

1301 SECRET RAVINE PKWY, ROSEVILLE, CA 95661



MEDICAL SPACE FOR LEASE



www.osbornegroupcre.com

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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**



MEDICAL CENTERS

 Sutter Health
Sutter Medical Center

1301 Secret Ravine Pkwy

 Adventist Health

 UC DAVIS
MEDICAL CENTER

 KAISER PERMANENTE



SUTTER MEDICAL CAMPUS

 Sutter Health
Sutter Medical Center

MEDICAL PLAZA DR

MEDICAL PLAZA DR

1301 Secret Ravine Pkwy

SECRET RAVINE PKWY

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	1 Mile	3 Mile
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

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

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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AVAILABLE FOR LEASE



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