

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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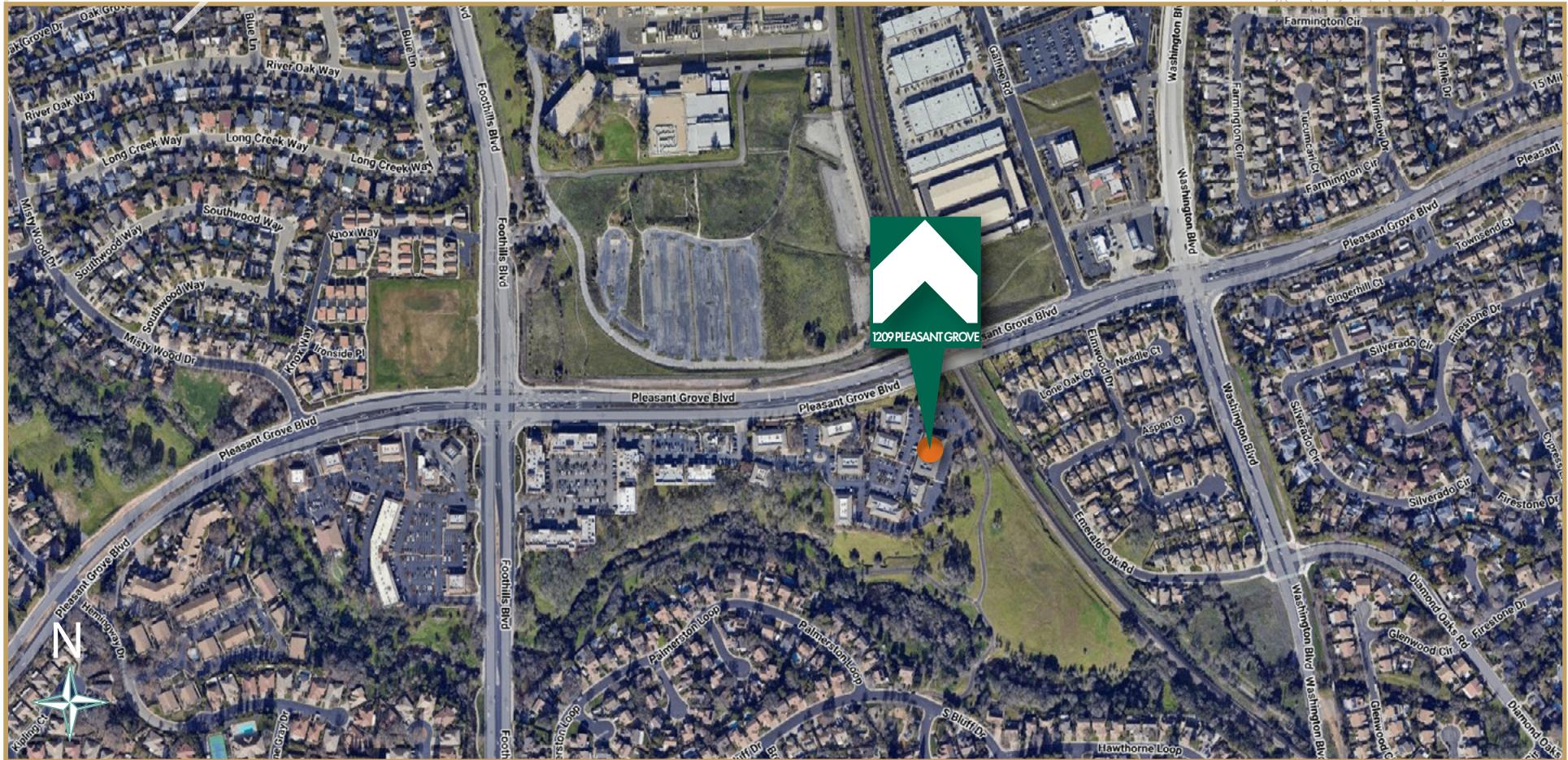
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3400 Douglas Blvd, Suite 190,
Roseville, CA 95661

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PROPERTY OVERVIEW



About the Property

We are proud to present 1209 Pleasant Grove Blvd available for purchase. This $\pm 12,000$ 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 $\pm 8,049$ 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

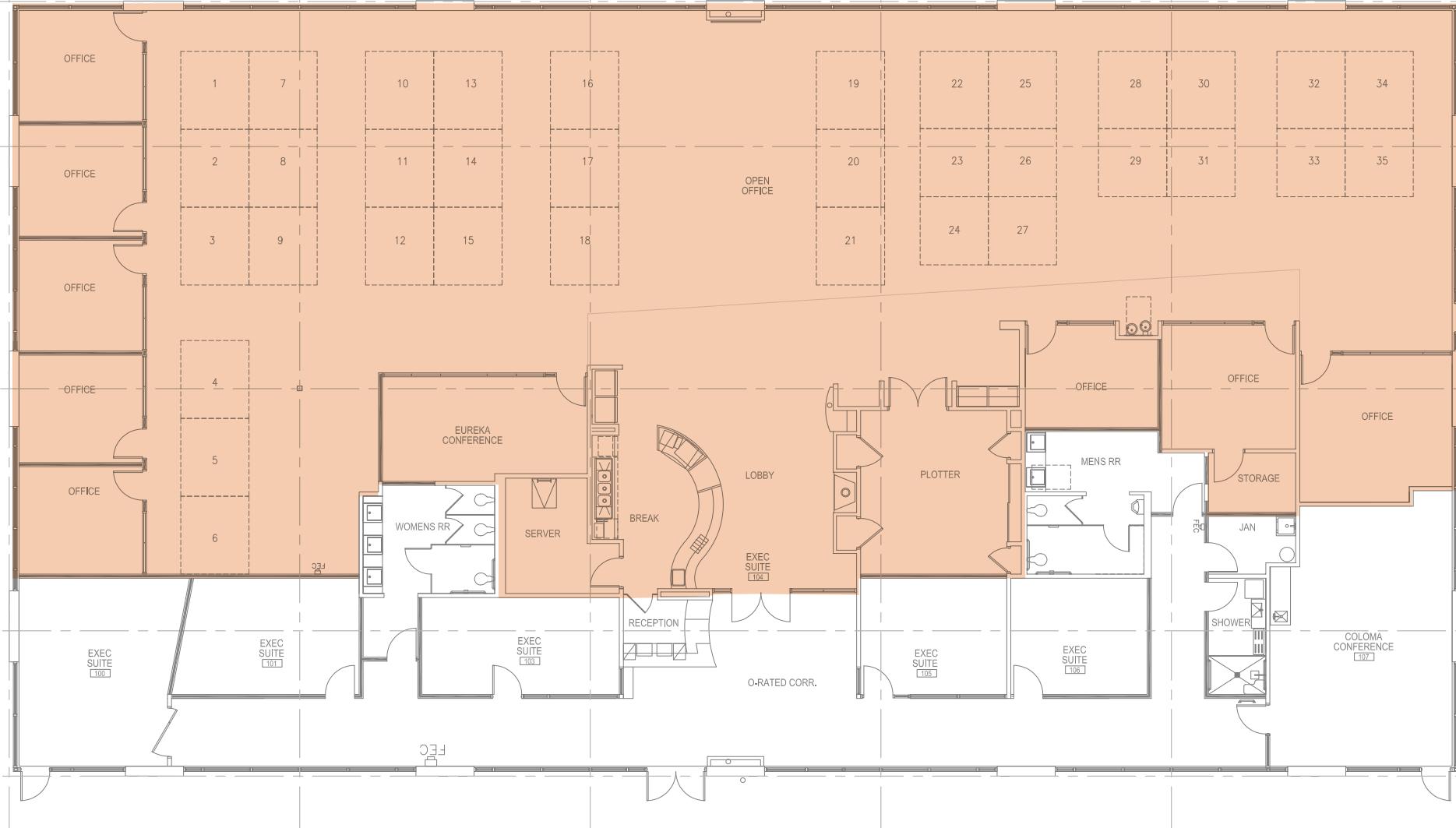
PARKING: Surface (62 Stalls – 5.17 / 1,000)
Covered (7 Stalls Total, 3 EV Charging)



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FLOOR PLAN

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



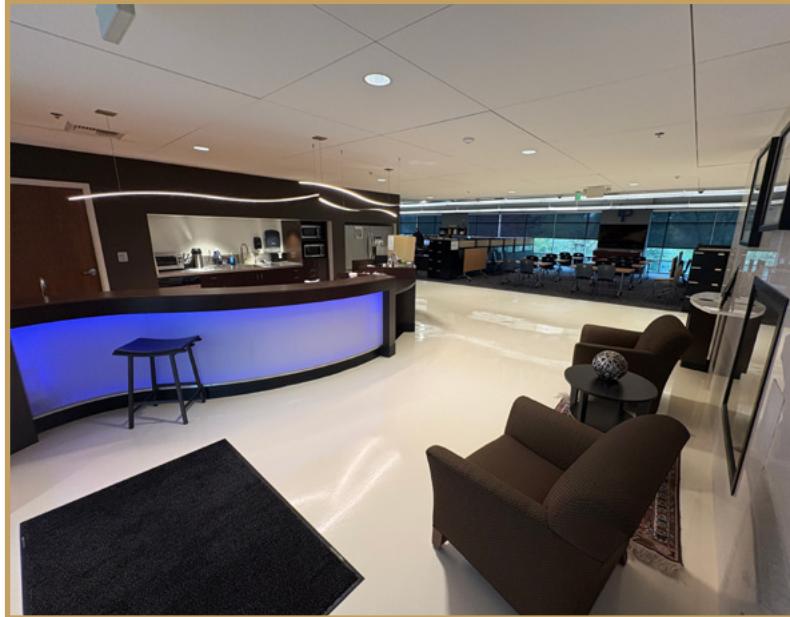
FLOOR PLAN

SCALE:
1/8" = 1'-0"

1

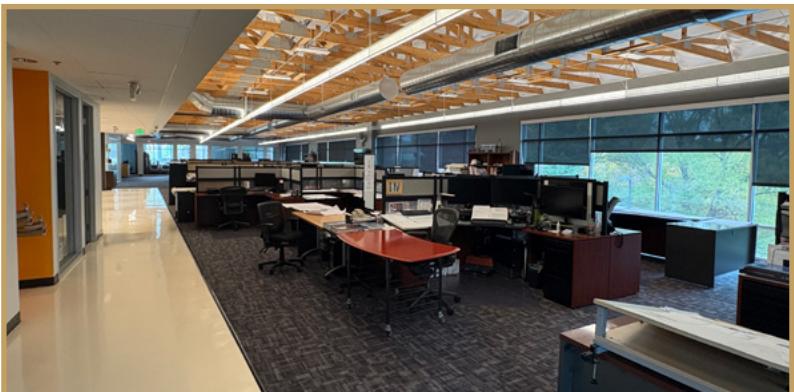
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PROPERTY PHOTOS



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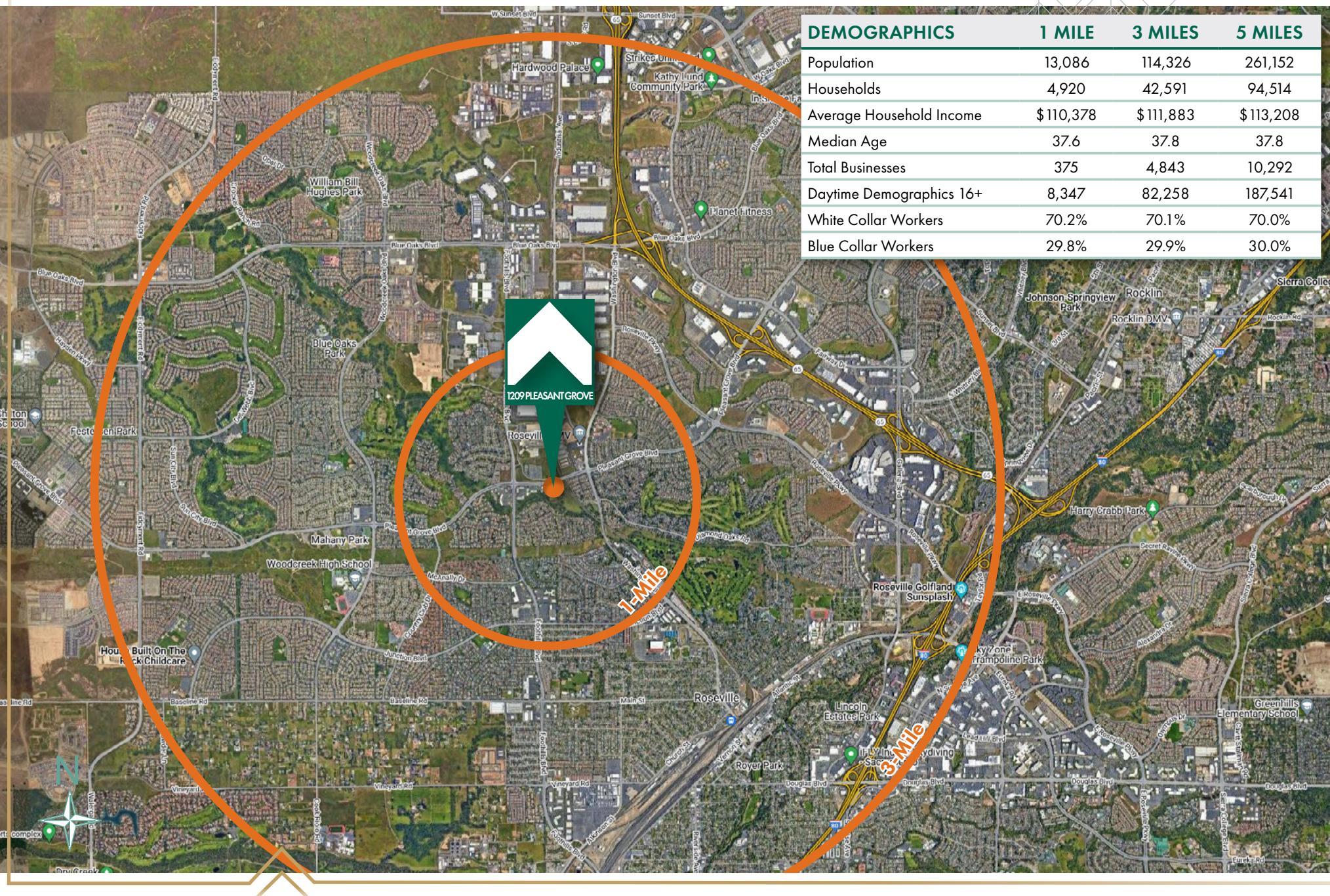
PROPERTY PHOTOS



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DEMOGRAPHIC REPORT



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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.

www.tricommercial.com