

2140 PROFESSIONAL DRIVE, ROSEVILLE, CA 95661



OFFICE/MEDICAL CONDO SUITES FOR SALE



www.osbornegrouppcre.com

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PROPERTY DETAILS

2140 Professional Drive is a single-story, multi-tenant condominium building in Roseville, California. The building is approximately $\pm 23,609$ square feet and situated on ± 1.90 acres of land. The building is located within the Johnson Ranch Office park, along the prestigious Douglas Corridor, enjoying high regional demographics.

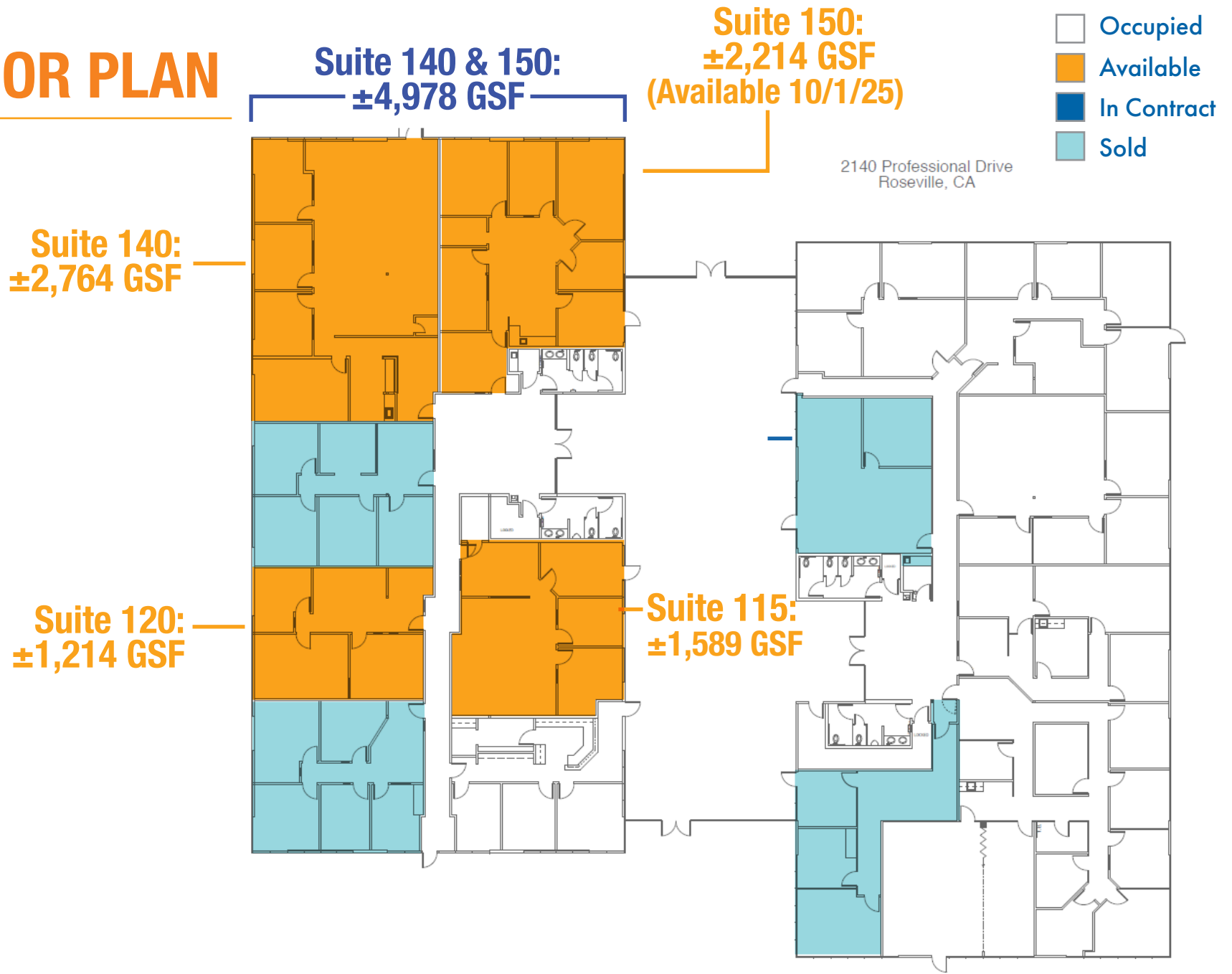
- The proposed condos will be available for owner-user purchase.
- The recognizable location is accessible from either Rocky Ridge Drive or Eureka Road, major regional thoroughfares.
- The building has a nice vaulted atrium, providing great natural light, an attractive common area lobby and updated rest rooms.
- The surrounding outdoor areas feature bright and friendly landscaping, shaded covered walkways, and various outdoor seating areas.
- The center has ample parking for general office use.
- Walking distance to Rocky Ridge Town Center, TJ Maxx Plaza, and the Roseville Center – offering a multitude of retail and restaurant options for clients and staff.

**PURCHASE PRICE:
\$320/GSF**

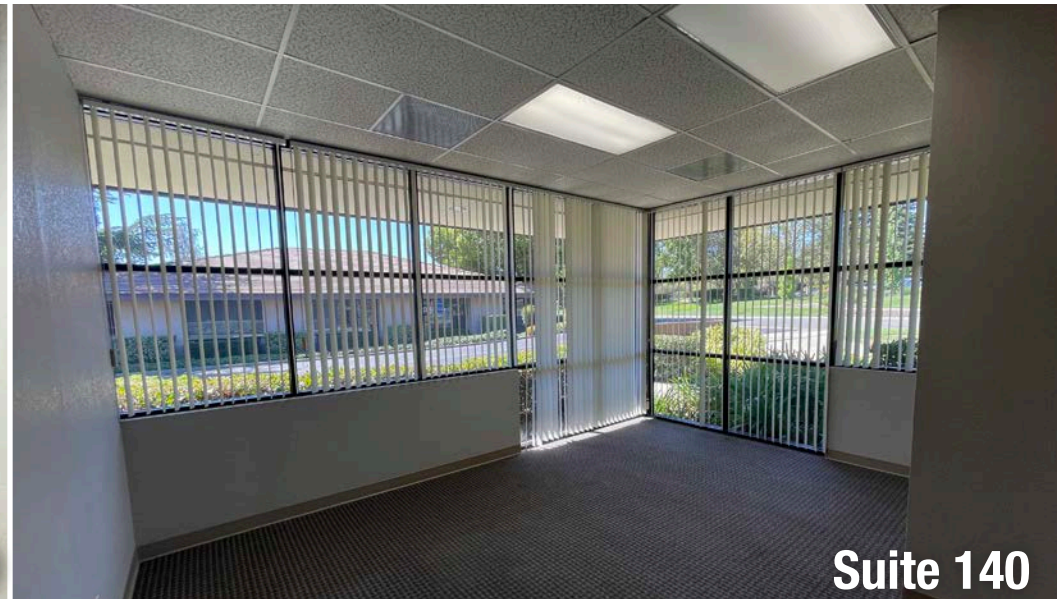
**MEDICAL PURCHASE
PRICE: \$350/GSF**



FLOOR PLAN



SUITE IMAGES



BUILDING IMAGES



TRADE AREA



DEMOGRAPHICS

MARKET OVERVIEW

2140 Professional Drive,
Roseville, CA

3 MILE RADIUS

KEY FACTS

99,746

Population

40

Median Age



Average Household Size

\$88,686

Median Household Income

HOUSING STATS



\$423,063

Median Home Value



38,161

Households



39.59%

% Renter Occupied
Housing Units

COMMUTERS



1.12%

Used Public Transportation



87.93%

Drove Alone to Work

EDUCATION



18.39%

High
School Graduate



26.78%

Some
College



35.10%

Bachelor's
Degree Plus

BUSINESS



68,383

Total Employees

EMPLOYMENT



69.01%

White Collar



30.99%

Blue Collar

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CONDOS AVAILABLE FOR SALE



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