



Class "A" Office Space Available | Medical or Dental Build Out Potential



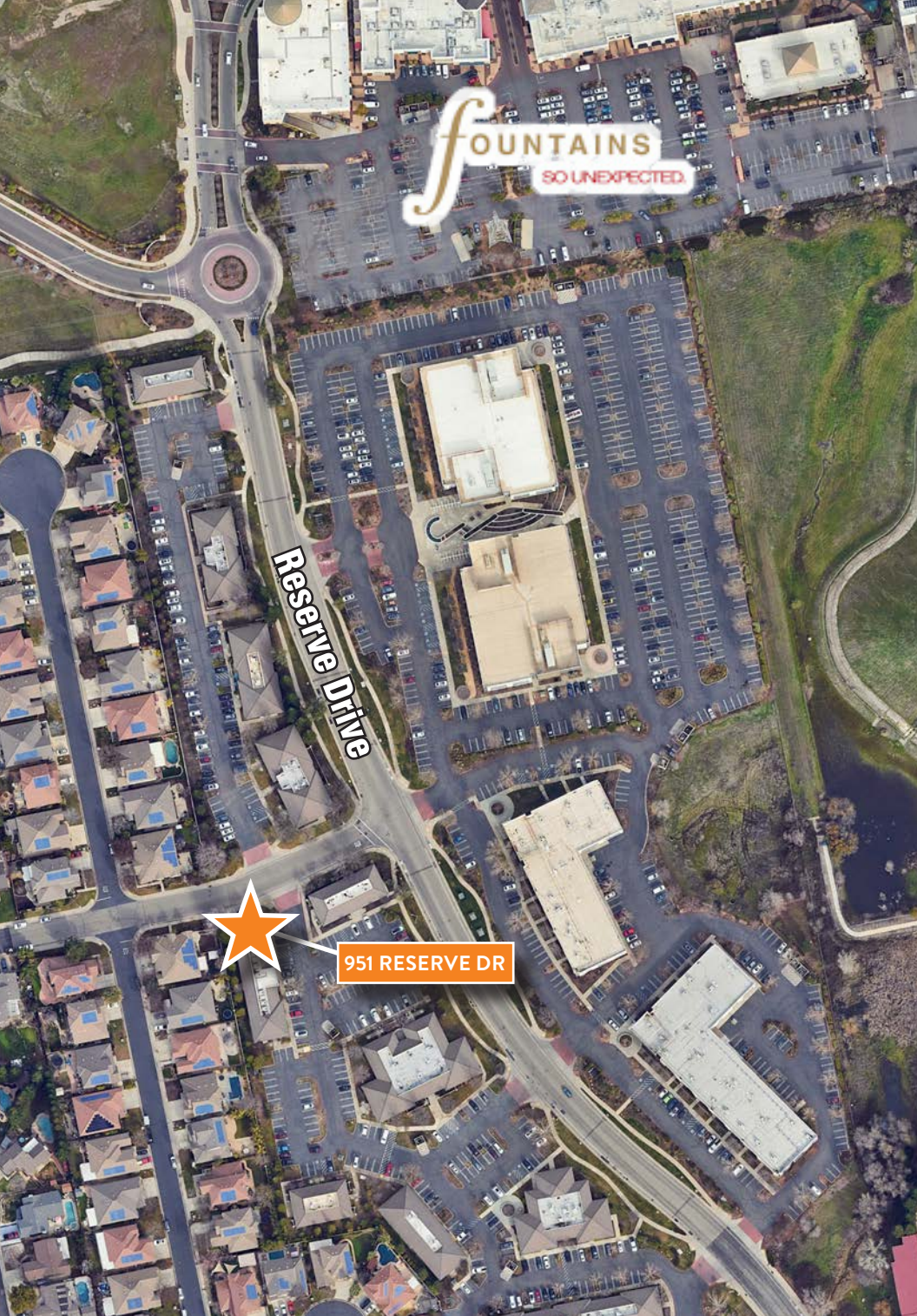
OSBORNE
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**951 Reserve,
Roseville, CA 95678**



PROPERTY HIGHLIGHTS

Single-story, Class "A" office building located in the Vintage Oaks Office Park. The building was constructed in 2004 and is located alongside a variety of medical facilities, dental practices, and general professional businesses.

- Available for sale or lease ± 6,034 SF building (demisable)
- General office and medical uses are allowable
- Tenant Improvement Allowance for Qualified Tenants
- Customizable Medical/Dental Buildout
- The current build out includes three, separate suites with a shared common area
- High-end finishes throughout the Project, ample parking, extensive window lines around the perimeter of the building
- Easily accessible from Roseville and Rocklin submarkets
- Walking distance to the Fountains Shopping Center, home to many higher-end chain retailers & eateries, a Whole Foods Market & salons.
- Building signage available

**Lease Amount:
\$3.00/SF NNN**

**Call Agent for
Purchase Options**

ROSEVILLE AERIAL



Westfield®
Galleria at Roseville

RUTH'S CHRIS STEAK HOUSE
Apple Store
NORDSTROM
CINEMARK
Crate&Barrel
H&M
POTTERY BARN
★ macy's
JCPenney

fountains
SO UNEXPECTED

SEPHORA
ZOCALO
DSW
Yard House
pet food express
ANTHROPOLOGIE
MIKUNI
DAVE & BUSTER'S
west elm
WHOLE FOODS MARKET

PUSHKIN'S
Mendocino Farms
BJ's RESTAURANT BREWHOUSE
Vitamin Shoppe

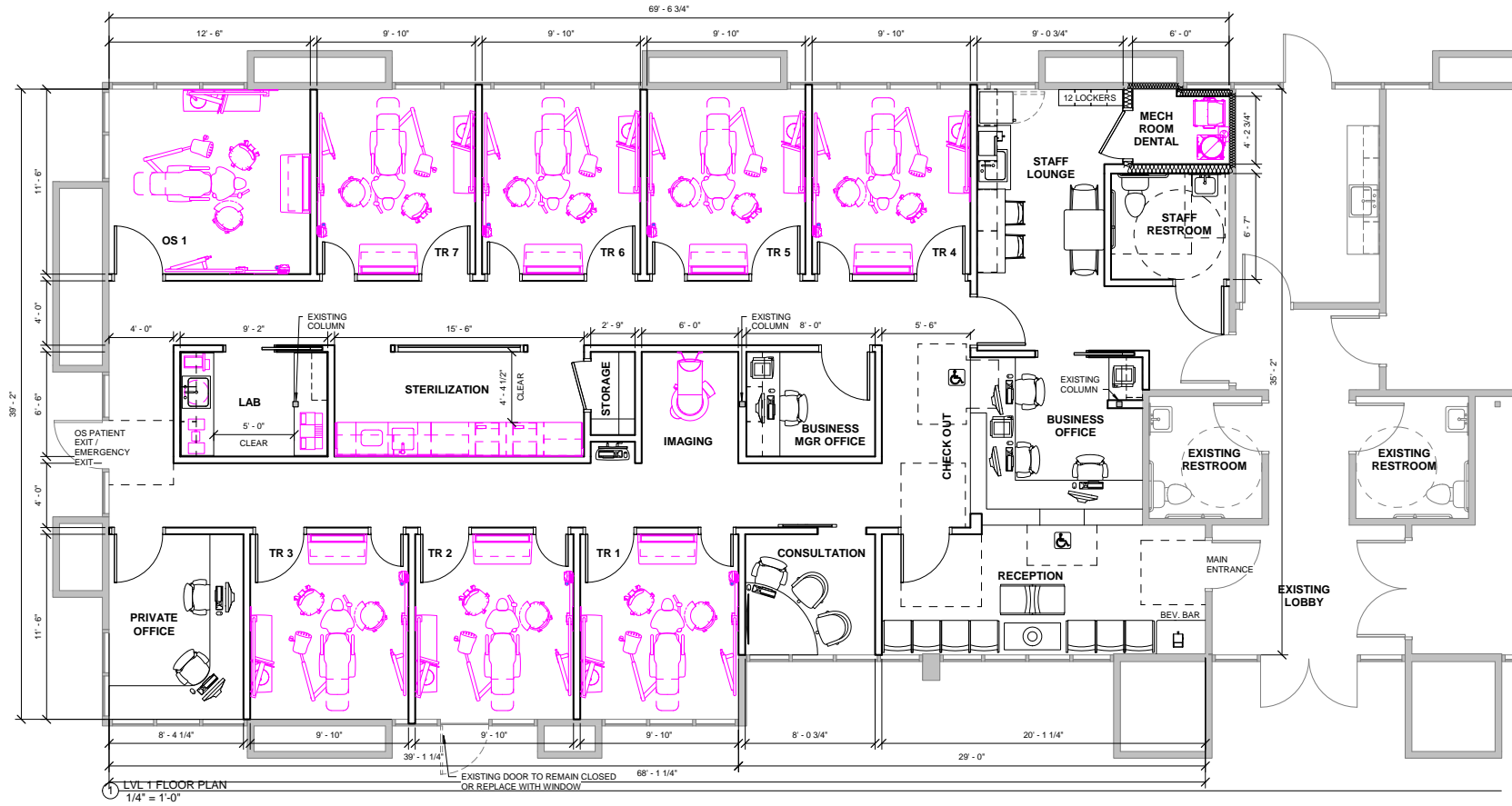
RED ROBIN
MICHAEL'S
BEST BUY
OLD NAVY
Bath & Body Works
BARNES & NOBLE BOOKSELLERS
Burlington
NORDSTROM
rack
Marshall's
ULTA BEAUTY

CHIPOTLE MEXICAN GRILL
WORLD MARKET
REI
macy's furniture gallery
BOBER
mochi dough
Olive Garden
WELLS FARGO
HINDEL'S
BUFFALO WILD WINGS STEAK, GRILL & BAR

951 RESERVE DR

FLOOR PLAN

Proposed Dental Build Out ±3,083 rentable square footage



PLAN LEGEND	
	DENTAL FURNITURE & EQUIPMENT
	DENTAL FURNITURE & EQUIPMENT EXISTING RELOCATED
	DENTAL FURNITURE & EQUIPMENT FUTURE
	EQUIPMENT NUMBER TAG (NUMBERS ARE RANDOM)

WALL LEGEND	
	EXISTING WALL
	DEMO WALL
	NEW WALL
	SOUND PROOFING IN WALL
	LEAD LINED WALL

DEMOGRAPHICS

MARKET OVERVIEW

951 Reserve, Roseville, CA 95678

3 Mile Radius

KEY FACTS

POPULATION	110,655	AVERAGE HOUSEHOLD SIZE	2.6
MEDIAN AGE	39	MEDIAN HOUSEHOLD INCOME	\$98,932

EDUCATION

17.01%	24.78%	38.74%
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/DOC DEGREE

HOUSING STATISTICS

\$466,391	44,070	43.61%
MEDIAN HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

BUSINESS

80,174
TOTAL EMPLOYEES

COMMUTERS

0.96%	87.84%
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

EMPLOYMENT

70.43%	29.57%
WHITE COLLAR	BLUE COLLAR

RETAIL AERIAL





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 **GALLELLI**
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SINGLE STORY OFFICE BUILDING FOR SALE OR LEASE

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