



AVAILABLE FOR PURCHASE – OWNER USER OR INVESTOR



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Vintage Oaks Office Park
970 Reserve Dr, Roseville, CA

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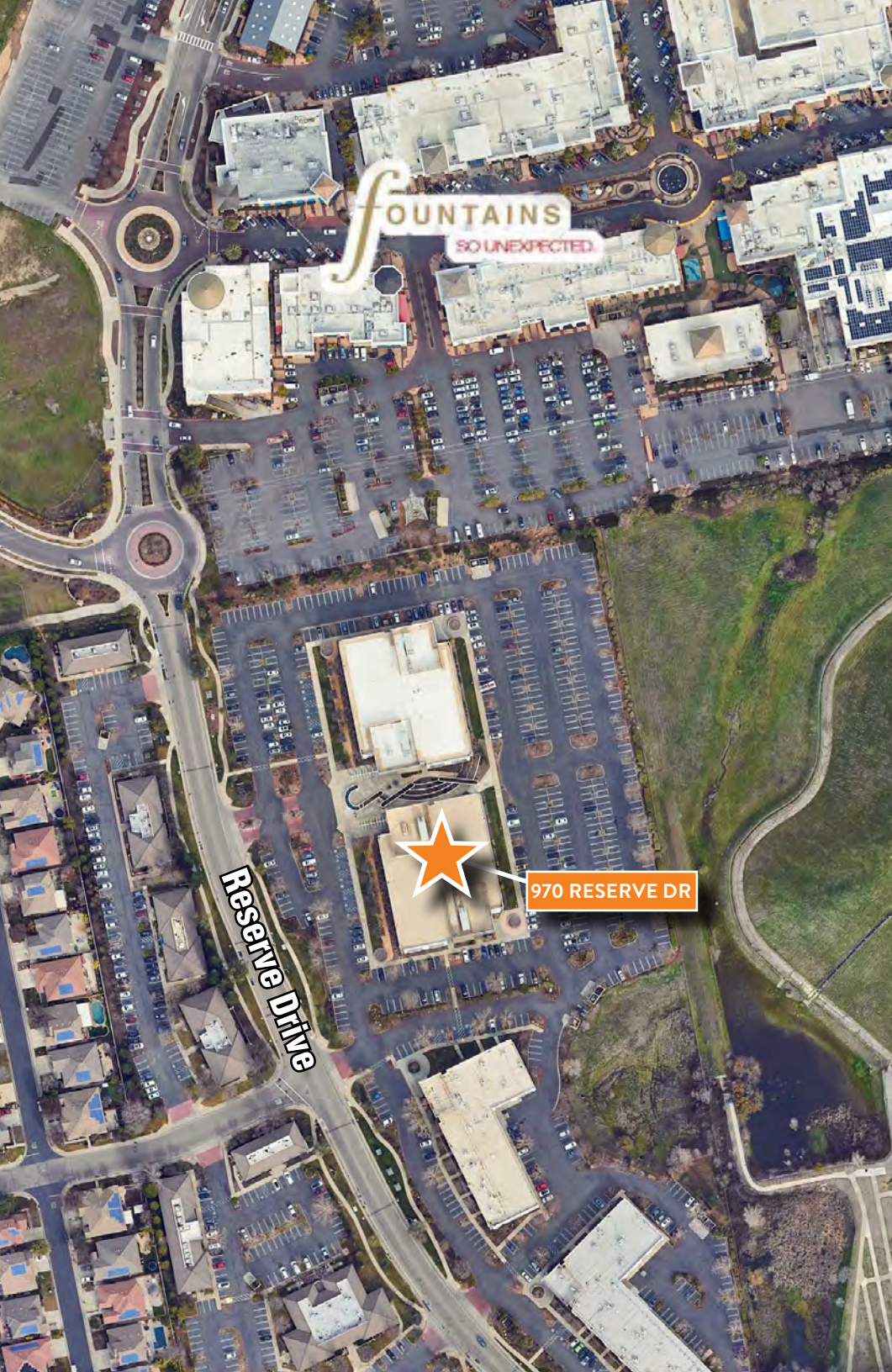
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THE OFFERING - OWNER USER OR INVESTMENT

High-end office condominium available for purchase within the Vintage Oaks Office Park. The space is currently occupied by HUB International Limited insurance provider and can be available for a leased opportunity or can be vacated for owner-user purposes.

For owner-users, this is an ideal location within the center of Roseville, CA with several amenities in walking distance! The buildout includes multiple private offices and large open work space.

For investors, the purchase offers a unique opportunity to own a small, leased investment in a highly desirable Class "A" office building. The tenant is a long-time tenant and has a current lease term through 2028, with options to extend.

PROPERTY HIGHLIGHTS

Class "A" office building in the heart of Roseville in walking distance to a multitude of restaurants and shops. Modern architecture with stone and glass veneer, water feature and multiple benches for community sitting area. Located adjacent to the Fountains Lifestyle Center and walking distance from the Westfield Galleria and Creekside Shopping Center.

- Available for Owner-User Purchase or Leased Investment!
- Fully improved \pm 7,528 SF condo
- High-end finishes throughout the Project, 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
- Excellent location in an affluent submarket
- Large parking field with attractive landscaping, sitting areas, and elegant water feature
- Rare investment opportunity with long-term lease, stabilized income and rent increases.

TENANT INFORMATION

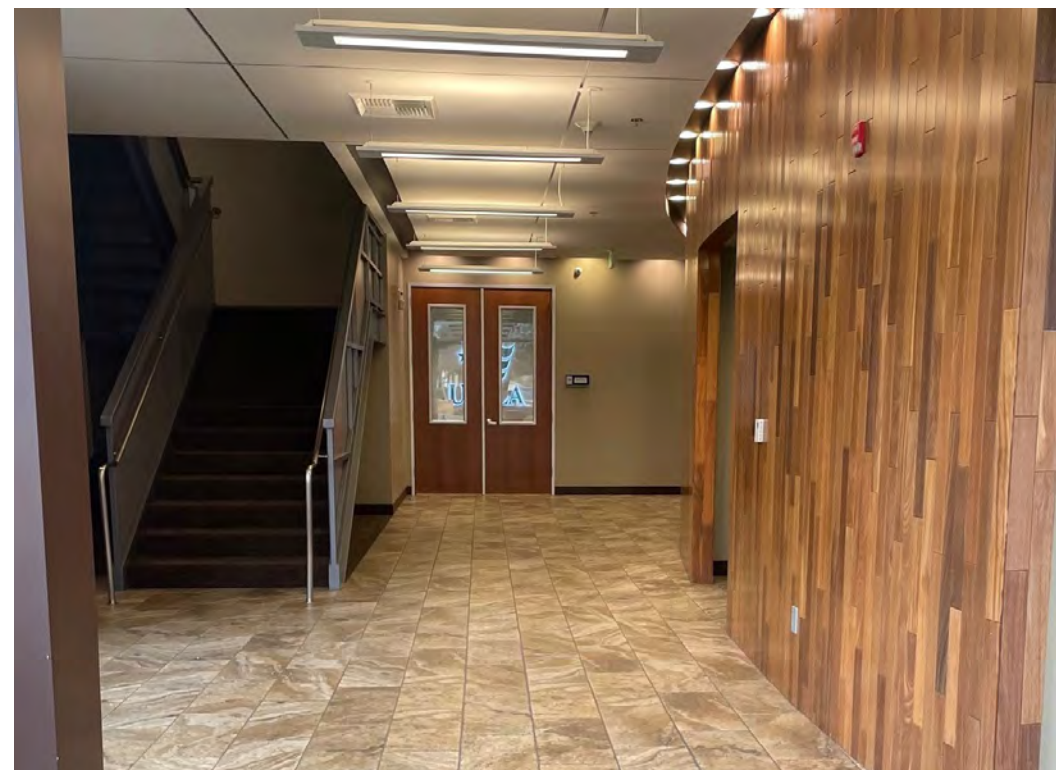
Headquartered in Chicago, Illinois, Hub International Limited (Hub) is a leading full-service global insurance broker providing property and casualty, life and health, employee benefits, investment and risk management products and services. HUB was founded in 1998 in Canada and has expanded to offices throughout North America. The company employs more than 17,000 people with over 2 million clients. HUB was ranked 5th among the world's largest insurance brokers, with a total revenue of \$3.7 billion in 2022.



NOI	\$166,666
Cap Rate	6.9%

Annual Income:	\$230,041.53
Annual Expenses:	\$58,260.32
	Association: \$38,375.88
	Property Taxes: \$25,000

Address:	970 Reserve Drive, Suite 200, Roseville, CA 95678
County:	Placer
Occupancy:	One-Tenant – 100%
Lease Type:	Full Service
Lease Expiration Date:	September 30, 2028
Options:	Two (2) Options to Renew for 5-years each One (1) Option to Terminate with 270-days' notice, no earlier than 9/30/2026



ROSEVILLE AERIAL



CITY OF ROSEVILLE

970 Reserve Drive is located near the epicenter of the Roseville retail submarket near the intersection of Roseville Parkway and Reserve Drive. The location is within one mile of the Stanford Ranch Road and Pleasant Grove exits off Highway 65 and not far from the Highway 80 interchange.

This submarket boasts strong numbers of stability and future growth. Within a five-mile radius, the population base is over 254,000 people with a five-year projection of over 280,000. The median household income is approximately \$99,900 and over 46,000 of total households are making above \$100,000 per year. Residents within a five-mile radius spend approximately \$1B in Food & Alcohol, and close to \$600 mm in entertainment and hobbies.

The Roseville/ Rocklin submarket continues its strong resurgence not only as a leader in the Sacramento Region, but also as a relevant player among Northern California secondary commercial markets. This submarket is the third largest in the region with a tremendous amount of master-planned growth in the future. Newer, affordable commercial product, housing, a plethora of retail along with highly respected public schools make the region a very compelling option.

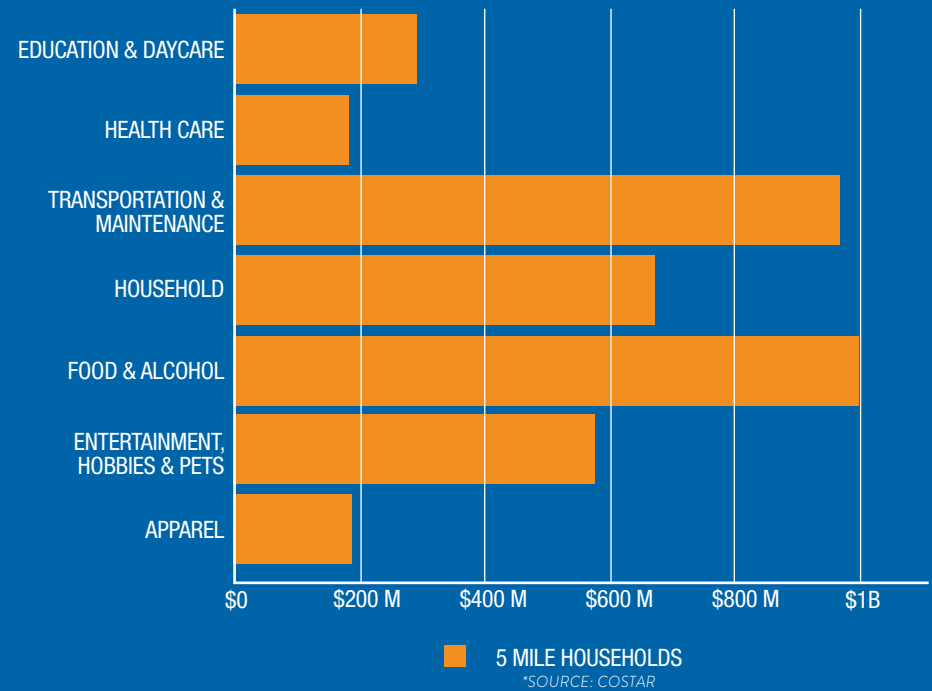


ROSEVILLE DEMOGRAPHICS

Total Population	154,392
2024-2029 % Population Change	+8.03%
Median Age	37.8 years old
Median Household Income	\$111,466
Average Home Value	\$649,000
Number of Jobs	90,200
Number of Businesses	6,660
Housing Units	58,400

RETAIL SPENDING

CURRENCY: USD (\$)



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CITY OF ROSEVILLE

Westfield Galleria at Roseville is Sacramento's premier shopping destination, combining world-class luxury retailers, stylish first-to-market shops and restaurants all within one elegant setting. Two-story, 1.3 million square feet of indoor space, with over 240 shops on property are Nordstrom, Sacramento's first Tiffany & Co., Gucci, Burberry, Louis Vuitton, Saint Laurent, Jo Malone, Tommy Bahama, Lululemon, Kate Spade, Zara and H&M. There are also flagship stores for Crate & Barrel, Pottery Barn, and Restoration Hardware. Fine dining at such restaurants as Il Fornaio, Land Ocean, Ruth's Chris Steakhouse, and The Cheesecake Factory. A 14-screen Cinemark Theater, and Round 1 Entertainment Center.



Across the street, shoppers can venture to The Fountains at Roseville lifestyle center. The Fountains offers several trending stores along with cornerstone shopping brands, Anthropologie, California Closets, DSW, Sephora, J. Crew, Sur La Table, Whole Foods, West Elm and more!

The center houses various patio dining options, year-round Farmers' Market, Summer Concert Series, playgrounds, splash pads and the spectacular dancing fountains! Shop, Dine, and Play at Fountains at Roseville.



Coming soon to the retail mecca, is the Roseville Junction development – an ultimate entertainment and hospitality destination.

Anchor tenant Electric Pickle will include a complex with nine pickleball courts, indoor-outdoor bar and restaurant and a lawn for gatherings and live music. In addition, the development is set to house two Hyatt hotels, Fieldwork Brewery and beer garden.

The project aligns with Roseville's desire for growth, according to City of Roseville Economic Development Director Melissa Anguiano. "Roseville continues to grow into a regional destination that's attracting businesses and visitors," she said.



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