



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



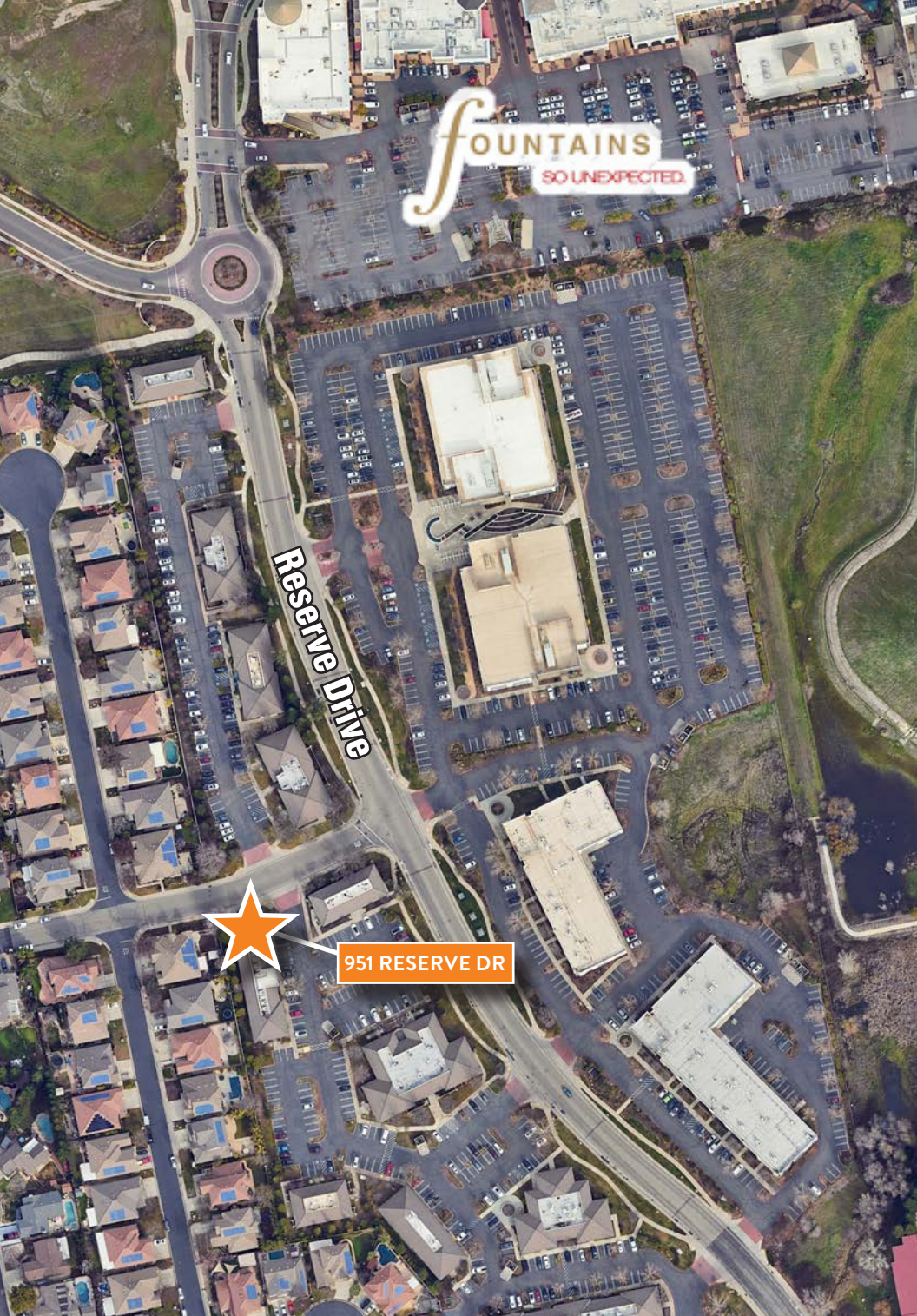
OSBORNE
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**951 Reserve,
Roseville, CA 95678**



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
 macy's
 NORDSTROM
 The Cheesecake Factory
 CINEMARK
 JCPenney
 Crate&Barrel
 H&M
 POTTERY BARN

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

fountains
SO UNEXPECTED

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

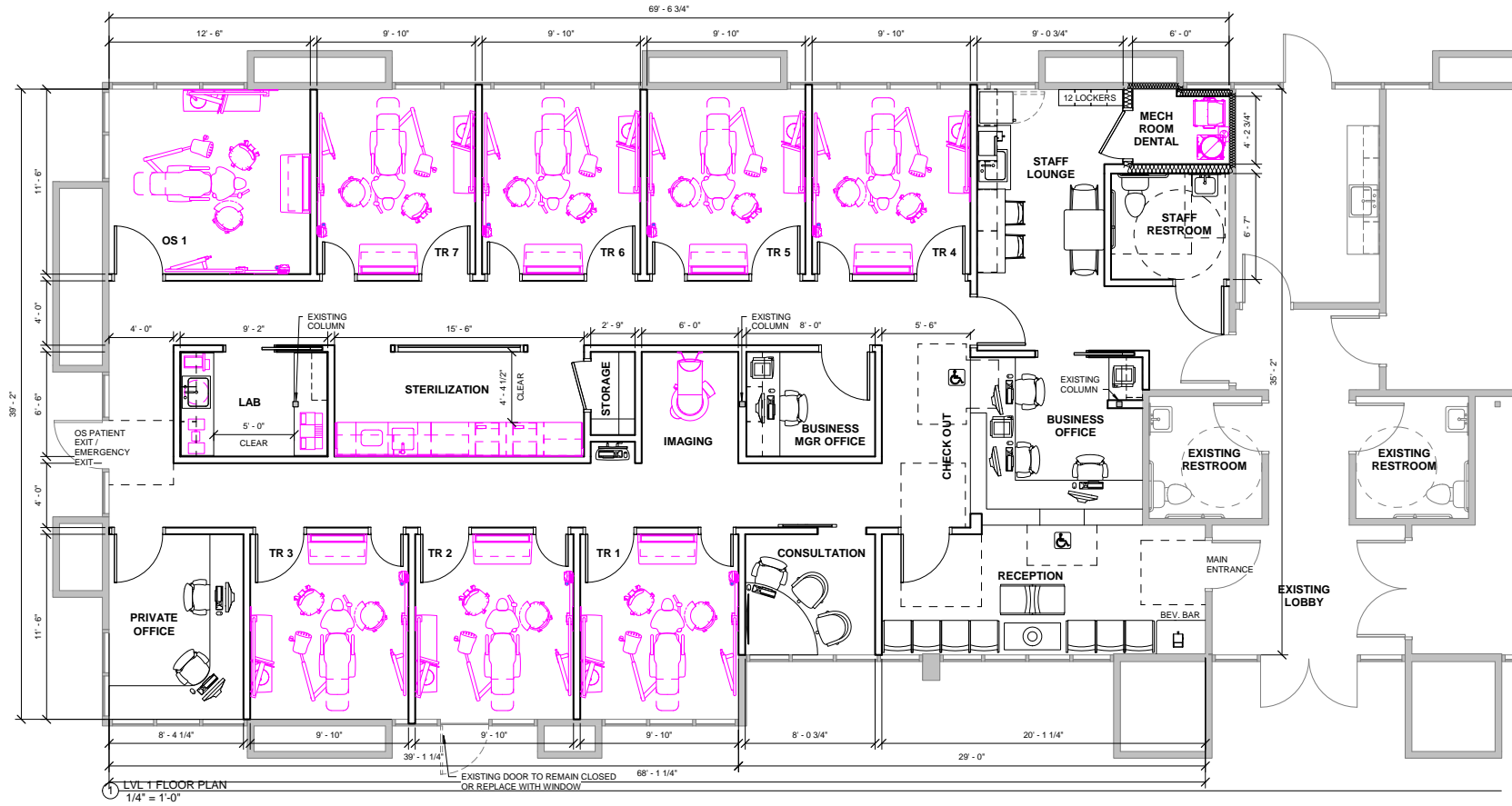
CHIPOTLE MEXICAN GRILL
 COST PLUS WORLD MARKET
 MANDELI'S
 macy's furniture gallery
 REI
 BUFFALO WILD WINGS
 BOBER mochi dough
 Olive Garden
 WELLS FARGO

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

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**
REAL ESTATE

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SINGLE STORY OFFICE BUILDING FOR SALE OR LEASE

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