1301 SECRET RAVINE PKWY, ROSEVILLE, CA 95661









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PROPERTY DETAILS

Two-story, Class "A" medical office building located on Sutter Roseville's Medical Campus. The building was constructed in 2008 and is located along Secret Ravine Parkway, alongside a variety of medical facilities, dental practices, and research and laboratories.

- Medical Space for Lease
- Suite 240: ± 2,511 SF
- Built out for surgical use with multiple exam rooms, private offices, breakroom, operating room, recovery room, and large reception area.
- Monument signage available with excellent visibility
- Clean and simple design with build in cabinetry and storage

LEASE RATE: \$3.00/SF NNN





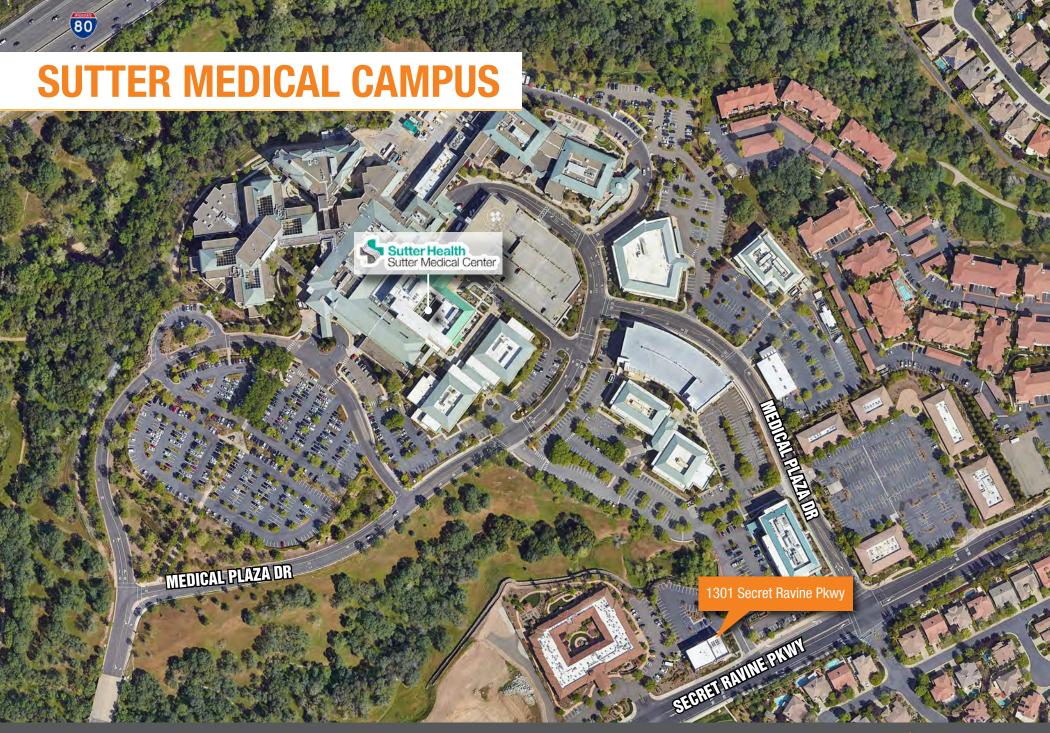








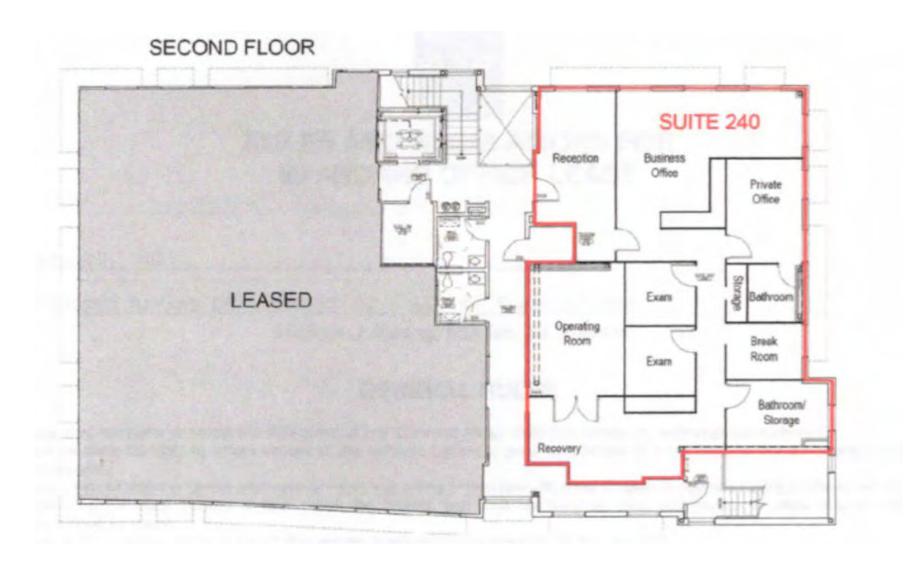








FLOOR PLAN









SUITE IMAGES CLICK TO WATCH WALKTHROUGH













DEMOGRAPHICS

KEY FACTS

KEY FACTS	1 Mile	3 Mile
Population	9,938	94,509
Median Age	40	39
Average Household Size	2.55	2.63
Median Household Income	\$112,499	\$95,294

HOUSING STATS

HOUSING STATS	1 Mile	3 Mile
Median Home Value	\$612,992	\$474,944
Households	3,881	35,549
% Renter Occupied Housing Units	52.77%	40.28%

COMMUTERS

COMMUTERS		
Used Public Transportation	0.55%	1.13%
Drove Alone to Work	84.86%	87.71%

MARKET OVERVIEW

1301 Secret Ravine Pkwy, Roseville, CA

1 & 3 MILE RADIUS

EDUCATION	1 Mile	3 Mile
High School Graduate	9,938	94,509
Some College	40	39
Bachelor's Degree Plus	2.55	2.63

EDUCATION

BUSINESS

BUSINESS	1 Mile	3 Mile
Total Employees	9,295	75,588

EMPLOYMENT

EMPLOYMENT	1 Mile	3 Mile
White Collar	69.92%	71.23%
Blue Collar	30.10%	28.77%















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