

SUITE AVAILABLE FOR SALE OR LEASE

Office or Medical User Allowed



**568 N. SUNRISE AVE,
SUITE 330, ROSEVILLE, CA**



www.osbornegroupecre.com

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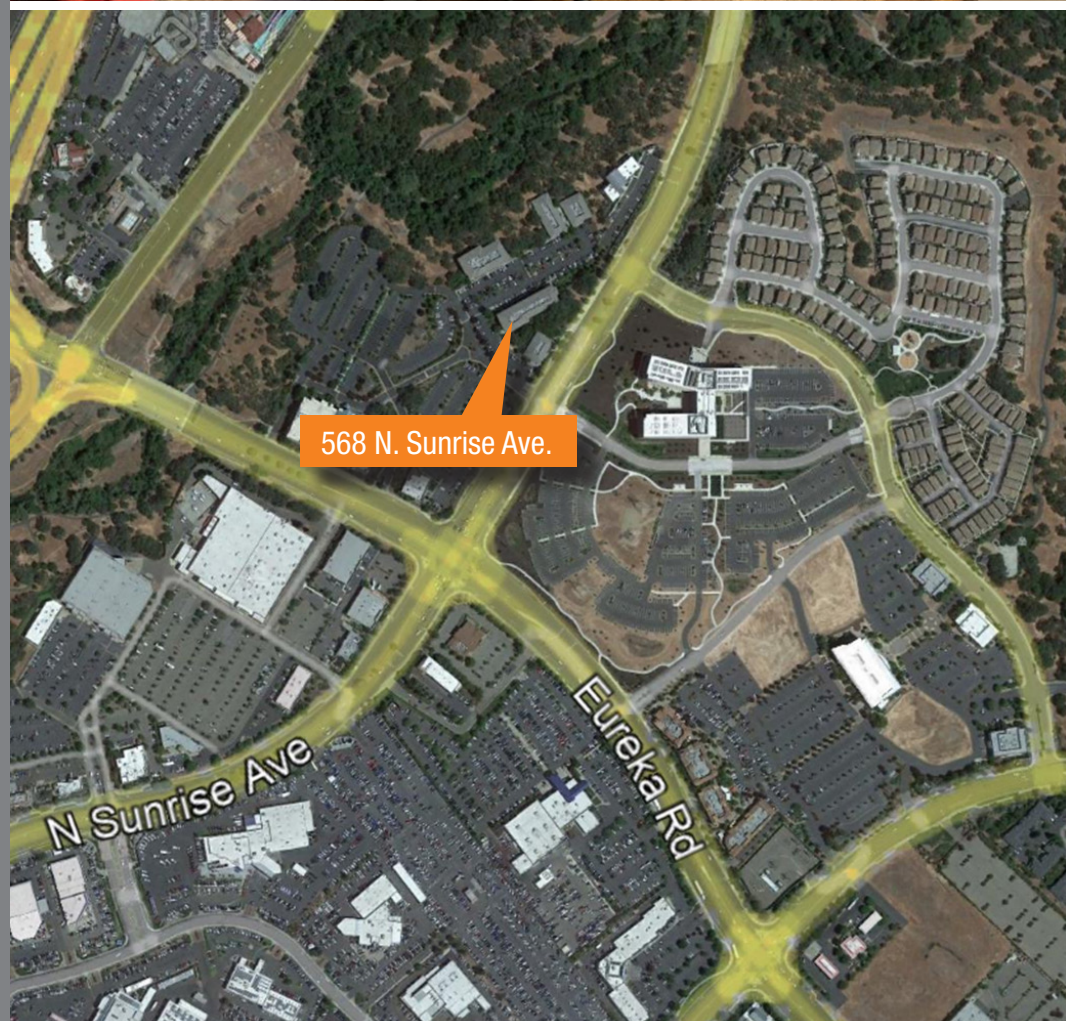
PROPERTY HIGHLIGHTS

Medical or General Office Use

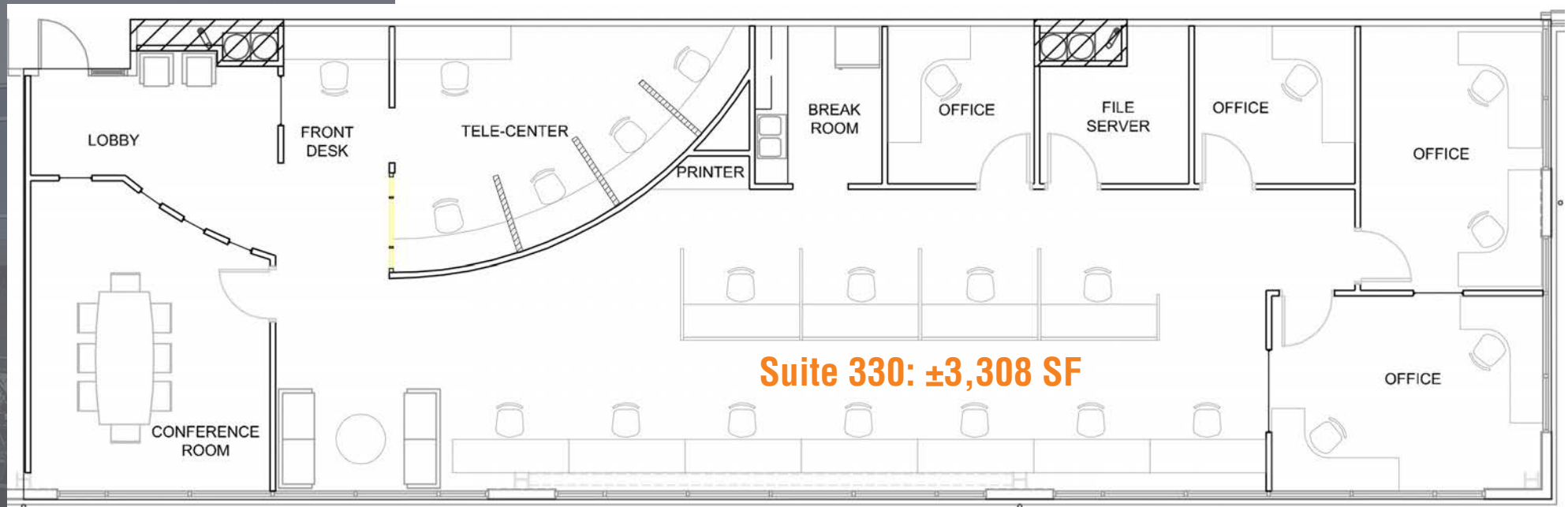
- For Lease Suite 330: $\pm 3,308$ SF
- Located within close proximity to all regional medical centers
- Parking allows for medical and dental uses
- Located directly across the street from the Adventist Health campus, less than 1/2 mile to Sutter Roseville campus, and less than 2 miles from Kaiser Roseville campus
- The property features Class "A" features, including clean window lines, modern finishes and excellent accessibility
- Current build out includes conference room, private offices, large open space, waiting area / reception, break room, and server room but can be reconfigured to medical use
- The suite window line opens to a vast nature preserve providing a serene setting for clients or patients
- Close proximity to various retail and restaurant amenities, including movie theater complex!
- High traffic intersection (N. Sunrise Ave. and Eureka Road) 43,770 cars per day
- Adjacent to I-80 at Eureka/Taylor Exit
- Tenant Improvement Allowance negotiable!

MEDICAL LEASE RATE: \$2.95/SF NNN
OFFICE LEASE RATE: \$2.00/SF NNN
NNN ESTIMATED AT \$0.54/SF

**PURCHASE
PRICE:
\$425/SF**



FLOOR PLAN



INTERIOR PHOTOS



DEMOGRAPHICS

MARKET OVERVIEW

568 N Sunrise Ave, Roseville, CA 95661

3 MILE RADIUS

KEY FACTS

100,310

Population

40

Median Age

2.7

Average Household Size

\$86,191

Median Household Income

EDUCATION



18.00%

High School Graduate



25.54%

Some College



35.99%

Bachelor's Degree Plus

HOUSING STATS



\$422,561

Median Home Value



36,990

Households



39.74%

% Renter Occupied Housing Units

BUSINESS



49,805

Total Employees

COMMUTERS



1.02%

Used Public Transportation



79.83%

Drove Alone to Work

EMPLOYMENT



70.1%

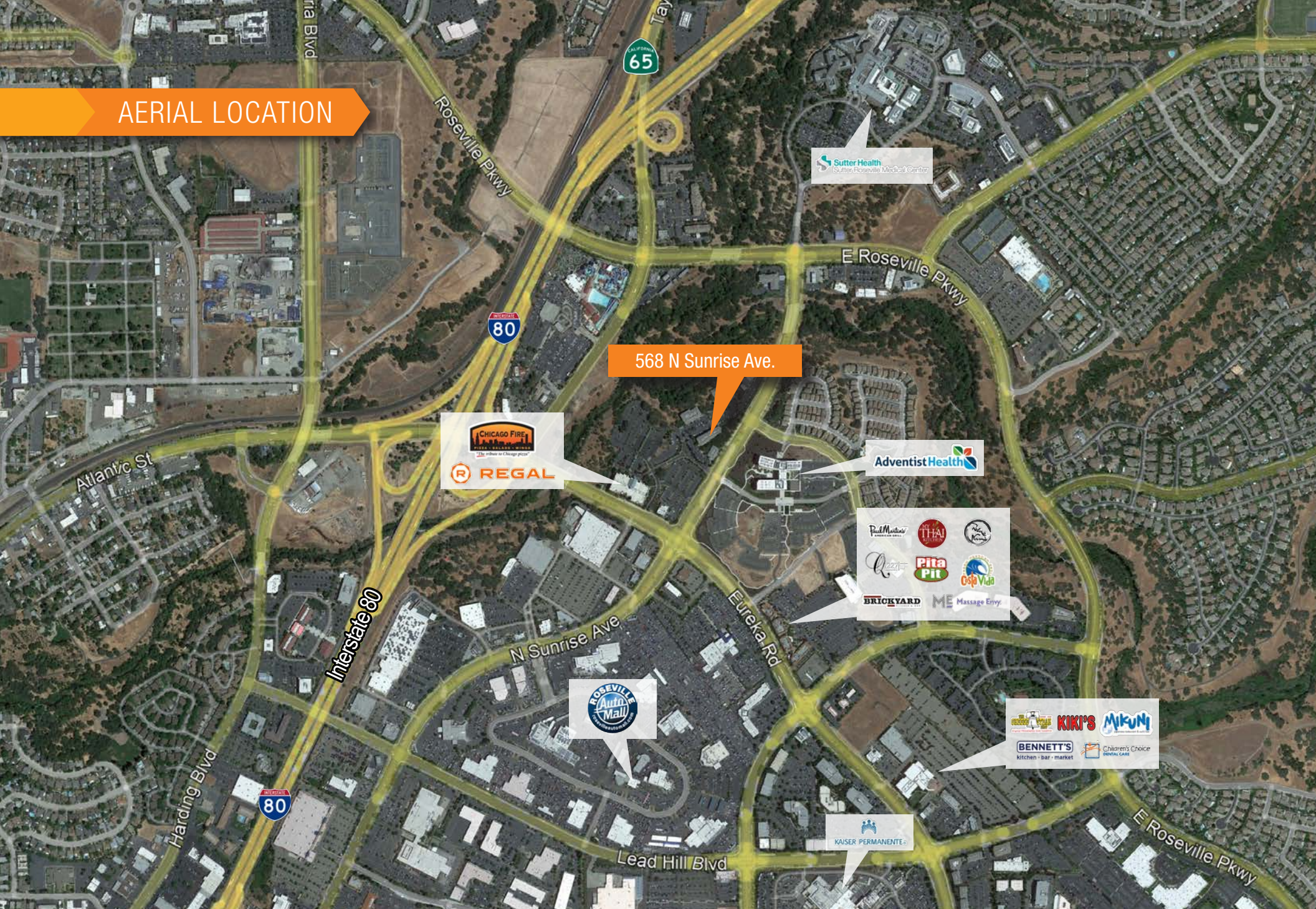
White Collar



29.9%

Blue Collar

AERIAL LOCATION



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