



FULLY IMPROVED OFFICE CONDOS FOR SALE



Brandon Sessions

Senior Vice President

DRE #01914432

(916) 789-3339

bsessions@gallire.com

Kannon Kuhn

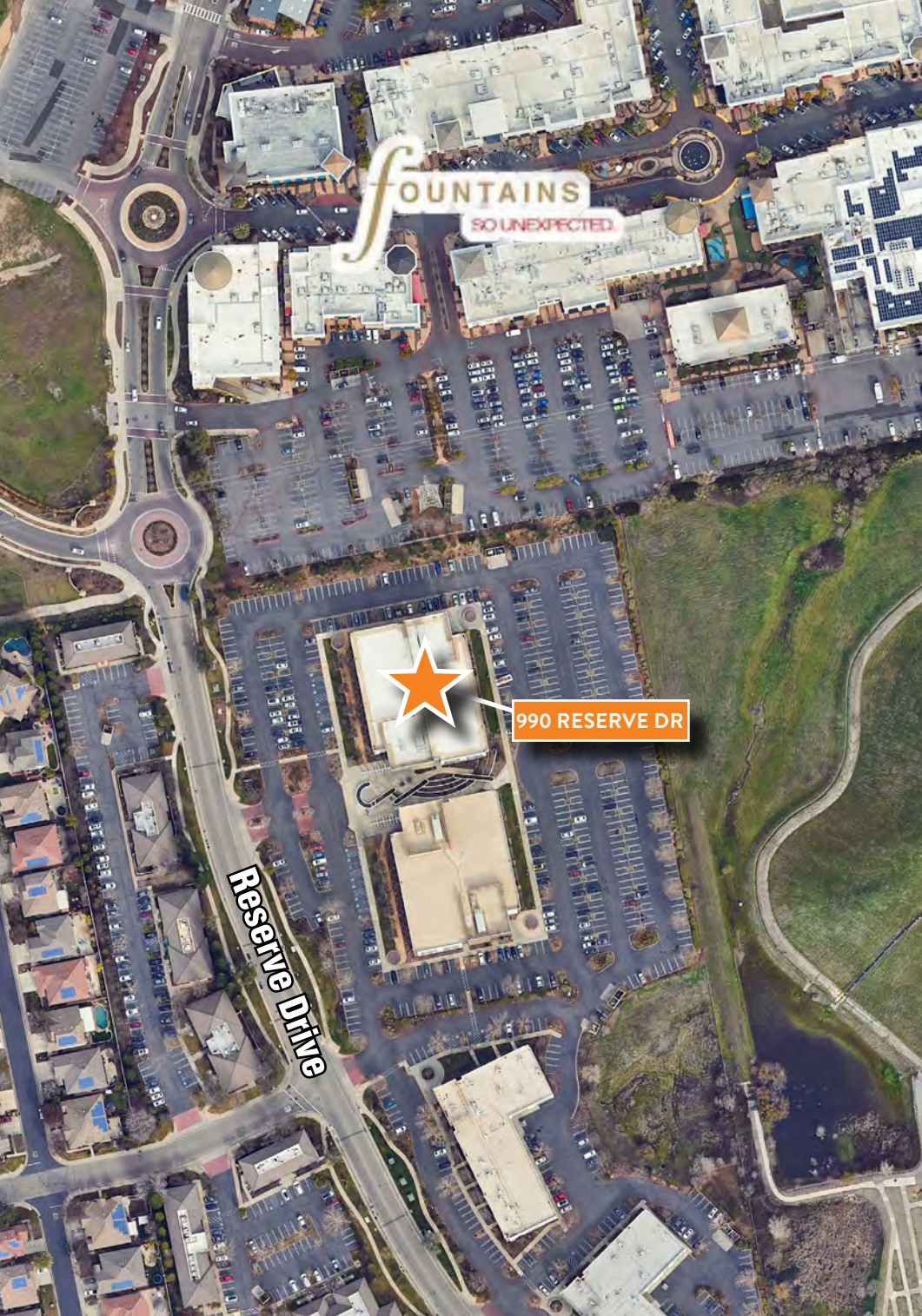
Associate Vice President

DRE #02079314

(916) 789-3333

kkuhn@gallire.com

**990 Reserve Dr,
Roseville, CA 95678**



PROPERTY HIGHLIGHTS

Class “A” office building in the heart of Roseville in walking distance to a multitude of restaurants and shops. Modern architecture with stone and glass veneer, water feature and multiple benches for community sitting area. Located adjacent to the Fountains Lifestyle Center and walking distance from the Westfield Galleria and Creekside Shopping Center.

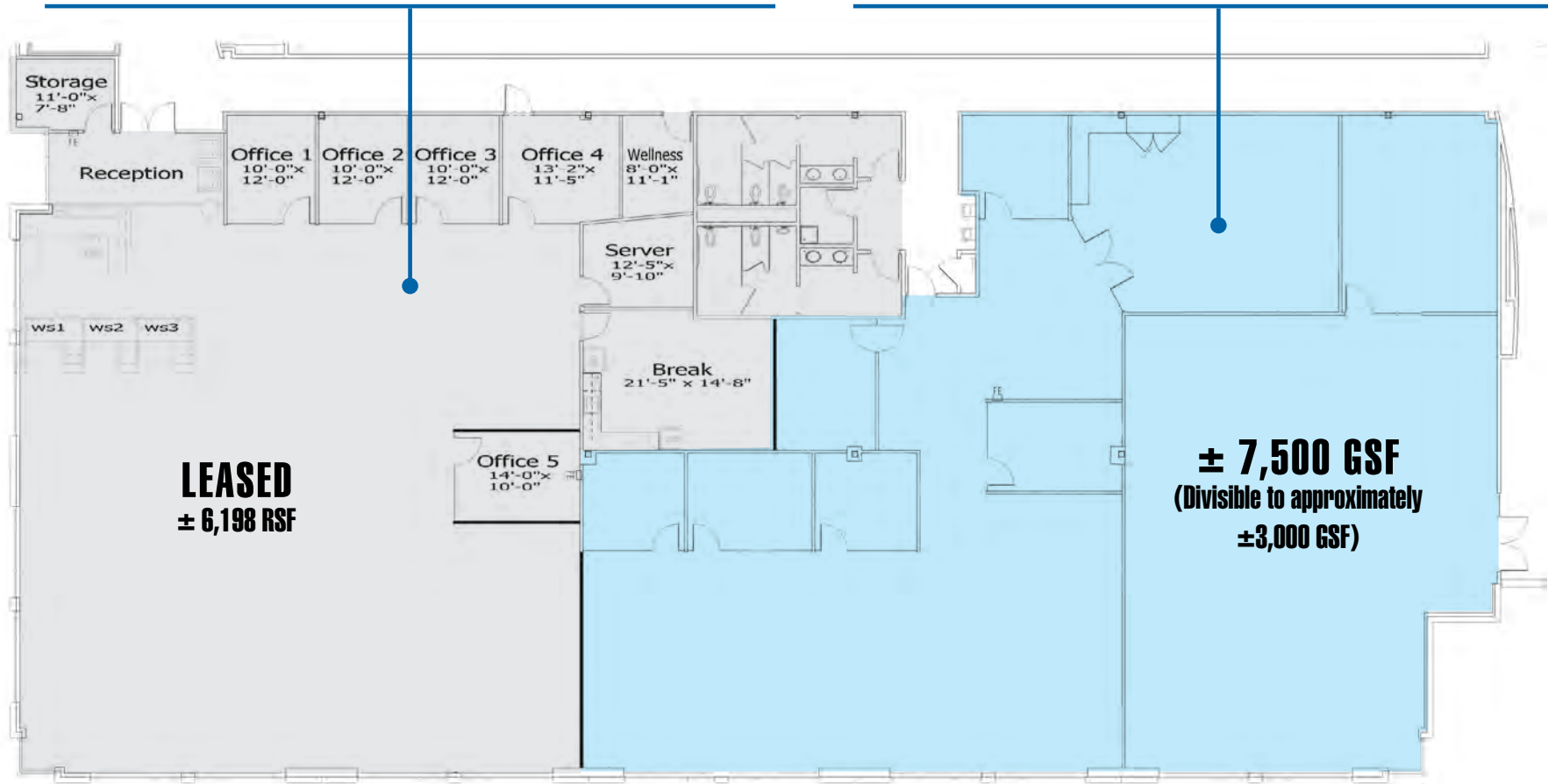
Office Condominiums for Sale:

- $\pm 13,778$ SF – Total Available
- $\pm 7,500$ SF – Available for Owner-User Occupancy (Divisible)
- $\pm 6,198$ SF – Fully Leased Condo to Purchase for Additional Income!
- Build out of vacant, available space includes private offices, open cubical work space, and ample opportunities for tenant improvement
- High-end finishes throughout the Project, extensive window lines around the perimeter of the building
- Easily accessible from Roseville and Rocklin submarkets
- Walking distance to the Fountains Shopping Center, home to many higher-end chain retailers & eateries, a Whole Foods Market & salons
- Building signage available

Purchase Price:
\$325/GSF

FLOOR PLAN UNITS 201–205

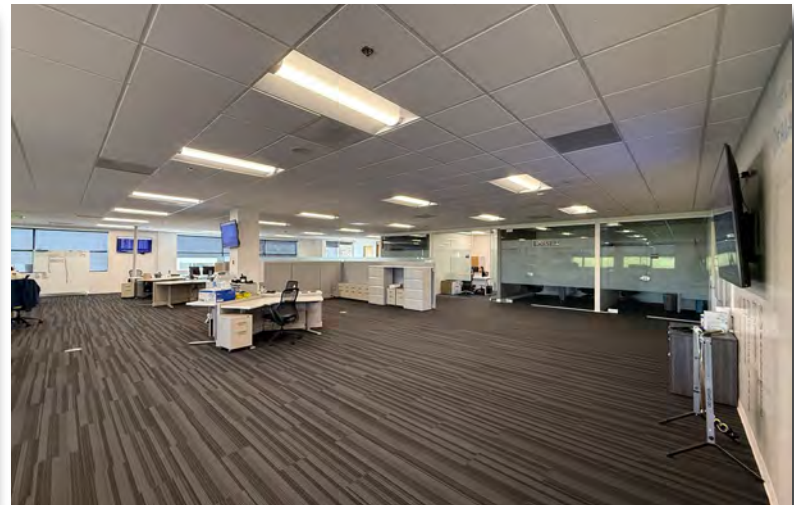
- *Fully Leased Office Condo*
- *Newly Signed, Five year lease term with options*
- *Tenant: Certis Solutions, Inc.*
- *Office Condos Available for Owner-User Occupancy*
- *Can be divisible for smaller user*



Can Purchase Entire Space For Owner User with income in place!

*Floor Plan not to scale

SUITE IMAGES



ROSEVILLE AERIAL



DEMOGRAPHICS

MARKET OVERVIEW

990 Reserve Dr, Roseville, CA 95678

3 Mile Radius

KEY FACTS

POPULATION	110,655	AVERAGE HOUSEHOLD SIZE	2.6
MEDIAN AGE	39	MEDIAN HOUSEHOLD INCOME	\$98,932

EDUCATION

17.01%	24.78%	38.74%
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/ DOC DEGREE

HOUSING STATISTICS

\$466,391	44,070	43.61%
MEDIAN HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

BUSINESS

80,174
TOTAL EMPLOYEES

COMMUTERS

0.96%	87.84%
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

EMPLOYMENT

70.43%	29.57%
WHITE COLLAR	BLUE COLLAR

CITY OF ROSEVILLE

990 Reserve Drive is located near the epicenter of the Roseville retail submarket near the intersection of Roseville Parkway and Reserve Drive. The location is within one mile of the Stanford Ranch Road and Pleasant Grove exits off Highway 65 and not far from the Highway 80 interchange.

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.

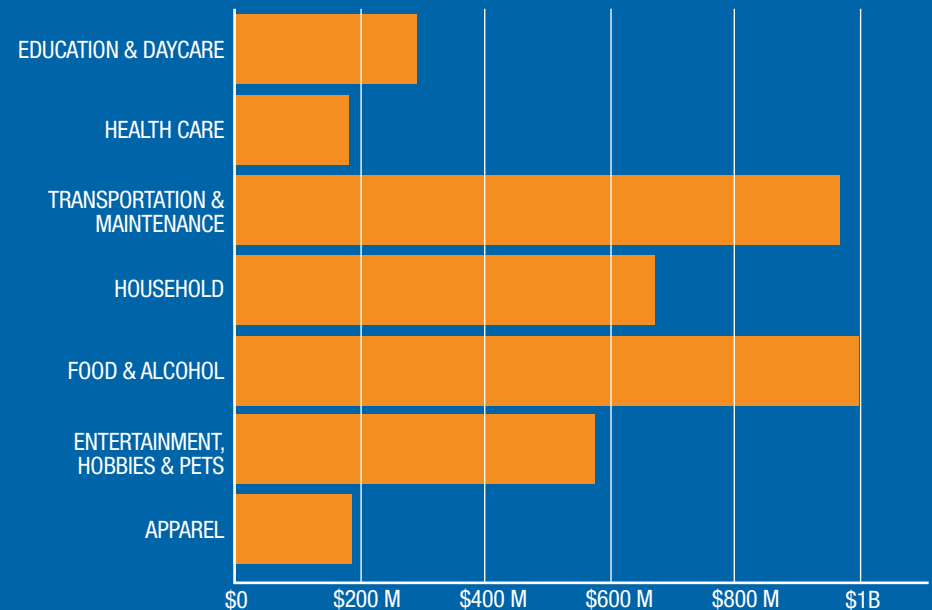


ROSEVILLE DEMOGRAPHICS

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 (\$)



5 MILE HOUSEHOLDS

*SOURCE: COSTAR

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.

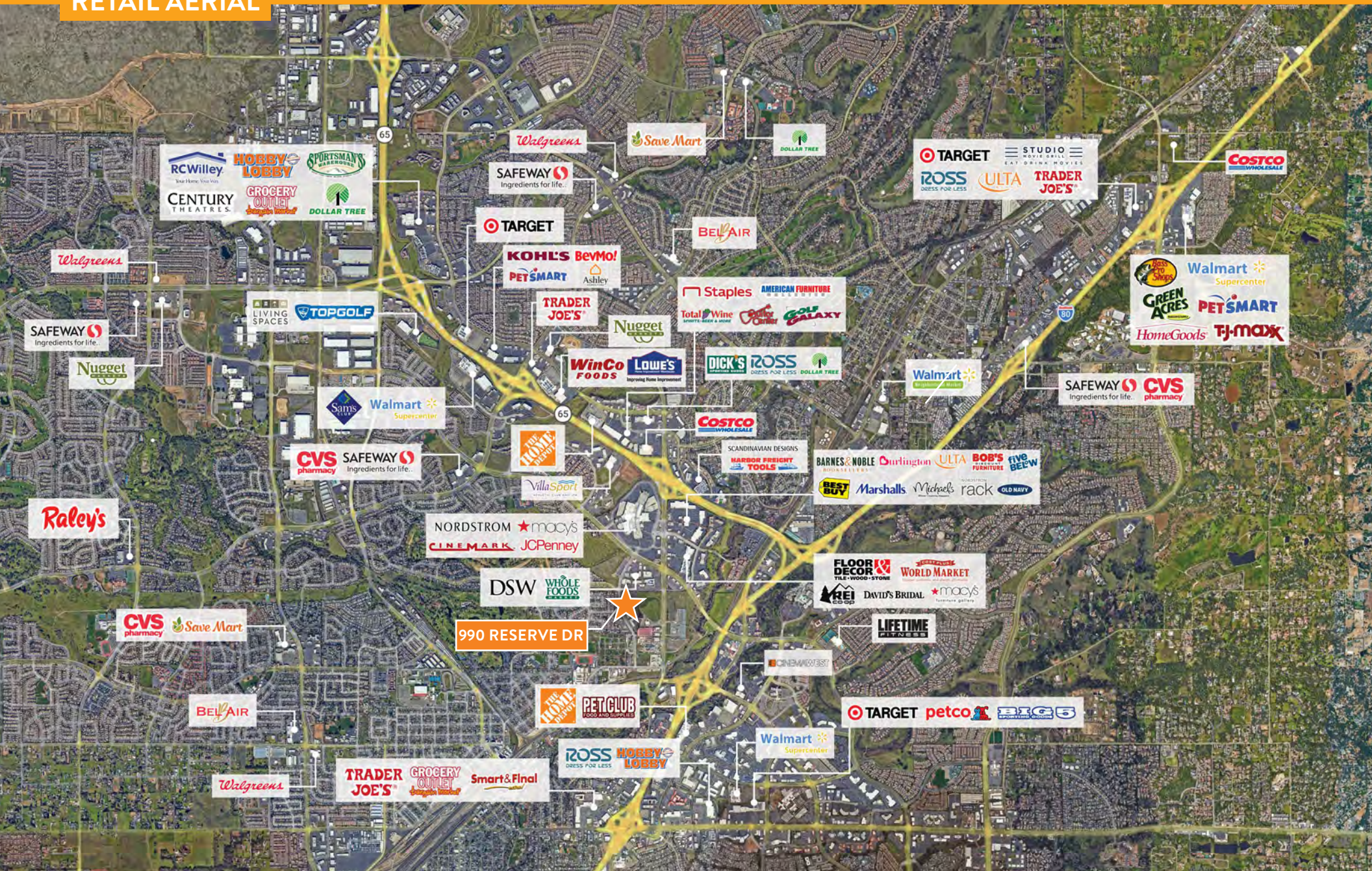
Anchor tenant Electric Pickle will include a complex with nine pickleball courts, indoor-outdoor bar and restaurant and a lawn for gatherings and live music. In addition, the development is set to house two Hyatt hotels, Fieldwork Brewery and beer garden.

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

RETAIL AERIAL





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