

# OWNER/USER OPPORTUNITY



CLASS A - OFFICE

**532 GIBSON DRIVE**  
**ROSEVILLE, CA 95678**

**EXCLUSIVE  
LISTING  
AGENTS**

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**CBRE**

# THE OFFERING

## FOR SALE - ±50,490 RSF

### EXECUTIVE SUMMARY

CBRE, as exclusive agent, is pleased to present the opportunity to acquire a fee simple interest in 532 Gibson Drive, Roseville, California. The property is being offered for sale as an owner/user purchase with built out improvements or for lease. The asset offers an owner/user a rare opportunity to acquire a Class A building in Roseville adjacent to the Roseville Galleria and blocks from The Fountains. 532 Gibson Drive offers immediate access to a broad range of amenities and services and benefits from its close proximity to Highway 65 /Interstate 80 via Roseville Parkway.

### THE OFFERING

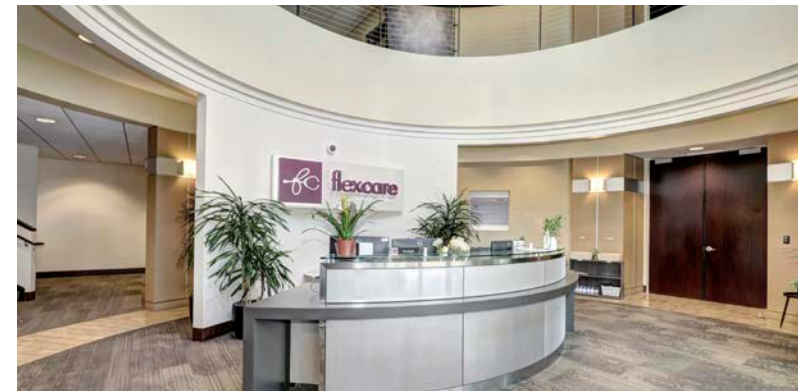
Constructed in 2006, 532 Gibson Drive is a Class A office building comprised of an approximate 50,490 square feet, together with associated parking and landscaping situated on its own ±3.20 acres of land. The building is divisible to ±2,732 sf.

The asset is a two-story, building built out for office space with an open ceiling and sound absorbing paint throughout most of the building. The asset is surrounded by professional offices, retail, sports and entertainment venues, and residences.

The Roseville Office sub-market (which includes areas in South Placer County) consists of approximately 7,843,816 square feet of office space and is also the home to a large retail presence. According to CBRE Research, the sub-market's average direct asking lease rate currently sits at \$2.07 full service gross, psf/mo. and has a vacancy rate of 15.8%, compared to the overall suburban vacancy rate of 17.4%.

**PRICE:** **\$8,835,750 (\$175 PSF)**

**RENTAL RATE:** **\$2.05 psf, full service gross**



PROPERTY DETAILS

BUILDING ADDRESS	532 Gibson Drive Roseville, CA 95678
ASSESSOR'S PARCEL NO.	363-011-010
COUNTY	Placer County, California
PROPERTY TYPE	Office
BUILDING SQ. FT.	±50,490 SF
LAND AREA	±0.32
PARKING	±4 spaces per 1,000 sf
OCCUPANCY	Owner-User Opportunity with in-place income.
YEAR BUILT	2006
NUMBER OF BUILDINGS	One
NUMBER OF STORIES	Two story
ZONING	BP- Business Professional
PERMITTED USES	Permitted uses include, but are not limited to general office, call center, financial institutions, banks and high-tech office uses.*  <i>*Note, all potential uses, including those listed above, are subject to appropriate governmental approvals which neither the seller nor the broker can guarantee. Some of the above uses may be subject to a design review and/or conditional use permits.</i>

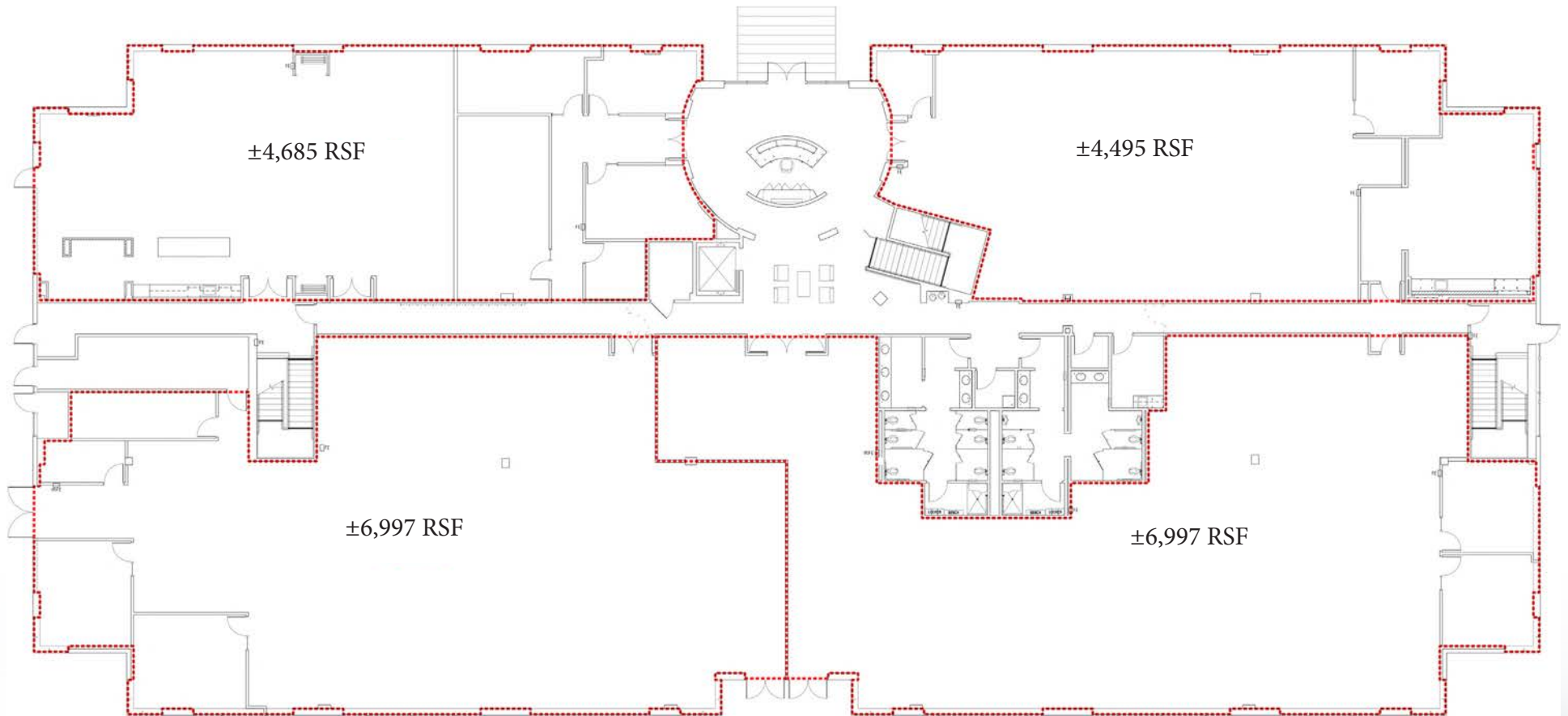


# AVAILABLE SUITES FOR LEASE

FLOOR PLAN  
1ST FLOOR

PROPOSED DEMISING PLAN

LEASE RATE: \$2.05 PSF, FULL SERVICE



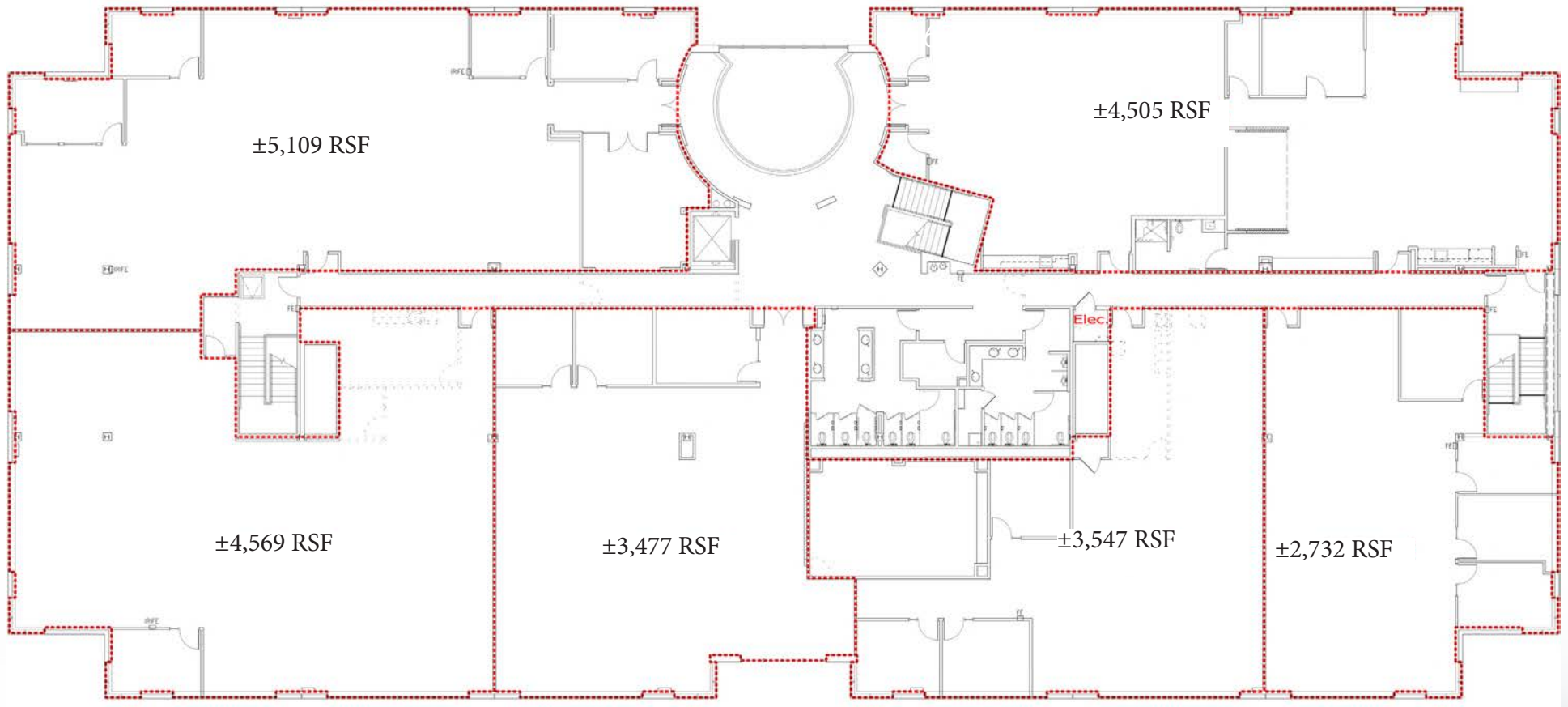
FLOOR PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

# AVAILABLE SUITES FOR LEASE

FLOOR PLAN  
2ND FLOOR

PROPOSED DEMISING PLAN

LEASE RATE: \$2.05 PSF, FULL SERVICE



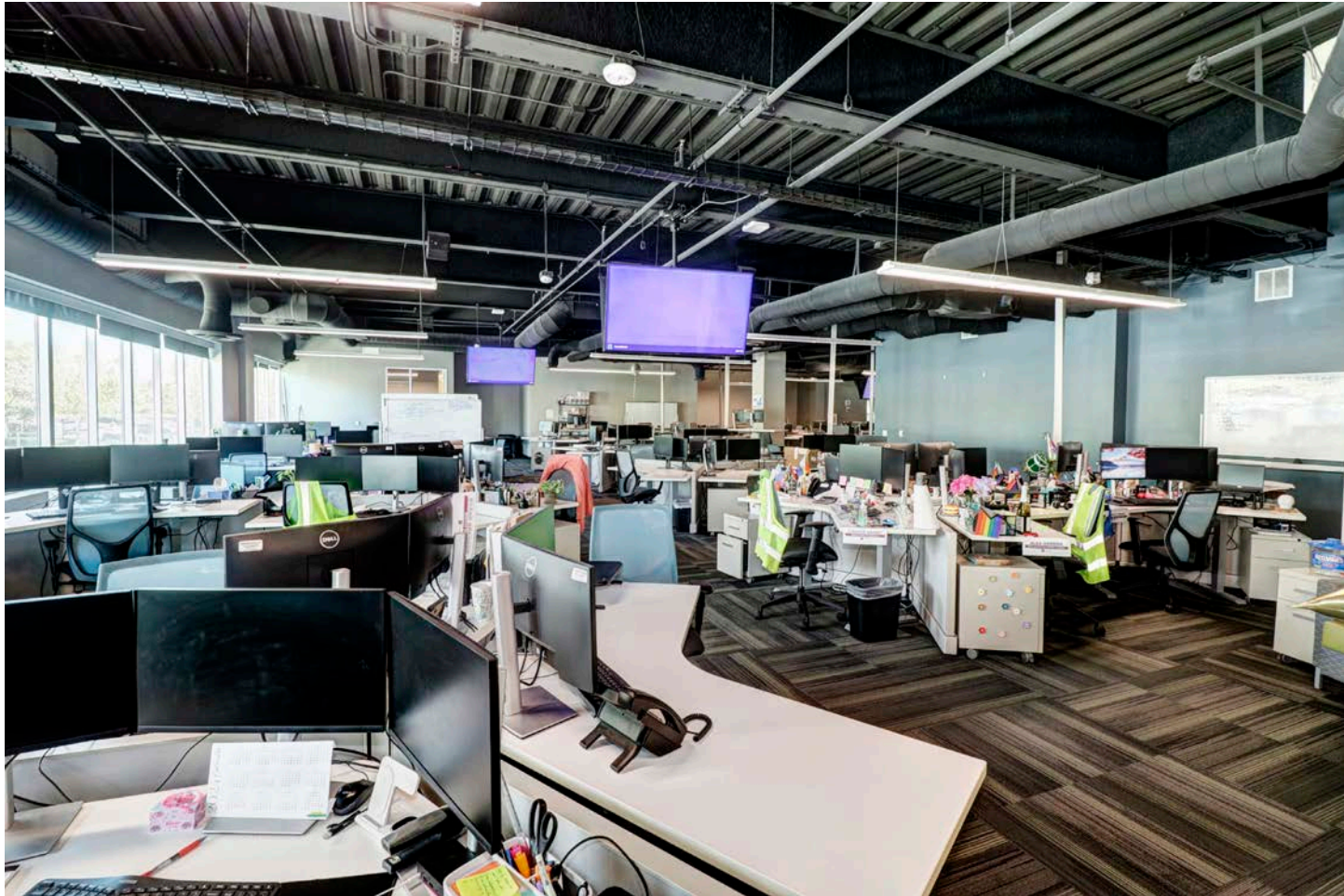
FLOOR PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

# THE OFFERING

## PROPERTY PHOTOS -



PROPERTY PHOTOS



## ROSEVILLE/PLACER COUNTY OVERVIEW

Placer County population continues to grow rapidly, due in part to in-state migration from the Bay Area and Los Angeles regions. Population in Placer County is currently estimated at 420,717 (as of March 2024) and is in the top 5 in California. 2020-2024 population change is 5.7%, versus the State of California at 6.63% change. The median household income in Placer County is at \$107,851 and the Median home value is \$665,857. South Placer County, where the Roseville/Rocklin submarket is located, has surpassed every other submarket in the Sacramento region. Between 1994 and 2004, Placer County job opportunities increased to just over 190,900. (Source Placer County Economic & Demographic Profile, SACOG 2020 and 2035 MTP/SCS Land Use Forecast).

Placer County is located just 80 miles northeast of San Francisco, California. The county's strong growth and development can, in large part, be attributed to the relocation of Hewlett-Packard from the Bay Area to Roseville in the beginning of the 1980s. The continued interest shown by new, expanding, and relocating companies to Placer County developed into a demand for substantial expansion of the available commercial and residential space. Today, Placer County represents a rapidly growing and prosperous community characterized by a healthy and mature economy, attractive business environment, and residents who benefit from a developed educational, safety, and healthcare infrastructure, in addition to abundant recreational opportunities.





MARKET DEMOGRAPHIC QUICK FACTS

**ROSEVILLE, CA**

Situated approximately 16 miles northeast of Sacramento, Roseville, CA, is a vibrant and rapidly growing city located in the heart of Placer County in Northern California. Known for its excellent quality of life, strong economy, and beautiful natural surroundings, Roseville has become a popular destination for residents and visitors alike

The cost of conducting business in Roseville consistently ranks among the most affordable in the state. Roseville’s business landscape is diverse, encompassing technology, healthcare, agriculture, and financial services. However, it’s the city’s thriving retail sector that truly stands out. Roseville’s retail industry shines brightly, with retail sales ranking 13th in the state, surpassing many larger cities in California. A particular economic highlight is the well-known Four Corners area, which generates approximately \$700 million in annual retail sales.

**\$111,466**  
**MEDIAN HH INCOME\***

**154,392**  
**TOTAL POPULATION\***

**149,999**  
**DAYTIME POPULATION\***

**SOUTH PLACER COUNTY.**

South Placer is one of the major population and employment centers in the dynamic Sacramento Region, which is one of California’s leading inland markets. Since 2000, the Sacramento Region population has expanded rapidly, growing by 23 percent compared to the statewide average of just 13 percent. Over the same period, the population of the South Placer market (defined as the southwestern portion of the county centered around Lincoln, Rocklin, and Roseville) has increased by 64 percent, more than double the rate of the Region. South Placer also contains about 13 percent of the Region’s labor force, although approximately two-thirds of these working residents commute outside South Placer for employment opportunities. Since 2000, the South Placer market has captured a significant share of the net absolute job gains in the Region, demonstrating the market’s capacity to expand its employment base and play an even larger role in the regional economy.

SOURCES:  
 CITY OF ROSEVILLE ECONOMIC DEVELOPMENT  
 WEBSITE, UPDATED SEPTEMBER 2024

# AERIAL VIEW

fountains  
SO UNEXPECTED.

STANFORD RANCH RD

GALLERIA BLVD

Westfield  
GALLERIA AT ROSEVILLE

COSTCO  
WHOLESALE

ALABAMA  
65

TO I-80

Electric  
Sparkle

VILLA SPORT

HYATT  
PLACE

KAISER  
PERMANENTE

532 GIBSON DR

AERIAL VIEW

**Westfield**  
GALLERIA AT ROSEVILLE

*f*OUNTAINS  
SO UNEXPECTED.

*Electric Pickle*

**VS**  
VILLA SPORT  
ATHLETIC CLUB

**KAISER**  
PERMANENTE

ROSEVILLE PARKWAY

532 GIBSON DR



CSI CONSTRUCTION

## LOCATION MAP



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## OFFERING MEMORANDUM

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ROSEVILLE, CA 95678

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