



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



**OSBORNE**  
GROUP

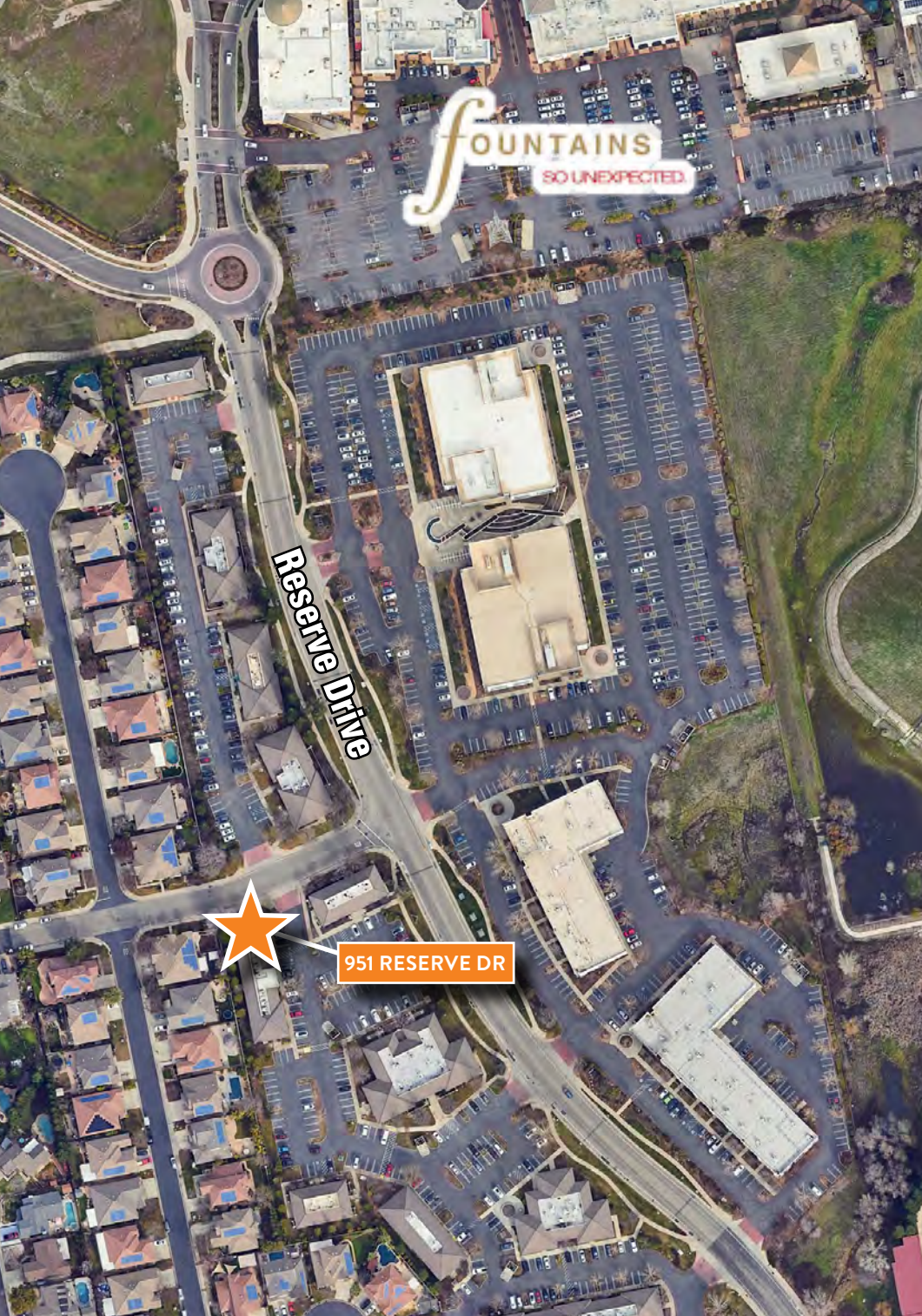
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**951 Reserve,  
Roseville, CA 95678**





## 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 lease  $\pm 1,275$  SF -  $\pm 2,816$  SF
- General office and medical uses are allowable
- Tenant Improvement Allowance for Qualified Tenants
- Customizable Medical/Dental Buildout
- The current build out includes 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**

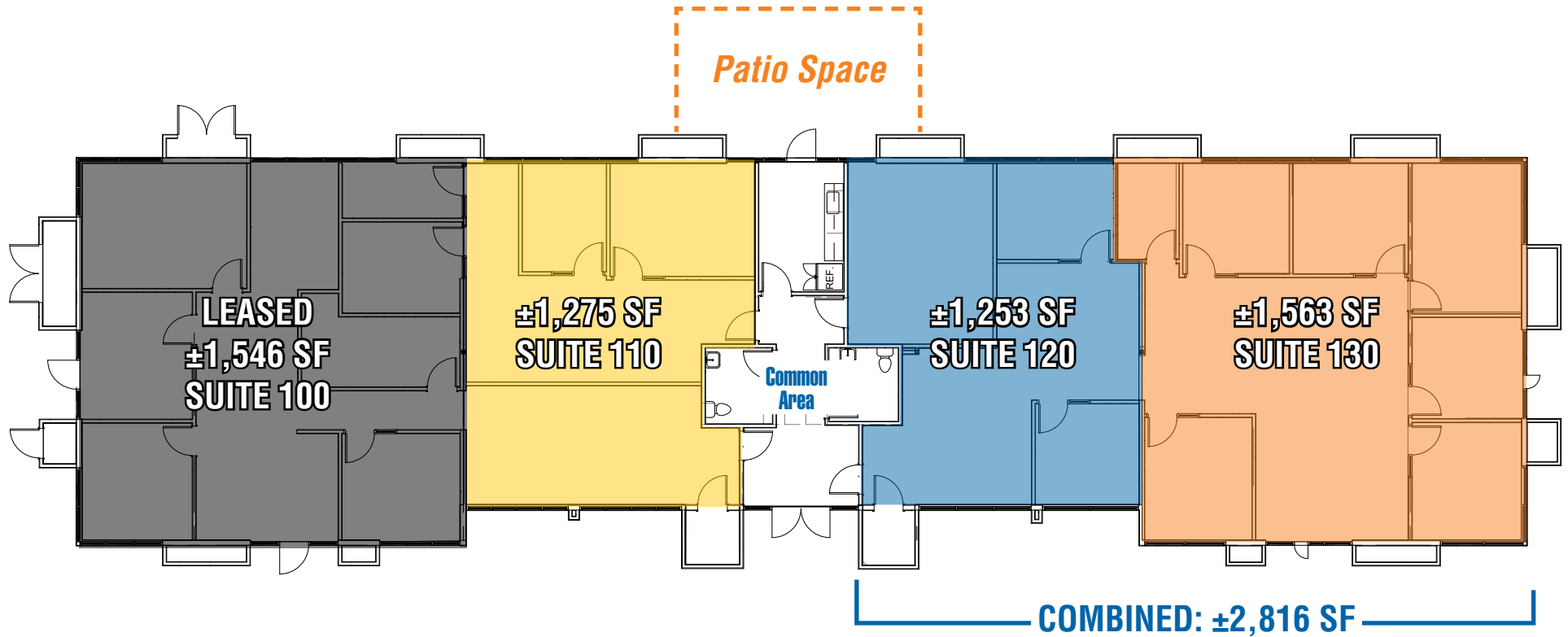


# ROSEVILLE AERIAL



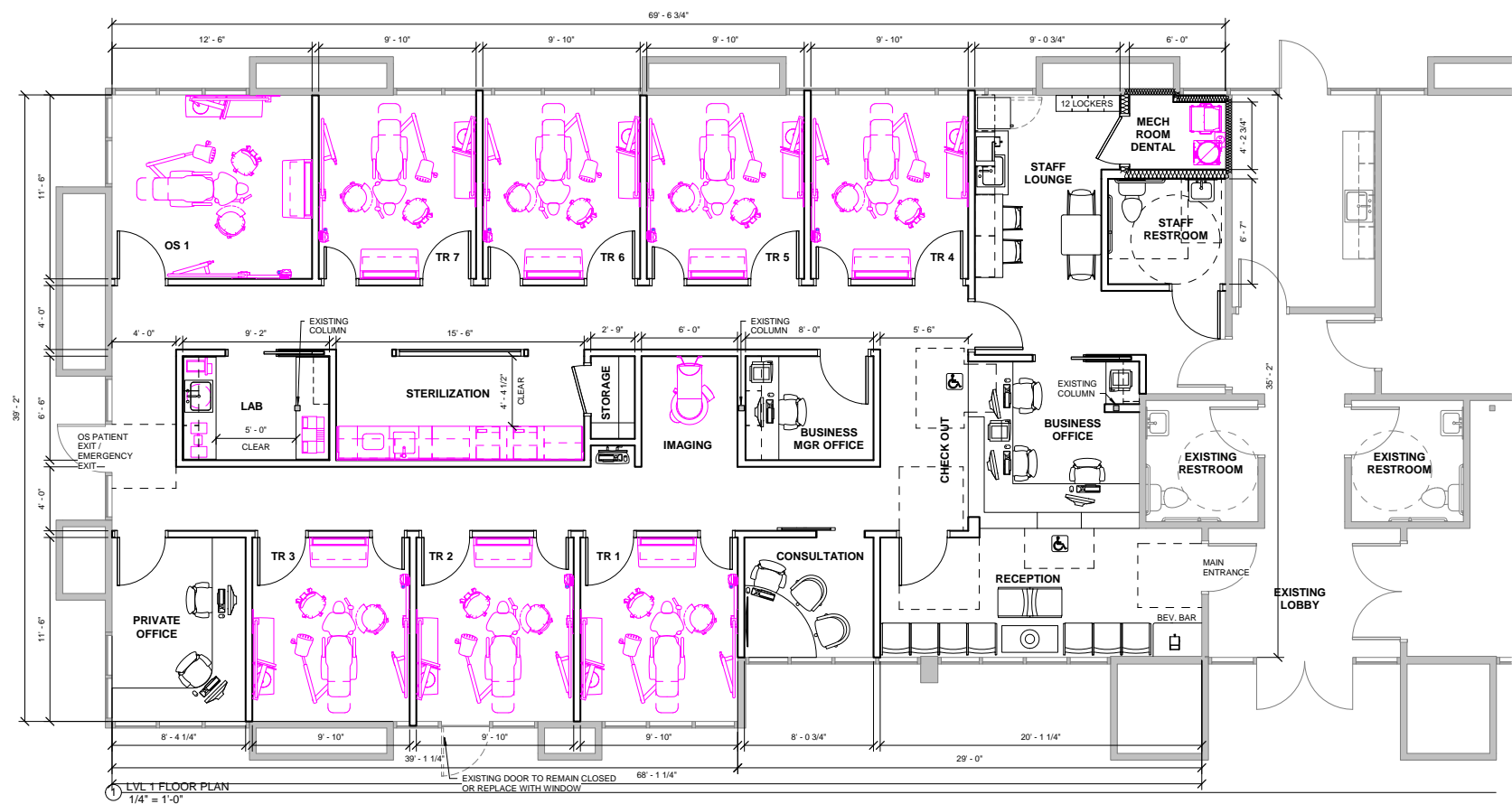


# FLOOR PLAN



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## Proposed Dental Build Out ±2,816 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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[www.osbornegrouppcre.com](http://www.osbornegrouppcre.com)

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Roseville, CA 95678**