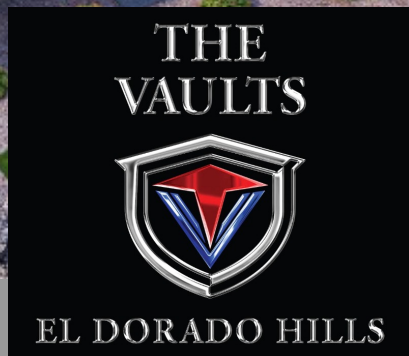


# THE VAULTS at EL DORADO HILLS

*Personal - Office - Warehouse Units for Sale*



**MORE THAN JUST STORAGE**

*The Vaults at El Dorado Hills is a gated upscale PERSONAL OFFICE WAREHOUSE condo development catering to small business owners and individuals wanting to own their workspace. Owners can build equity in their units, lease or re-sell them the same way people buy and sell condominiums.*

**Now Accepting Reservations**

**Breaking Ground - Mid 2025!**

**KW COMMERCIAL | ROSEVILLE**

548 Gibson Drive  
Roseville, CA 95678



DRE #01272617

**PRESENTED BY:**

**GRETCHEN TOBIN**

Director - Leasing and Sales  
cell: (916) 425-7711  
gretchentobin@kw.com  
DRE #00937965

**DAN WATSON**

Broker Associate  
office: 831-227-7098  
dan.watson@kw.com  
DRE #01786748

**BOB KUHL**

Director - KW Commercial  
office: 916-947-5060  
bob@bobkuhl.com  
DRE #00606862

**[www.thevaultsedh.com](http://www.thevaultsedh.com)**



# THE VAULTS at EL DORADO HILLS



## KW COMMERCIAL | ROSEVILLE

548 Gibson Drive  
Roseville, CA 95678



Each Office Independently Owned and Operated  
DRE #01272617

## GRETCHEN TOBIN

Director - Leasing and Sales  
C: (916) 425-7711  
gretchentobin@kw.com  
DRE #00937965

## DAN WATSON

Broker Associate  
O: 831-227-7098  
dan.watson@kw.com  
DRE #01786748

## BOB KUHL

Director - KW Commercial  
O: 916-947-5060  
bob@bobkuhl.com  
DRE #00606862

# SITE PLAN AND DETAILS



[www.thevaultsedh.com](http://www.thevaultsedh.com)

- R&D Zoning Accommodates Multitude of Uses
- Delivery In Shell Condition Or Additional Improvements Available
- Each Unit To Include One Man Door & One Roll Up Door - Utilities Stubbed To Each Unit
- Gated Access On Robert J Mathews Parkway

**KW COMMERCIAL | ROSEVILLE**

548 Gibson Drive  
Roseville, CA 95678



Each Office Independently Owned and Operated  
DRE #01272617

**GRETCHEN TOBIN**

Director - Leasing and Sales  
C: (916) 425-7711  
gretchentobin@kw.com  
DRE #00937965

**DAN WATSON**

Broker Associate  
O: 831-227-7098  
dan.watson@kw.com  
DRE #01786748

**BOB KUHLE**

Director - KW Commercial  
O: 916-947-5060  
bob@bobkuhl.com  
DRE #00606862

# DISCLAIMER



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

## KW COMMERCIAL | ROSEVILLE

548 Gibson Drive  
Roseville, CA 95678



Each Office Independently Owned and Operated  
DRE #01272617

## PRESENTED BY:

**GRETCHEN TOBIN**  
Director - Leasing and Sales  
C: (916) 425-7711  
gretchentobin@kw.com  
DRE #00937965

**DAN WATSON**  
Broker Associate  
O: 831-227-7098  
dan.watson@kw.com  
DRE #01786748

**BOB KUHL**  
Director - KW Commercial  
O: 916-947-5060  
bob@bobkuhl.com  
DRE #00606862

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.