

2140 PROFESSIONAL DRIVE, ROSEVILLE, CA 95661



OFFICE/MEDICAL CONDO SUITES FOR SALE



www.osbornegrouppre.com

Robb Osborne
Executive Vice President
DRE #01398696
(916) 770-9151
rosborne@gallellire.com

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

Kannon Kuhn
Associate
DRE #02079314
(916) 789-3333
kkuhn@gallellire.com

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PROPERTY DETAILS

2140 Professional Drive is a single-story, multi-tenant condominium building in Roseville, California. The building is approximately ±23,609 square feet and situated on ±1.90 acres of land. The building is located within the Johnson Ranch Office park, along the prestigious Douglas Corridor, enjoying high regional demographics.

- Office/Medical Condos available for owner-user purchase.
- The recognizable location is accessible from either Rocky Ridge Drive or Eureka Road, major regional thoroughfares.
- The building has a nice vaulted atrium, providing great natural light, an attractive common area lobby and updated rest rooms.
- The surrounding outdoor areas feature bright and friendly landscaping, shaded covered walkways, and various outdoor seating areas.
- The center has ample parking for general office use.
- Walking distance to Rocky Ridge Town Center, TJ Maxx Plaza, and the Roseville Center – offering a multitude of retail and restaurant options for clients and staff.

**PURCHASE PRICE:
\$320/GSF**

**MEDICAL PURCHASE
PRICE: \$350/GSF**



FLOOR PLAN

Suite 140:
±2,764 GSF

Suite 140 & 150:
±4,978 GSF

Suite 150:
±2,214 GSF

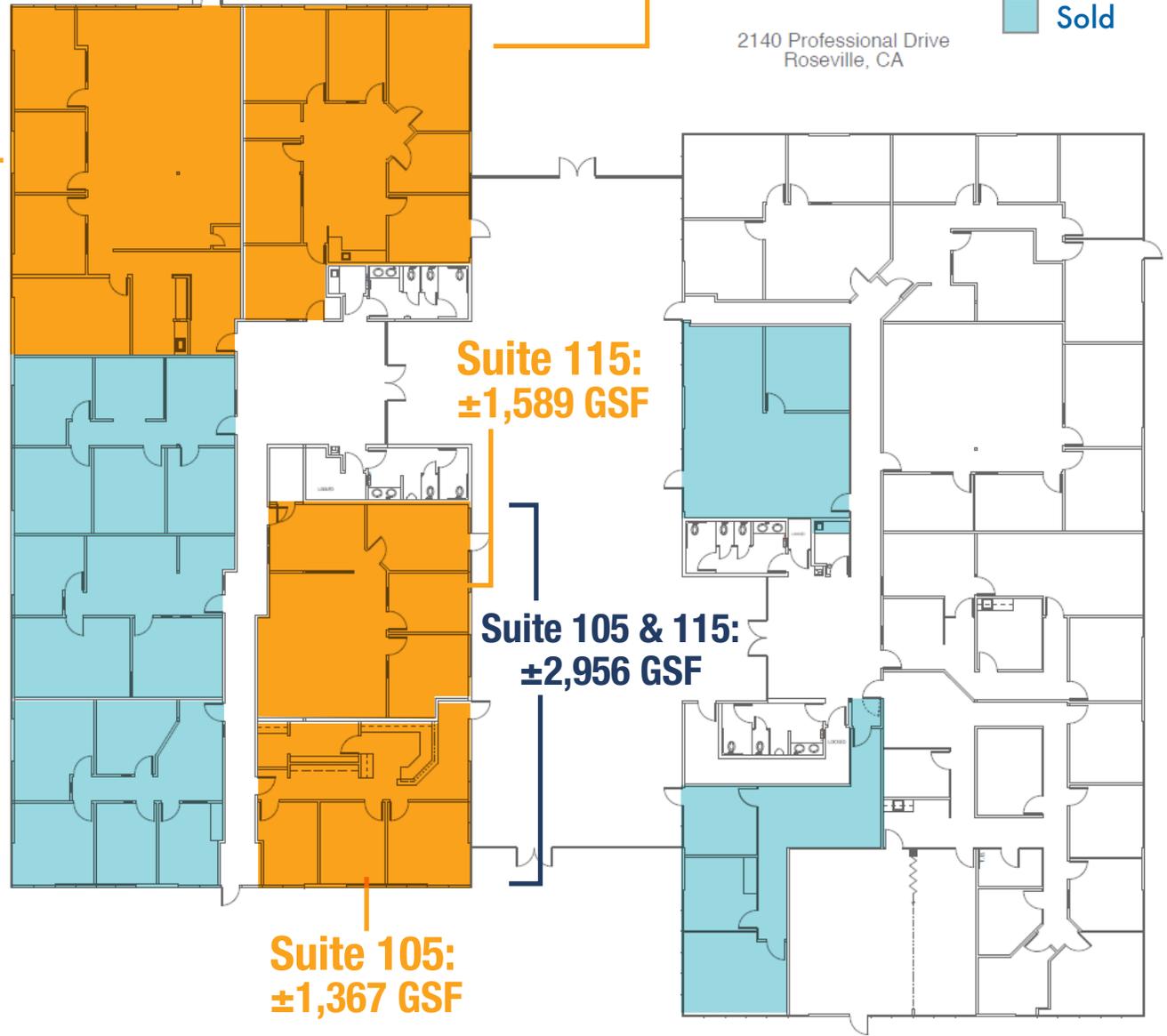
Suite 115:
±1,589 GSF

Suite 105 & 115:
±2,956 GSF

Suite 105:
±1,367 GSF

- Occupied
- Available
- In Contract
- Sold

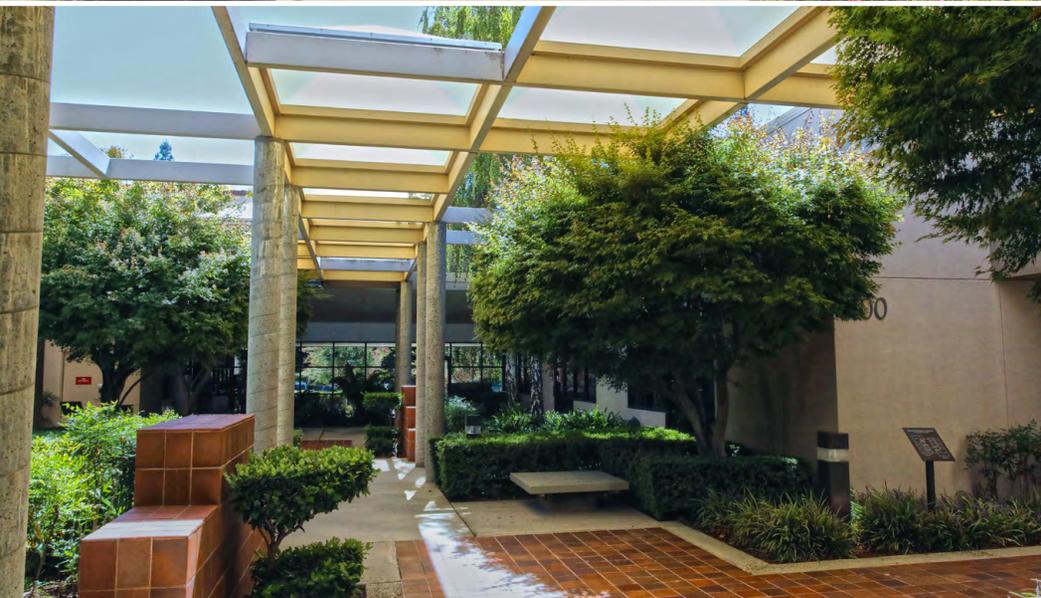
2140 Professional Drive
Roseville, CA



SUITE IMAGES



BUILDING IMAGES



TRADE AREA



2140 Professional Dr

DEMOGRAPHICS

MARKET OVERVIEW

2140 Professional Drive,
Roseville, CA
3 MILE RADIUS

KEY FACTS

99,746

Population

40

Median Age



Average Household Size

\$88,686

Median Household Income

EDUCATION



18.39%

High School Graduate



26.78%

Some College



35.10%

Bachelor's Degree Plus

HOUSING STATS



\$423,063

Median Home Value



38,161

Households



39.59%

% Renter Occupied Housing Units

BUSINESS



68,383

Total Employees

COMMUTERS



1.12%

Used Public Transportation



87.93%

Drove Alone to Work

EMPLOYMENT



69.01%

White Collar



30.99%

Blue Collar

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CONDOS AVAILABLE FOR SALE



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