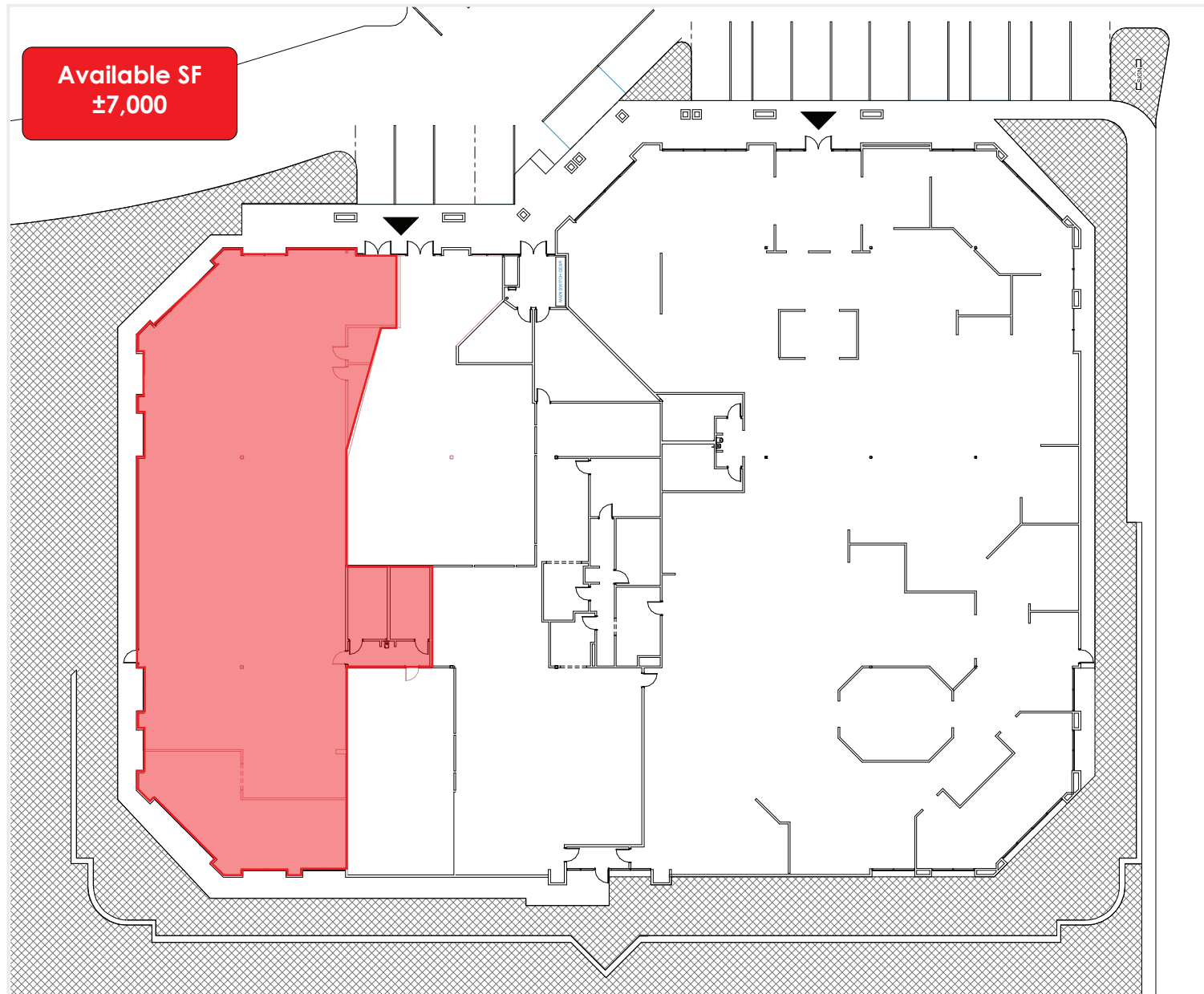
Douglas Blvd is a major retail and office hub for the suburban submarket of Placer County.

- Hard corner location
- Excellent visibility
- Major renovation to the entire property underway
- National vet hospital occupying ±20,000 SF Q4 2023



1901 Douglas Blvd is a 32,536 square foot freestanding building on the northeast corner of Douglas Blvd & Sierra Gardens Drive. The building is strategically positioned with visibility by commuters traveling both east and west on Douglas Blvd and is less than one mile from I-80.

FLOOR PLAN



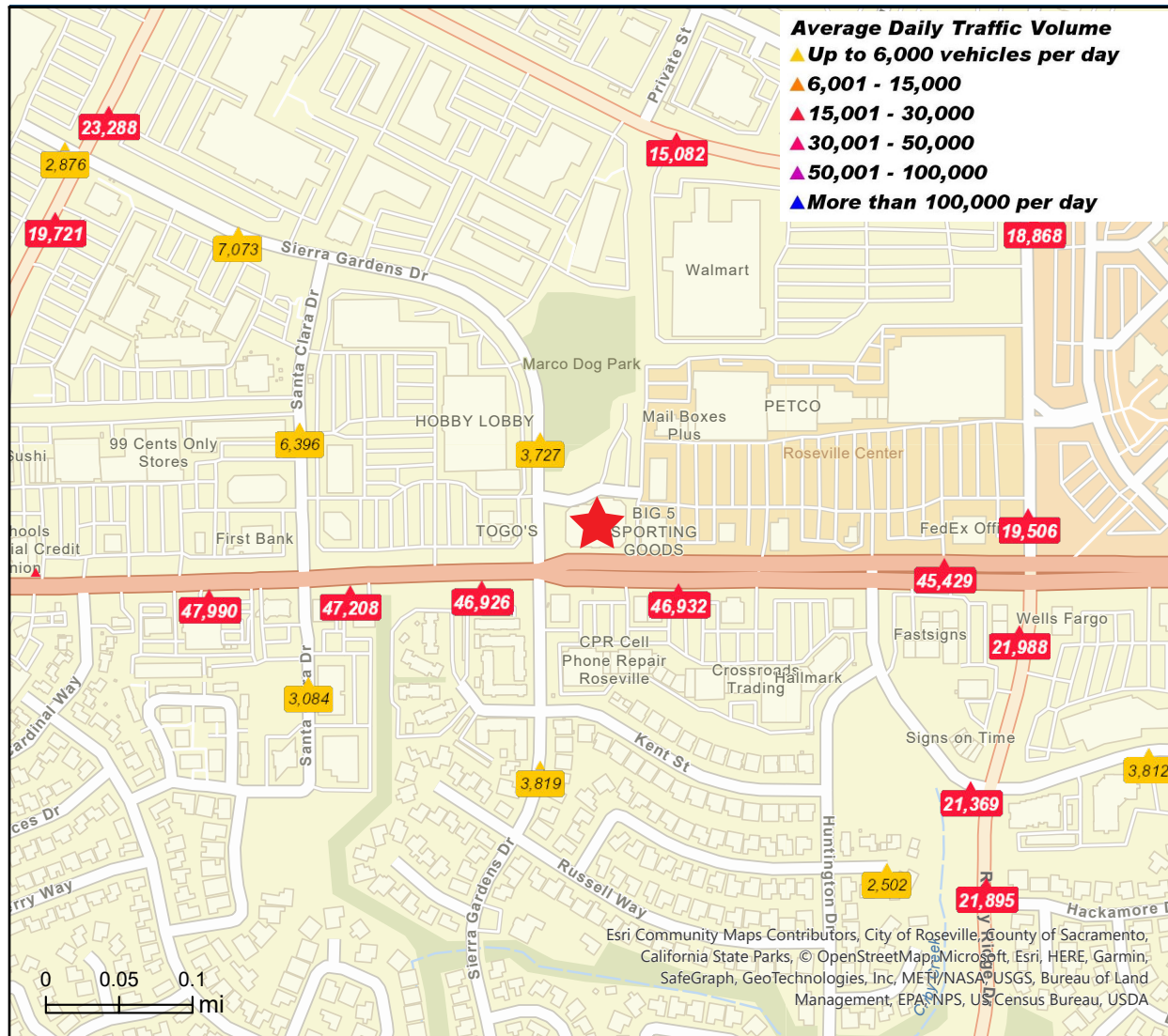
Douglas Blvd

AERIAL



TRAFFIC COUNTS & 5 MILE DEMOGRAPHICS

TRAFFIC COUNTS



101,141
Total
households



\$85,264
Median
HH income



\$442,401
Median
home price



270,173
Total
population



131,500
Daytime
population



33%
Bachelor's
degree

pulled from ESRI 2021 data

based on a 5 mile radius

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