

1130 CONROY LN, BLDG 100-301
ROSEVILLE, CA 95661



PRICE REDUCED



**MOTIVATED SELLER
MAKE AN OFFER!**

For Sale

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RE/MAX Gold
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Owner-User/Investment
Medical/Professional Office
Condominiums

The information contained herein including square footages has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.

EXECUTIVE SUMMARY

1130 CONROY LN,
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RE/MAX Gold is pleased to offer Buildings 100, 200, 300 and 301 for sale as a portfolio or as individual buildings, at a REDUCED PRICE!. This is an opportunity to acquire a well located MOB portfolio or individual buildings, located within the Roseville Professional Center, a 6-building business park on 2.70 acres of land, off Sunrise Avenue, south of Douglas Boulevard, with outstanding visibility from Highway 80.

Building 100 is a vacant medical building that was completely remodeled in 2020 and features multiple exam rooms, a front office area, large waiting room, conference room, ADA restrooms and more. This is an outstanding opportunity for an owner-user to occupy or an investor to acquire a recently remodeled medical office building at below replacement cost and work on re-tenanting,

Building 200 is a 4,248 s.f. vacant medical office, featuring extensive medical improvements and associated plumbing. This building allows for easy conversion to a two tenant building thereby being a great opportunity for an investor or an owner-user to occupy all or part of the building.

Building 300 is a 3,254 s.f. vacant, former surgery center, also featuring extensive medical improvements and plumbing.

Building 301 is a fully leased, two-tenant building tenants whose leases end mid-2025 and the building would be ideal for an owner-user or an investor.

Each building and the entire portfolio are being offered in AS IS condition and at below replacement cost.

1130 Conroy Lane enjoys excellent visibility from Highway 80, with ingress and egress via Sunrise Avenue. It is conveniently accessible from Highway 80 via the Douglas Boulevard and the Cirby/Riverside exits. The property is in close proximity to major Roseville thoroughfares, including Douglas Boulevard, Sunrise Avenue and Cirby Way. It is within three miles from the Sutter Roseville Hospital Campus, the Kaiser Permanente Eureka Road Campus, the Kaiser Permanente Medical offices on Cirby Way and the new Adventist Health Office building. Douglas Boulevard, Roseville financial center is within minutes from the property.

Property Highlights

Address	1130 Conroy Lane, Bldg. 100-301, Roseville, CA 95661
County	Placer
Building Sizes	1,369 SF - 14,172 SF
Parking Ratio	6.5/1000 SF
Year Bulit	1982
APN	014-270-055, 056, 057 & 058
Zoning	BP (Business Professional)
Sale Price	\$500,000 - \$3,500,000

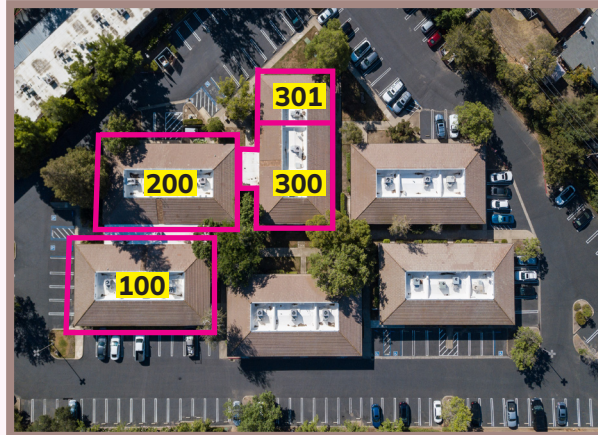


OFFERING DETAILS

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Bldg 100	
Size	5,301 SF
Sale Price	\$1,300,000
Sale Type	Investment/Owner-User
Tenancy	Single
Former Use	Medical Office
Possible Uses	Medical/Professional Office

Bldg 200	
Size	4,248 SF
Sale Price	\$1,050,000
Sale Type	Investment/Owner User
Tenancy	Single/Multi
Possible Use	Medical/ Professional
Existing Build-out	Medical with extensive plumbing



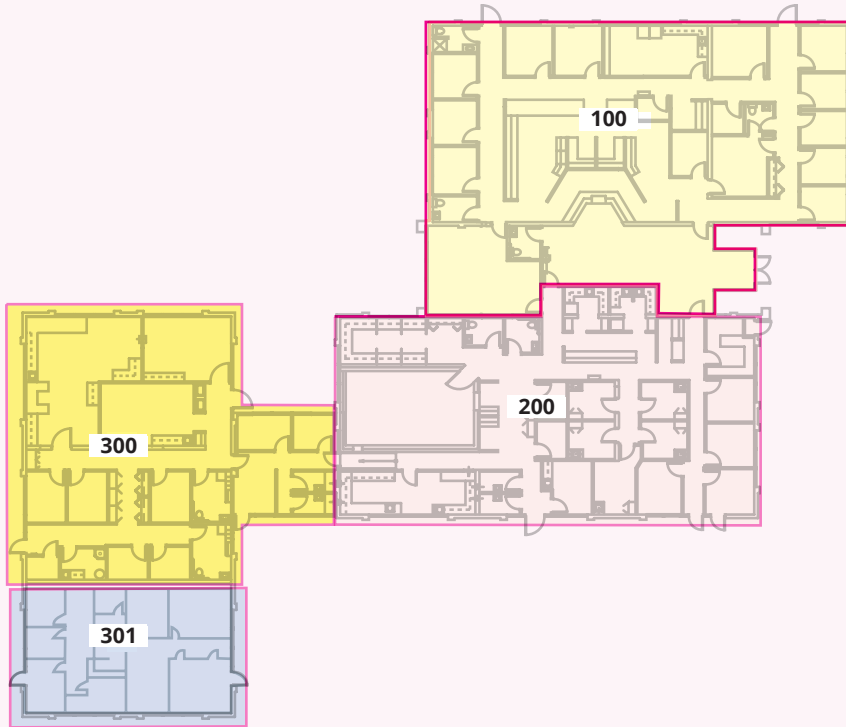
Portfolio Buildings 100-301	
Size	14,172 SF
Sale Price	\$3,500,000
Sale Type	Investment/Owner-User
Tenancy	Multi
Possible Use	Medical/ Professional
Existing Build-out	Medical with extensive plumbing

Bldg 300	
Size	3,254 SF
Sale Price	\$750,000
Sale Type	Investment/Owner-User
Tenancy	Single
Former Use	Surgery Center
Possible Uses	Medical/Surgery Center or Professional Uses

Bldg 301	
Size	1,369 SF
Sale Price	\$500,000
Sale Type	Investment/Owner-User
Tenants	Two tenant bldg
Existing buildout	Medical/Professional

Buildings 100-301 Portfolio

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Property Highlights:

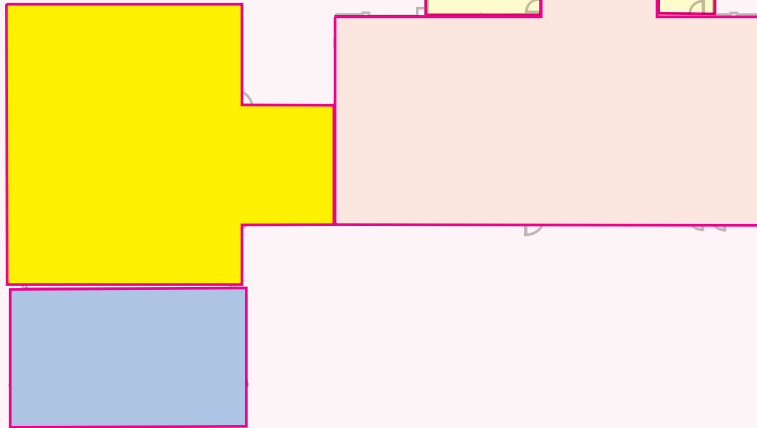
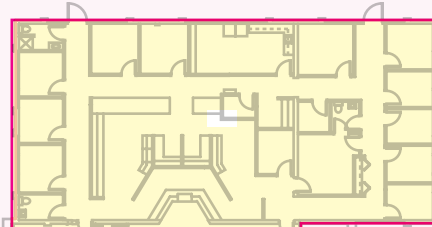
- Four Medical Office Condominiums
- Total size: 14,172 s.f.
- Placer County APN 014-270-055 to 058
- Each building features extensive plumbing
- Former surgery center, well suited for medical or professional uses
- Ideal for Owner-User or Investor
- Business Professional Zoning
- Abundant Parking
- Easy access to highway 80
- Outstanding Roseville location

Reduced Sale Price: \$3,500,000 (\$247 per sf)



Building 100

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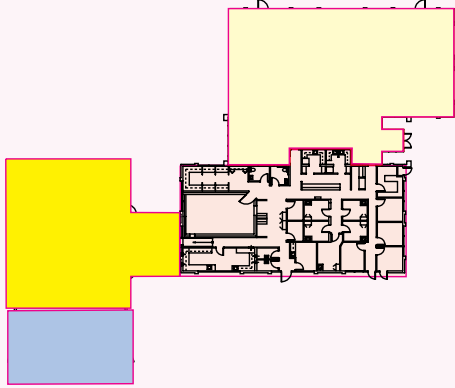
Property Highlights:

- 5,301 s.f. Medical Office Condominium
- Placer County APN 014-270-055-000
- Remodeled in 2020
- Features multiple exam rooms, offices, reception, waiting, ADA restrooms and more
- Ideal for a medical office
- Business Professional Zoning
- Abundant Parking
- Easy access to highway 80
- Outstanding Roseville location

Reduced Sale Price: \$1,300,000 (\$245 per sf)



Building 200

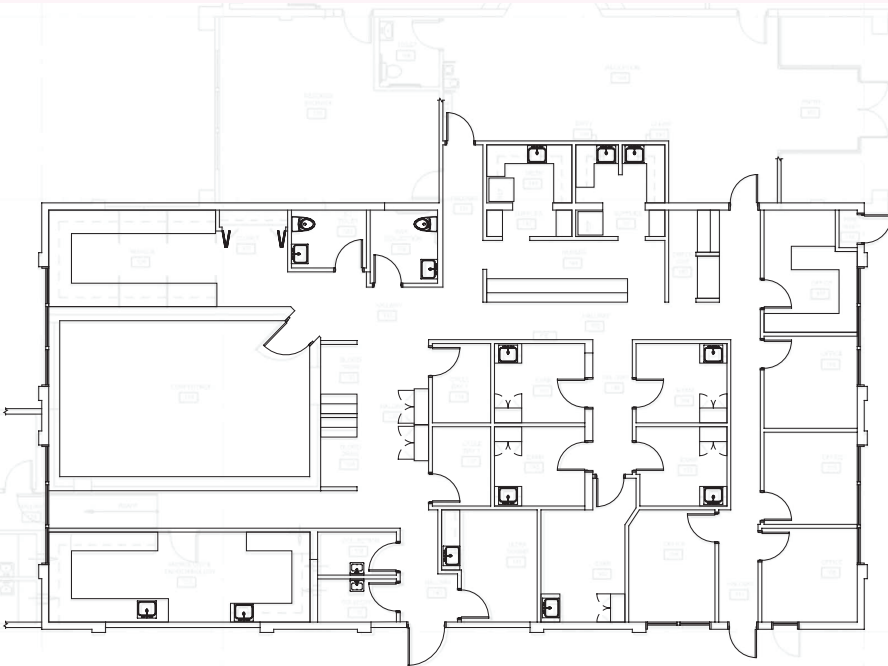


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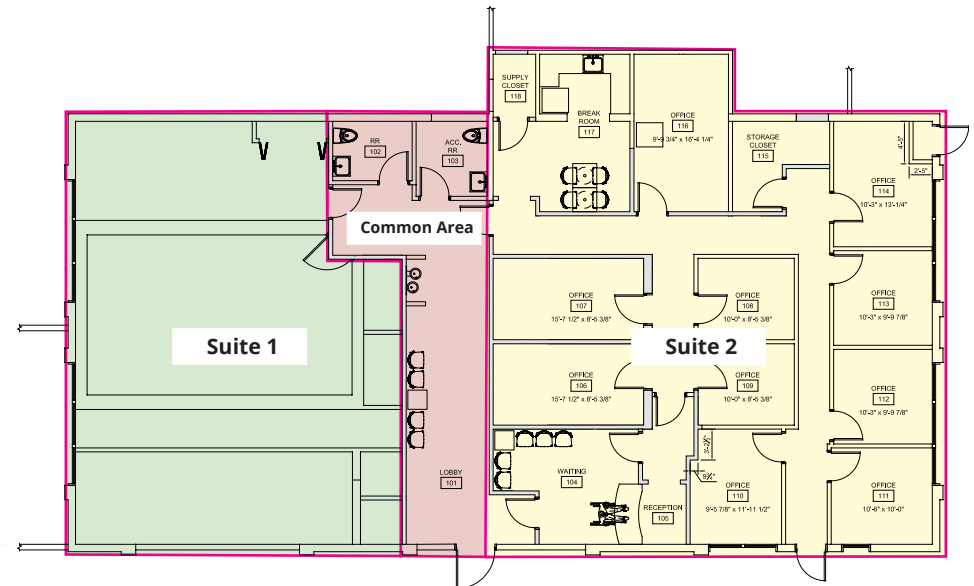
Property Highlights:

- 4,248 s.f. medical/office condominium
- Placer County APN 014-270-056-000
- Former Surgery Center with extensive plumbing
- Single Tenant building easily convertible to multi-tenant
- Ideal for an investor or owner-user to occupy all or part
- Business Professional zoning
- Abundant Parking
- Easy access to highway 80
- Outstanding Roseville location

Reduced Sale Price: \$1,050,000 (\$247 per sf)



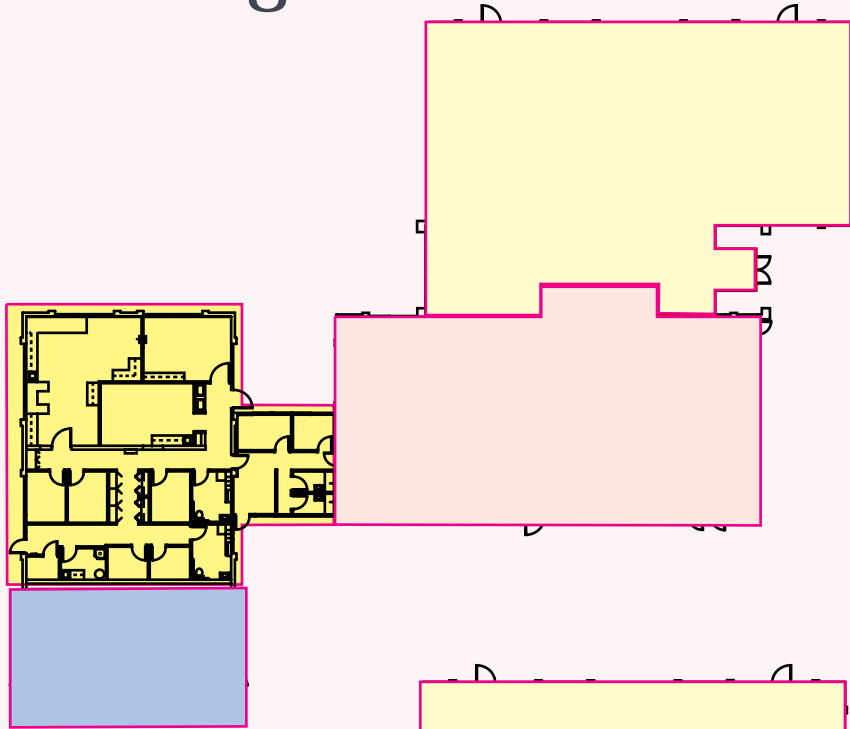
Existing Floor Plan



Potential Two-Tenant Conversion Floor Plan

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Building 300

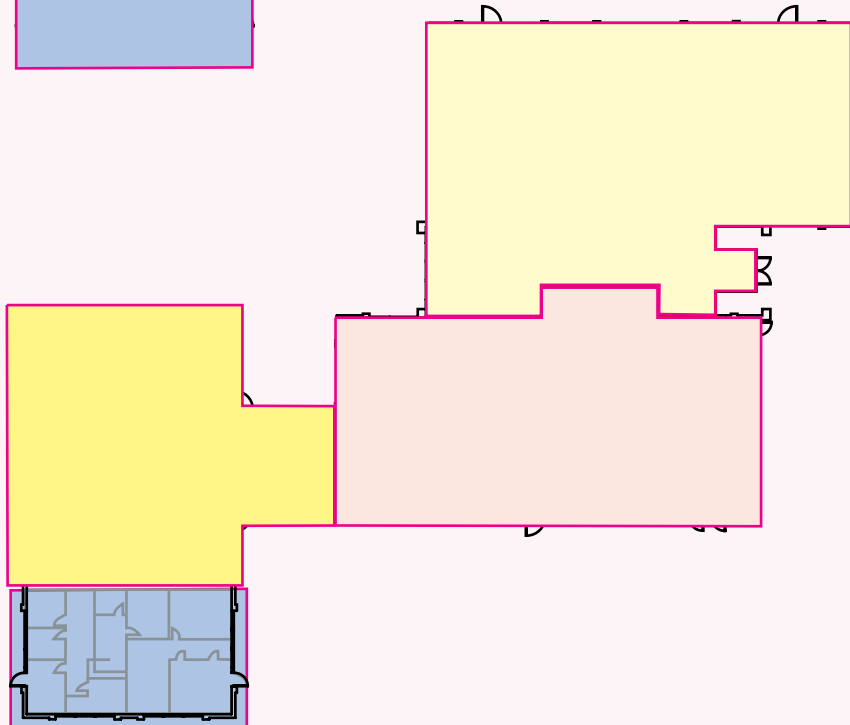


Property Highlights:

- 3,254 s.f. medical/office condominium
- Placer County APN 014-270-057-000
- Former Surgery Center with abundant plumbing
- Single Tenant building
- Ideal for an investor or owner-user
- Business Professional zoning
- Abundant Parking
- Easy access to highway 80
- Outstanding Roseville location

Reduced Sale Price: \$750,000 (\$230 per sf)

Building 301



Property Highlights:

- 1,369 s.f. medical/office condominium
- Placer County APN 014-270-058-000
- Two-Tenant Building
- Available for owner-user to occupy early 2025
- Ideal for an investor or owner-user
- Business Professional zoning
- Abundant Parking
- Easy access to highway 80
- Outstanding Roseville location

Reduced Sale Price: \$500,000 (\$365 per sf)

EXTERIOR PICTURES

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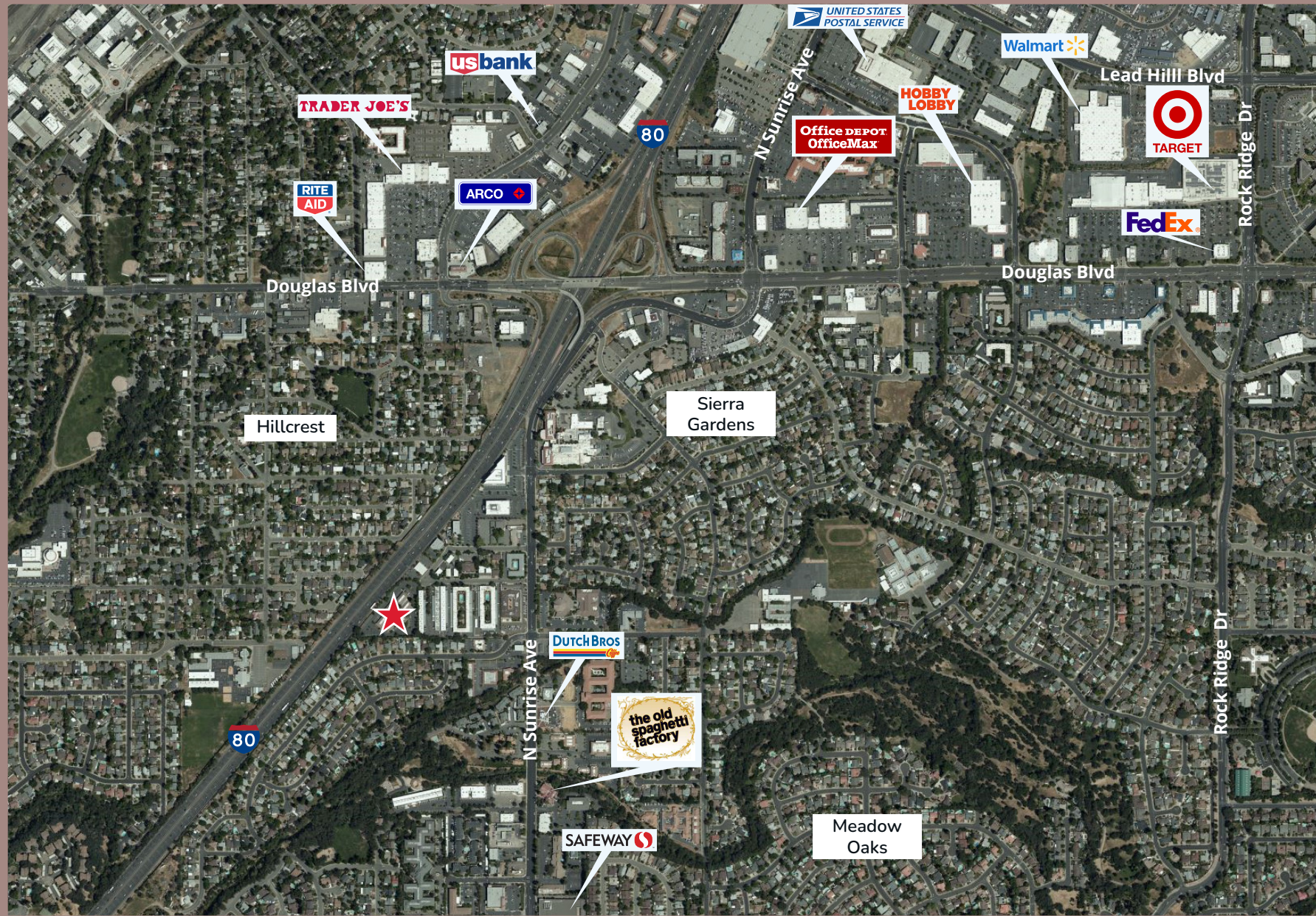
INTERIOR PICTURES

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VICINITY MAP

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DEMOGRAPHICS

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Key Facts: 5 Mile Radius



306,084
Total Population



\$114,652
Average Household Income



15,796
Businesses



118,212
Daytime Employees



74,785
Owner Occupied Households



\$497,978
Median Home value



Data obtained from CoStar

ABOUT CITY OF ROSEVILLE

Roseville is located in Placer County 405 miles north of Los Angeles, 102 miles northeast of San Francisco, and 20 miles north of Sacramento, the state capital, along Interstate 80. It encompasses 43.05 square miles.

The City of Roseville was incorporated on April 10, 1909 and is a Charter City, operating under the council-manager form of municipal government.

The Mediterranean climate is ideal for year-round outdoor activities. Summers are warm, dry, and predictable with high temperatures averaging in the low 90s. Winters are short with cooler and wetter weather, with daytime highs averaging in the 50s.

It is within easy reach of the beautiful Sierra Nevada foothills, Folsom Lake, California's Gold Country. Skiing, wine tasting, hiking, rafting, and a visit to San Francisco or Lake Tahoe, are but a short distance away.

Roseville has a population of 147,969 as per the 2020 U.S. Census data with 59% of the population in the 19-64 age group. 95% are high school graduates or higher with 42% holding a Bachelor's Degree or higher. There are 92,281 jobs with an unemployment rate of 5.5%. The top industry segments are Public Administration 8.3%, Health Care 7.6%, Construction 7.2%, Education Services 7.1%, Finance & Insurance 7%, Computer/Electronics 6.7%.

The top employers are Kaiser Permanente, Hewlett Packard Enterprise, Sutter Roseville Medical Center, Union Pacific Railroad, City of Roseville, Roseville Joint Union High School District, Roseville City School District, PRIDE Industries, Adventist Health and Consolidated Communications.

There are nine High Schools in the Roseville Joint Union High School District. In addition there are several Charter Schools in Roseville.

Roseville's has more than 80 parks that are recognized throughout California. Land set aside for parks and open space is more than triple the state average.

The city also offers athletic fields, playgrounds, indoor and outdoor pools, municipal golf courses, and libraries.

With numerous recreation programs and events, there are leisure opportunities for all ages and interests.

Roseville is the region's retail center. With one of the largest malls in northern California, Westfield Galleria at Roseville, there are more than 240 stores including Nordstrom, Apple, Tiffany's, Crate & Barrel, and other distinguished brands. Across the street is Fountains at Roseville, offering an upscale shopping experience with stores like Whole Foods, Anthropologie, Sur La Table, and West Elm. Familiar national and regional chains are also here, along with excellent and unique local restaurants and retailers.

