

FOR LEASE

1380 LEAD HILL BLVD

ROSEVILLE, CA

CBRE

1380

Dignity Health
Advanced Imaging

SOUTH PLACER BUSINESS PARK



±1,310 SF



PROPERTY OVERVIEW

1380 LEAD HILL
BLVD

Position your business in the highly sought-after **South Placer Business Park** with one suite currently available at 1380 Lead Hill Blvd. This **well-maintained**, two-story office building offers a professional multi-tenant environment highlighted by **abundant natural light** and **excellent regional access**. Built in 1991, the ±59,678 SF property combines functionality, visibility, and convenience—just **less than one mile from Interstate 80** and minutes to Highway 65, making it an ideal location for employees and clients alike.

This property offers a balanced blend of **accessibility**, **professionalism**, and everyday comfort—an excellent opportunity for businesses seeking a **strategic** and **well-connected** office location.

FLOOR PLAN

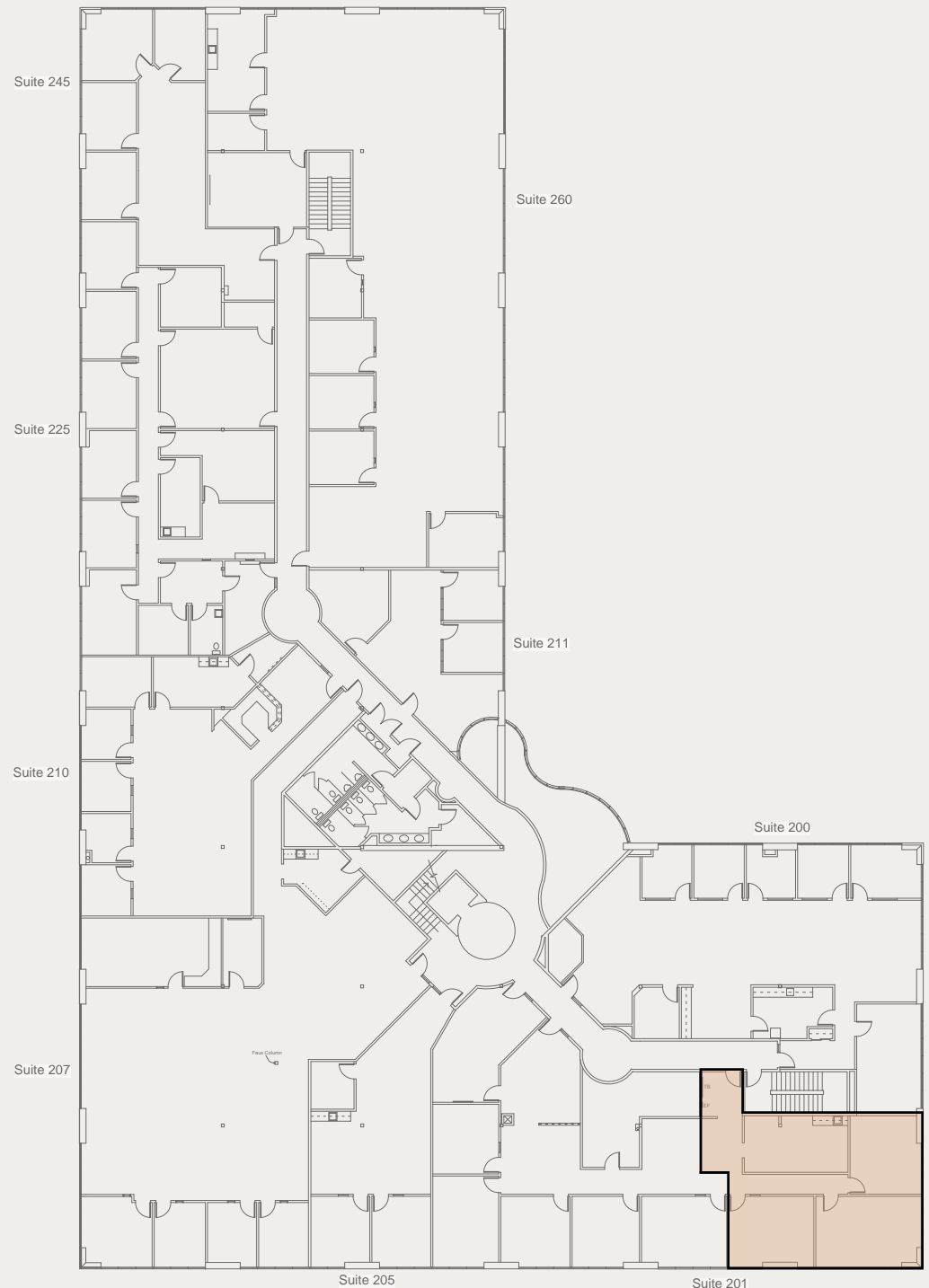
SECOND FLOOR

SUITE 201-A

±1,310 SF

\$1.95 PSF | FSG

- Available now
- Two offices and a conference room
- Break room with a sink
- Great corner location with lots of natural light



AERIAL VIEW

SOUTH PLACER BUSINESS PARK





1380 LEAD HILL BLVD



KEVIN LARSCHIED
Executive Vice President

+1 916 781 4818
kevin.larscheid@cbre.com

Lic. 00816790

SCOTT RUSH
First Vice President

+1 916 781 4802
scott.rush@cbre.com

Lic. 01228497

PHILLIP LARSCHIED
Sales Associate

+1 916 781 4848
phillip.larscheid@cbre.com

Lic. 02434984



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.