

HIGHLAND VILLAGE - 250 GIBSON DRIVE SUITE 103, ROSEVILLE, CA



SUITE FOR LEASE: NEWLY CONSTRUCTED MIXED USE



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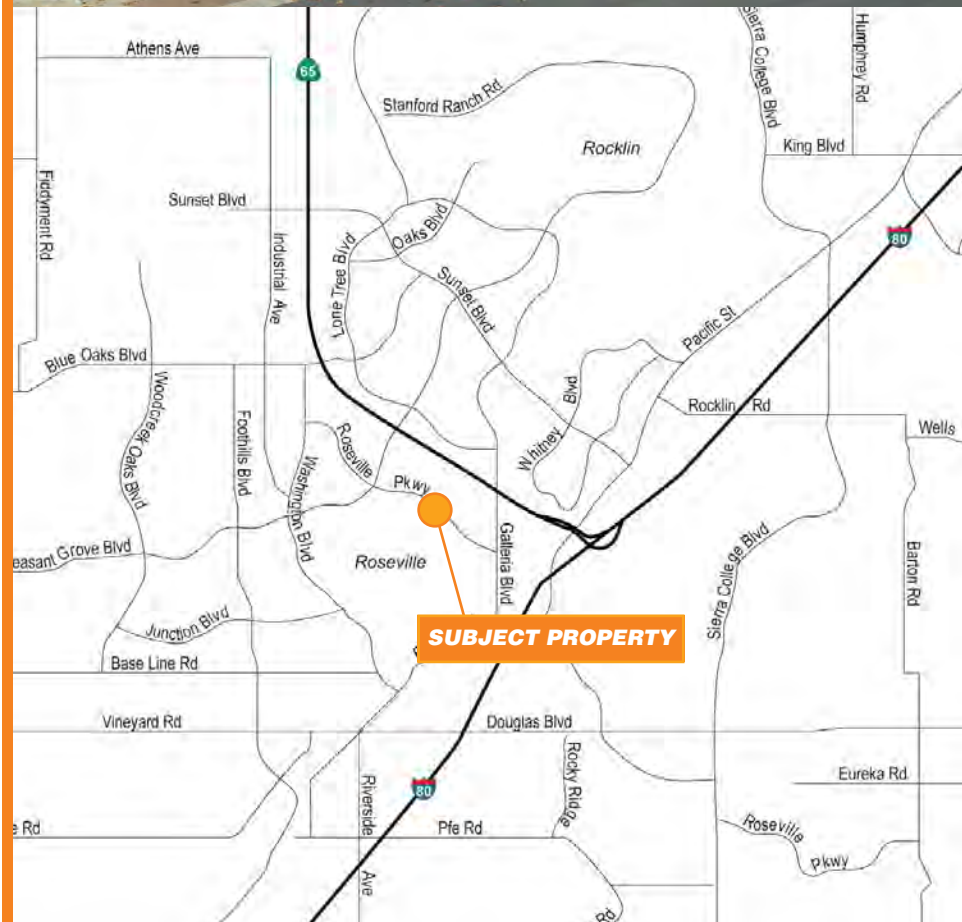
PROPERTY DETAILS

- Highland Village – 250 Gibson Drive, Roseville, CA
- Newly constructed mixed use building – Last Suite Available for Lease!
- Suite 103 - ± 1,343 RSF
- The brand new building offers a unique design with one-of-a-kind angular exterior details and over-sized glass features.
- The building is shared with Kura Sushi revolving restaurant, and opening soon, a full service dental clinic.
- The building is adjacent to Westfield Galleria, Villa Athletic Club and Spa, and the under-construction Roseville Junction

LOCATION INFORMATION

- The Property is located within the Roseville/Rocklin Submarket, one of the most affluent suburbs of Sacramento.
- Located off Roseville Parkway, a major thoroughfare with over 45,200 cars/day and adjacent to the Westfield's Roseville Galleria, a nationally top ranked 1.3 million square foot indoor upscale shopping mall.
- Notable co-tenants include, Lazy Dog Restaurant, the Hyatt Place, Wedgewood Event Center, Eureka!, La Popular, & Kura Sushi
- 250 Gibson Drive is walking distance to The Galleria Mall and the high-end, outdoor mall, The Fountains, with retailers such as Whole Foods, ZGallerie, Chico's, and J Crew.

**LEASE RATE:
\$3.75 PSF NNN**



SITE PLAN





CITY OF ROSEVILLE

250 Gibson Drive at Highland Village is located near the epicenter Roseville retail submarket near the intersection of Roseville Parkway and Pleasant Grove Boulevard.

This submarket boasts strong numbers of stability and future growth. Within a five-mile radius, the population base is over 254,000 people with a five-year projection of over 280,000. The median household income is approximately \$99,900 and over 46,000 of total households are making above \$100,000 per year. Residents within a five-mile radius spend approximately \$1B in Food & Alcohol, and close to \$600 mm in entertainment and hobbies.

The Roseville/ Rocklin submarket continues its strong resurgence not only as a leader in the Sacramento Region, but also as a relevant player among Northern California secondary commercial markets. This submarket is the third largest in the region with a tremendous amount of master-planned growth in the future. Newer, affordable commercial product, housing, a plethora of retail along with highly respected public schools make the region a very compelling option.

THE FOUNTAINS

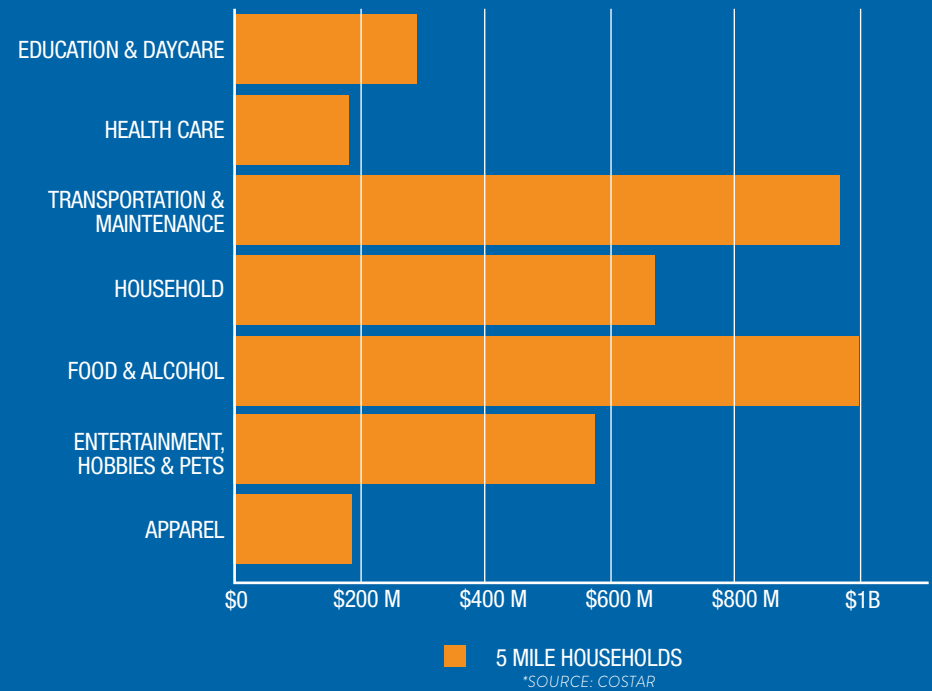


ROSEVILLE DEMOGRAPHICS

Total Population	154,392
2024-2029 % Population Change	+8.03%
Median Age	37.8 years old
Median Household Income	\$111,466
Average Home Value	\$649,000
Number of Jobs	90,200
Number of Businesses	6,660
Housing Units	58,400

RETAIL SPENDING

CURRENCY: USD (\$)



CITY OF ROSEVILLE

Westfield Galleria at Roseville is Sacramento's premier shopping destination, combining world-class luxury retailers, stylish first-to-market shops and restaurants all within one elegant setting. Two-story, 1.3 million square feet of indoor space, with over 240 shops on property are Nordstrom, Sacramento's first Tiffany & Co., Gucci, Burberry, Louis Vuitton, Saint Laurent, Jo Malone, Tommy Bahama, Lululemon, Kate Spade, Zara and H&M. There are also flagship stores for Crate & Barrel, Pottery Barn, and Restoration Hardware. Fine dining at such restaurants as Il Fornaio, Land Ocean, Ruth's Chris Steakhouse, and The Cheesecake Factory. A 14-screen Cinemark Theater, and Round 1 Entertainment Center.



WESTFIELD GALLERIA MALL

Across the street, shoppers can venture to The Fountains at Roseville lifestyle center. The Fountains offers several trending stores along with cornerstone shopping brands, Anthropologie, California Closets, DSW, Sephora, J. Crew, Sur La Table, Whole Foods, West Elm and more!

The center houses various patio dining options, year-round Farmers' Market, Summer Concert Series, playgrounds, splash pads and the spectacular dancing fountains! Shop, Dine, and Play at Fountains at Roseville.



THE FOUNTAINS

Coming soon to the retail mecca, is the Roseville Junction development – an ultimate entertainment and hospitality destination.

Anchor tenant Electric Pickle will include a complex with nine pickleball courts, indoor-outdoor bar and restaurant and a lawn for gatherings and live music. In addition, the development is set to house two Hyatt hotels, Fieldwork Brewery and beer garden.

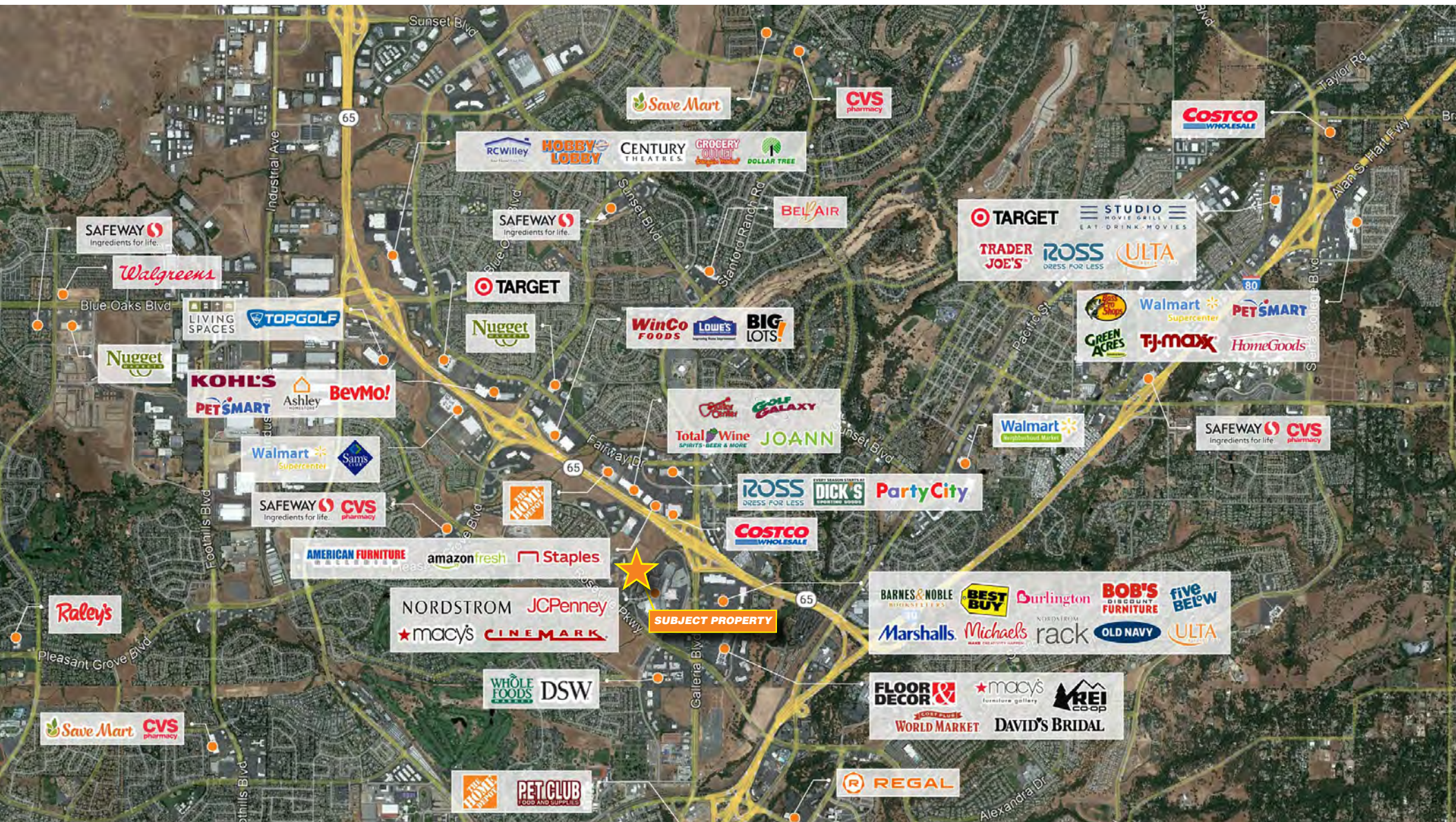
The project aligns with Roseville's desire for growth, according to City of Roseville Economic Development Director Melissa Anguiano. "Roseville continues to grow into a regional destination that's attracting businesses and visitors," she said.



ELECTRIC PICKLE



ROSEVILLE/ROCKLIN TRADE AREA



ROSEVILLE HOUSING AERIAL



DEMOGRAPHICS

MARKET OVERVIEW

250 Gibson Drive,
Roseville, CA

3 MILE RADIUS

KEY FACTS

112,780

Population

39

Median Age



Average Household Size

\$100,956

Median Household Income

HOUSING STATS



\$473,070

Median Home Value



42,774

Households



44.50%

% Renter Occupied
Housing Units

COMMUTERS



1.05%

Used Public Transportation



87.55%

Drove Alone to Work

EDUCATION



16.99%

High
School Graduate



24.51%

Some
College



39.01%

Bachelor's
Degree Plus

BUSINESS



83,551

Total Employees

EMPLOYMENT



70.66%

White Collar



29.34%

Blue Collar

