

# 2140 PROFESSIONAL DRIVE, ROSEVILLE, CA 95661



OFFICE/MEDICAL CONDO SUITES FOR SALE



[www.osbornegrouppcre.com](http://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  $\pm 1.90$  acres of land. The building is located within the Johnson Ranch Office park, along the prestigious Douglas Corridor, enjoying high regional demographics.

- Office/Medical Condos 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 140:  
±2,764 GSF

Suite 140 & 150:  
±4,978 GSF

Suite 150:  
±2,214 GSF

Suite 115:  
±1,589 GSF

Suite 110 & 115:  
±2,956 GSF

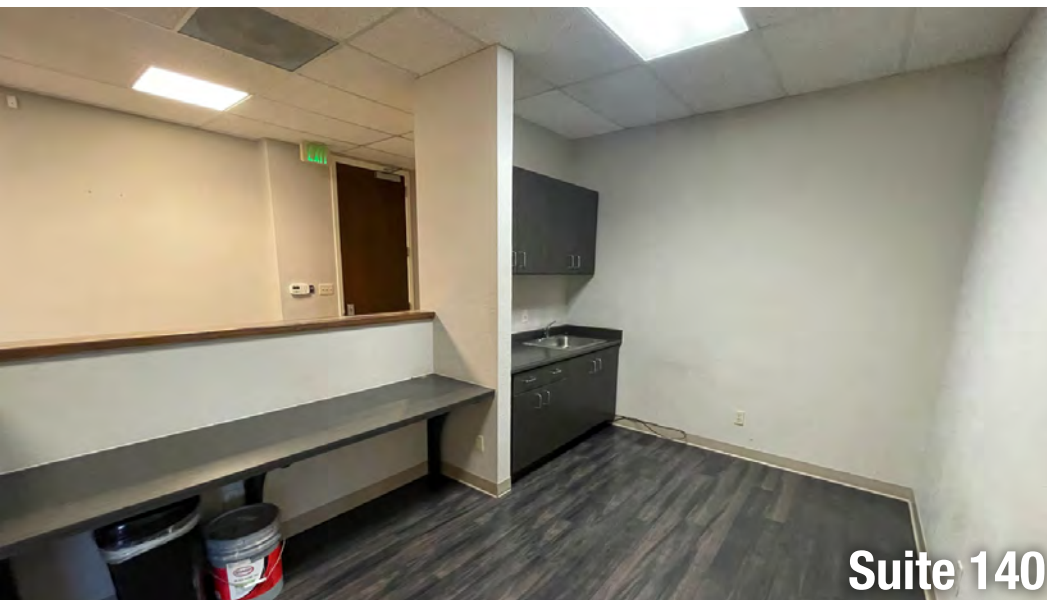
Suite 110:  
±1,367 GSF

- Occupied
- Available
- In Contract
- Sold

2140 Professional Drive  
Roseville, CA



# SUITE IMAGES





# BUILDING IMAGES









# 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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