

**PLACER CENTER**  
**1811 DOUGLAS BLVD**  
**ROSEVILLE, CA**

**FOR LEASE**  
**1,619 SF RETAIL SUITE**

**ETHAN CONRAD**  
PROPERTIES INC.



**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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**FEATURES:**

- 1,619 SF retail suite available
- Adjacent to Hobby Lobby and Ross Dress for Less
- Strong traffic counts on busy Douglas Blvd
- Easy access to I-80
- Serves the South Placer communities of Roseville, Rocklin, Auburn and Citrus Heights

**PROPERTY DETAILS:**

Placer Center is a ±176,268 SF community center located on Douglas Blvd and Santa Clara Dr. This center has excellent daytime population generated by nearby Roseville Auto Mall and Kaiser Permanente.

Neighboring retailers include Target, Walmart, Home Depot, Petco, Raley’s, Rite Aid, Goodwill and Carl’s Jr.

**LEASE RATE:**

Suite 5\*      1,619 SF      \$2,833.00 (\$1.75 PSF, NNN)

NNN costs are approximately \$0.54 PSF.

\*Available with 30 days’ notice.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Total Population (est):	9,127	108,001	276,015
2023 Average HH Income:	\$92,326	\$106,540	\$112,165
Traffic Count @ Douglas Blvd:	28,983		

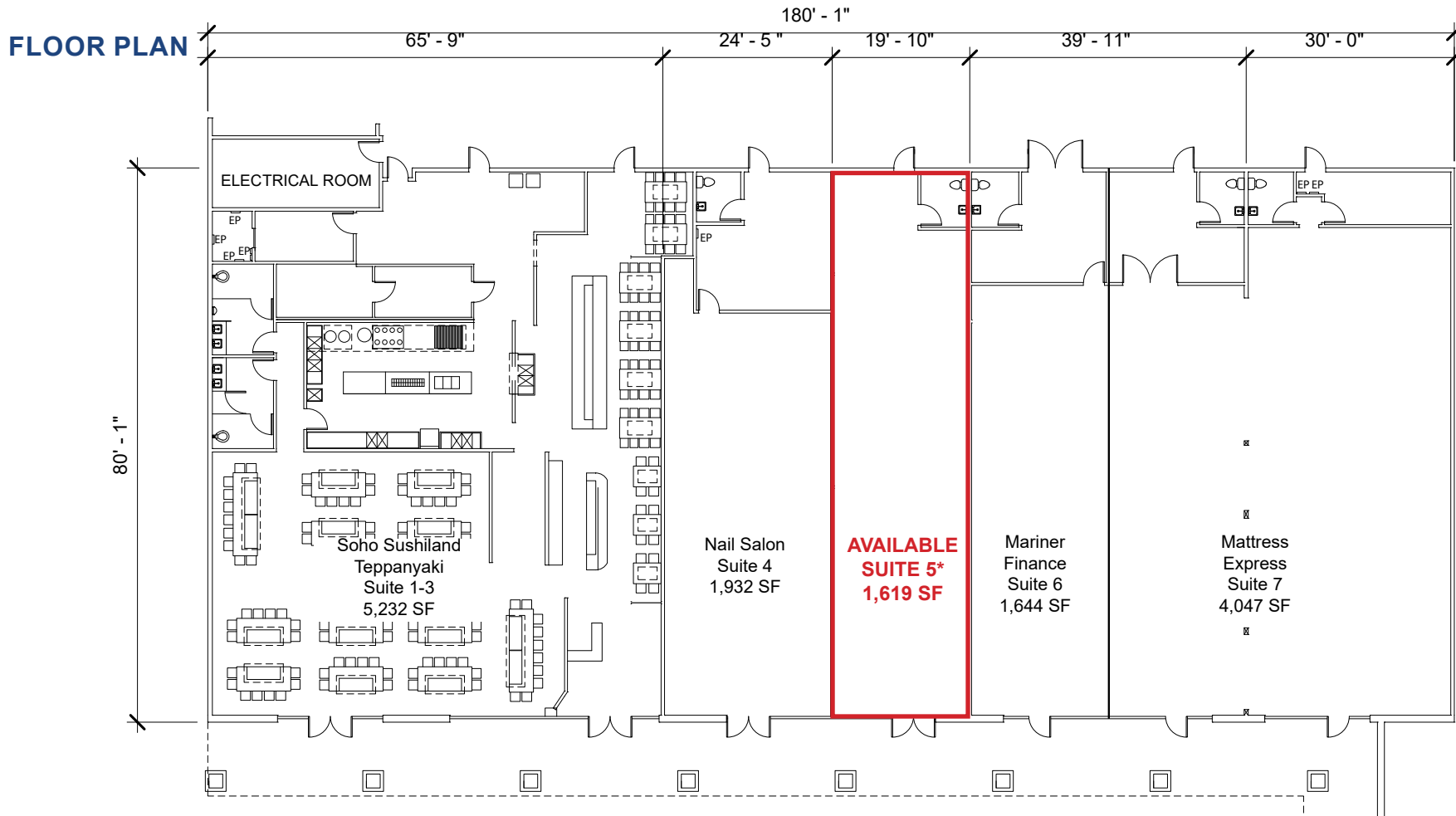


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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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SITE PLAN



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