

1110 Melody Lane

Roseville, CA 95678

OWNER USER OFFICE BUILDING
FOR SALE IN ROSEVILLE

INTERSTATE 80 VISIBILITY →



1110 Melody Lane



GALLELLI
REAL ESTATE

Robb Osborne

Partner
DRE #01398696
(916) 789-3337
rosborne@gallire.com

Brandon Sessions

Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallire.com

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made to the accuracy of the information contained herein.

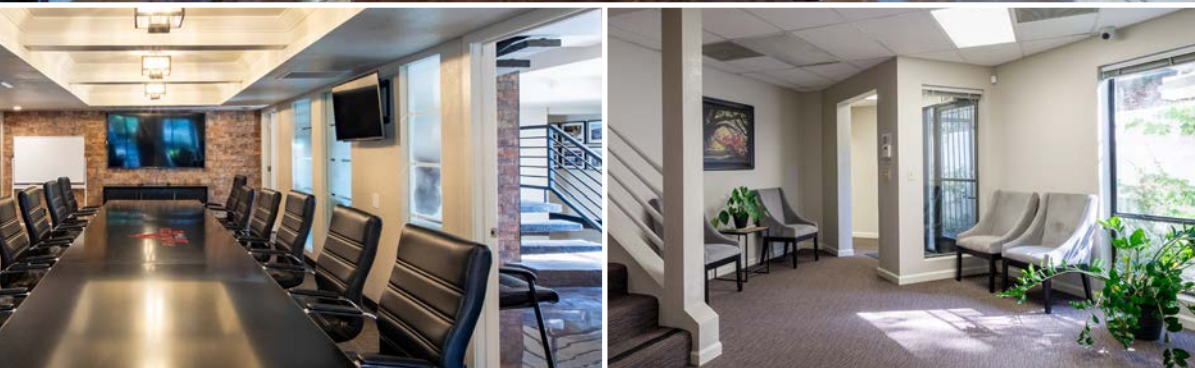


OSBORNE
GROUP

Property Highlights



- 1110 Melody Lane: two-story, \pm 5,637 SF. Also included is a \pm 800 SF office/storage building
- Mezzanine Floor at 1110 Melody Lane includes a secluded, pleasant outdoor balcony and seating area
- 1110 Melody Lane is available for lease
- Lease Rate: \$1.95/SF Modified Gross
- Price: \$275 PSF - \$1,770,175



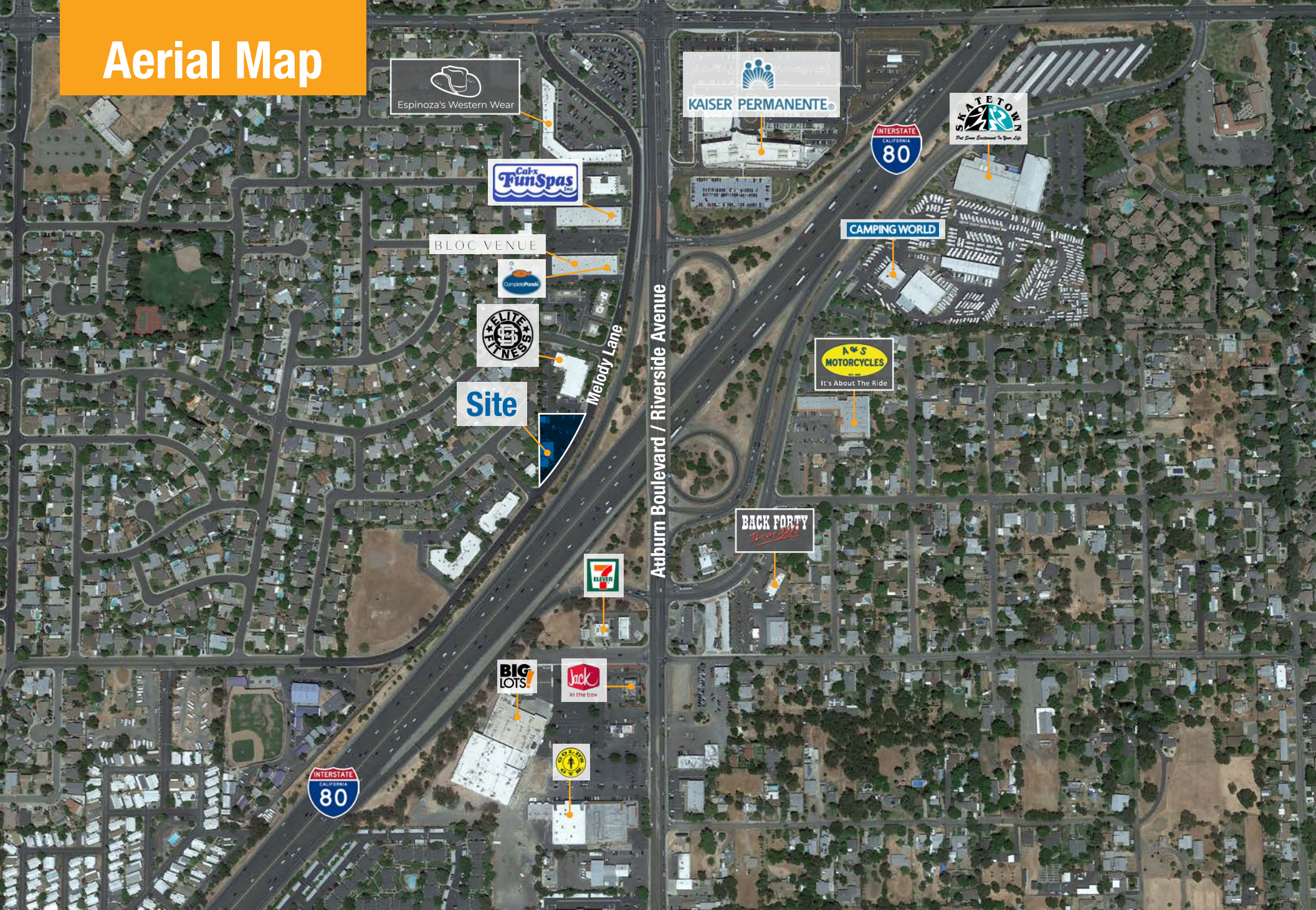
- Newly remodeled and redecorated building!
- High end finishes throughout interior, including upgraded flooring, store work, cabinetry and lighting
- Newly redesigned with updated exterior paint, stone features, clean and attractive landscaping
- Interior build out includes Class A fixtures and upgrades, large conference room with recessed, upgraded lighting features, marbled flooring, elegant common areas, waiting room, multiple private offices, large breakroom and kitchen
- Building and signage available and visible on Interstate 80
- Close proximity to several retail amenities
- Immediate access to Interstate 80



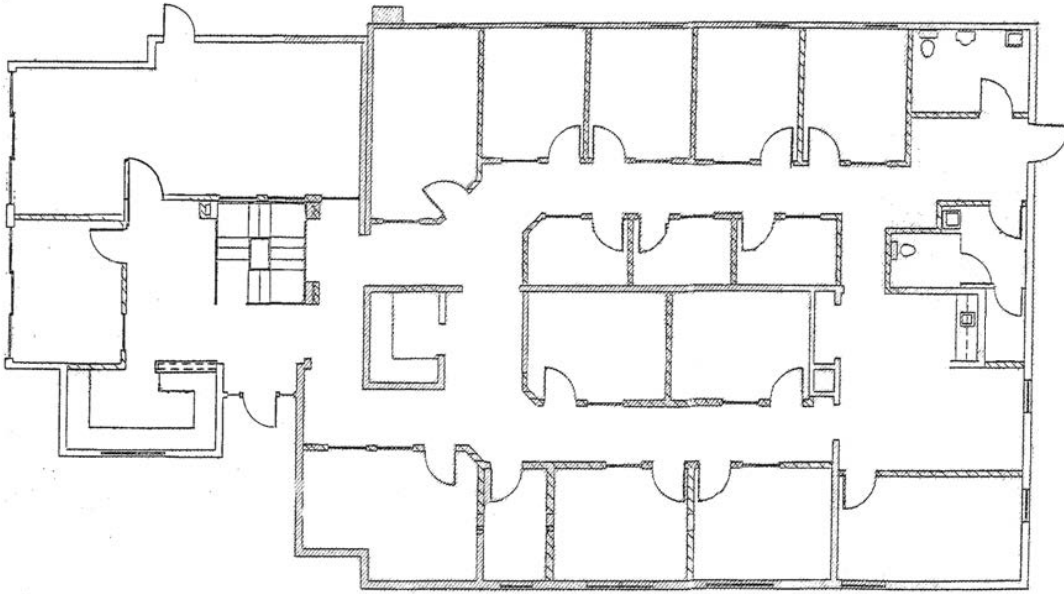
Aerial Map



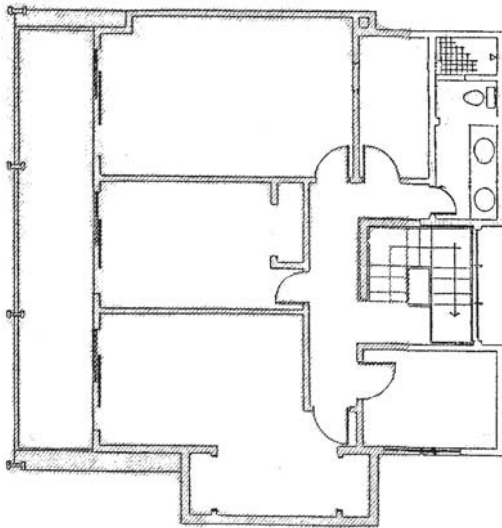
Aerial Map



FIRST FLOOR



SECOND FLOOR



Floor Plan

1110 Melody Lane

1110 Melody Lane: two-story, \pm 5,637 SF with
a \pm 800 SF office/storage building



Demographics

MARKET OVERVIEW

1110 & 1198 Melody Lane Roseville, CA 95678

KEY FACTS

POPULATION	14,015	AVERAGE HOUSEHOLD SIZE	2.6
MEDIAN AGE	38	MEDIAN HOUSEHOLD INCOME	\$67,283

EDUCATION

24%	20%	23%
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/DOC DEGREE

HOUSING STATISTICS

\$297,677	\$13,898	\$1,528
MEDIAN HOME VALUE	AVERAGE SPENT ON MORTGAGE & BASICS	MEDIAN CONTRACT RENT

BUSINESS

695	5,068
TOTAL BUSINESS	TOTAL EMPLOYEES

COMMUTERS

20%	80.06%
SPEND 7+ HOURS COMMUTING TO AND FROM WORK PER WEEK	DROVE ALONE TO WORK

EMPLOYMENT

WHITE COLLAR	62%	SERVICES	14%
BLUE COLLAR	38%	UNEMPLOYMENT RATE	14.3%