

# FOR SALE | INVESTMENT OR OWNER-USER OPPORTUNITY

**1209 PLEASANT GROVE BLVD  
ROSEVILLE, CA 95678**

LOCATED IN A BUSINESS PARK SETTING ON PLEASANT GROVE BLVD,  
CLOSE TO WASHINGTON BLVD, EAST OF FOOTHILLS BLVD



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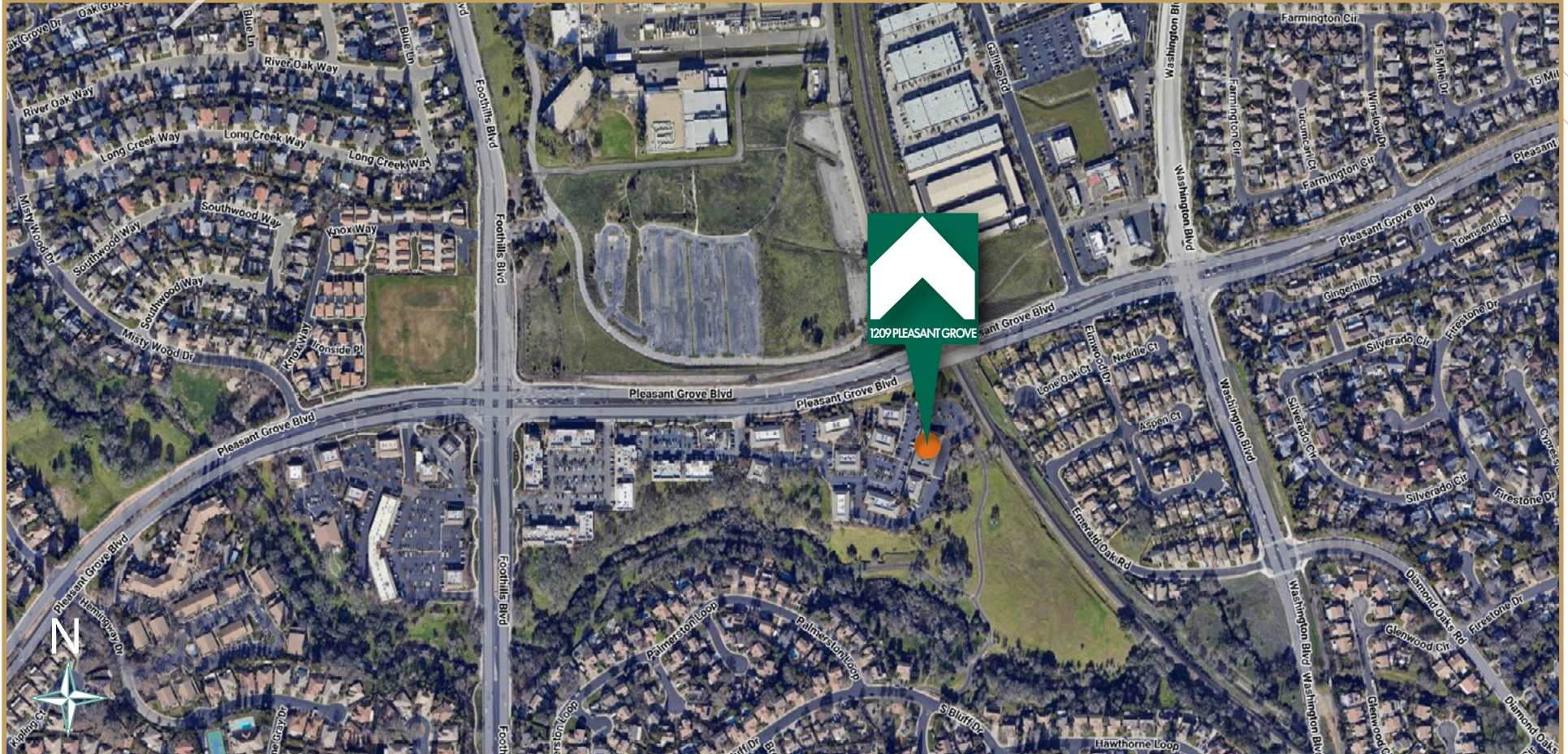
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LIC: #01472232

3400 Douglas Blvd, Suite 190,  
Roseville, CA 95661

# FOR SALE | 1209 PLEASANT GROVE BLVD

## PROPERTY OVERVIEW



### About the Property

We are proud to present 1209 Pleasant Grove Blvd available for purchase. This ±12,000 Sq. Ft. office building is located in close proximity to Hwy 65 in a small business park with excellent greenbelt views. A new owner has the ability to occupy a majority of the building with income in place.

### Investment Highlights

- Single-Story Freestanding Office Building with Updated Modern Interior
- Ample Parking
- Minutes away from Hwy 65 and I-80
- Located next to large open greenbelt
- New Owner can Occupy up to ±8,049 SF, Suite 104, and ±500 SF Conference Room
- Income in place
- Private covered parking with three EV chargers installed.

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## EXECUTIVE SUMMARY

### ADDRESS:

1209 Pleasant Grove Blvd,  
Roseville, CA 95678

### OFFERING PRICE:

**\$4,260,000.00 (\$355.00/SF)**

### TOTAL SQ. FT.:

±12,000 Sq. Ft. Total

### APNS:

017-410-060-000

### ZONING:

BP (Business Park)

### BUILT:

2005

### BUILDING HEIGHT:

16'

### SOLAR ARRAY:

PV System, 32KW - 216 panels

### PARKING:

Surface (62 Stalls – 5.17/1,000)  
Covered (7 Stalls Total, 3 EV Charging)

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FLOOR PLAN

±8,049 SF Available to  
Occupy at Close of Escrow



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

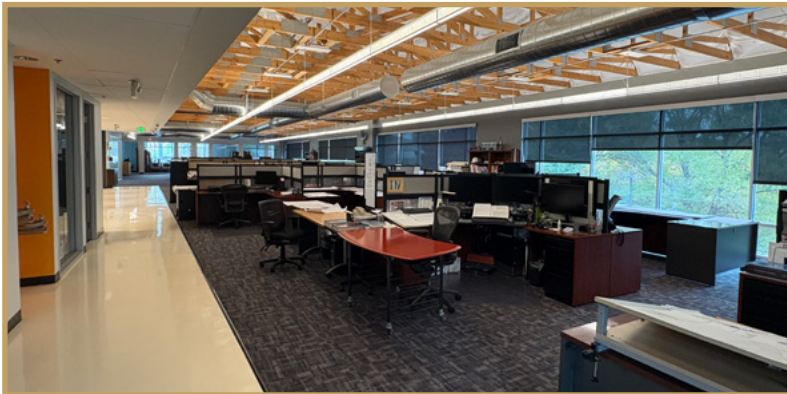
**FOR SALE | 1209 PLEASANT GROVE BLVD**

**PROPERTY PHOTOS**



**FOR SALE | 1209 PLEASANT GROVE BLVD**

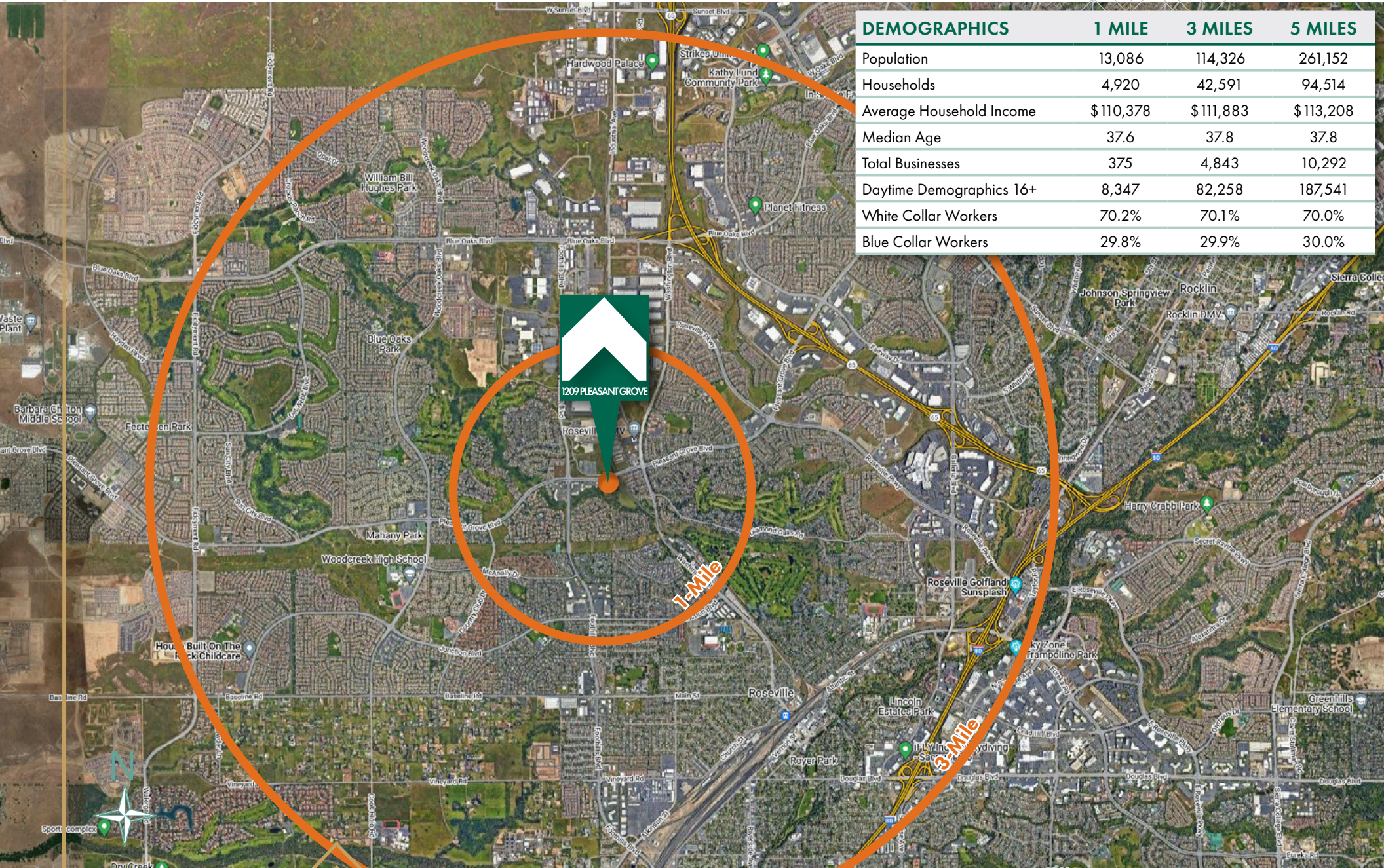
**PROPERTY PHOTOS**



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DEMOGRAPHIC REPORT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,086	114,326	261,152
Households	4,920	42,591	94,514
Average Household Income	\$110,378	\$111,883	\$113,208
Median Age	37.6	37.8	37.8
Total Businesses	375	4,843	10,292
Daytime Demographics 16+	8,347	82,258	187,541
White Collar Workers	70.2%	70.1%	70.0%
Blue Collar Workers	29.8%	29.9%	30.0%

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## **ABOUT TRI COMMERCIAL** DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.

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