

# 2140 PROFESSIONAL DRIVE, ROSEVILLE, CA 95661



## OFFICE/MEDICAL CONDO SUITES FOR SALE



[www.osbornegroupcre.com](http://www.osbornegroupcre.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 & 150:**  
 $\pm 4,978$  GSF

**Suite 150:**  
 $\pm 2,214$  GSF

**Suite 140:**  
 $\pm 2,764$  GSF

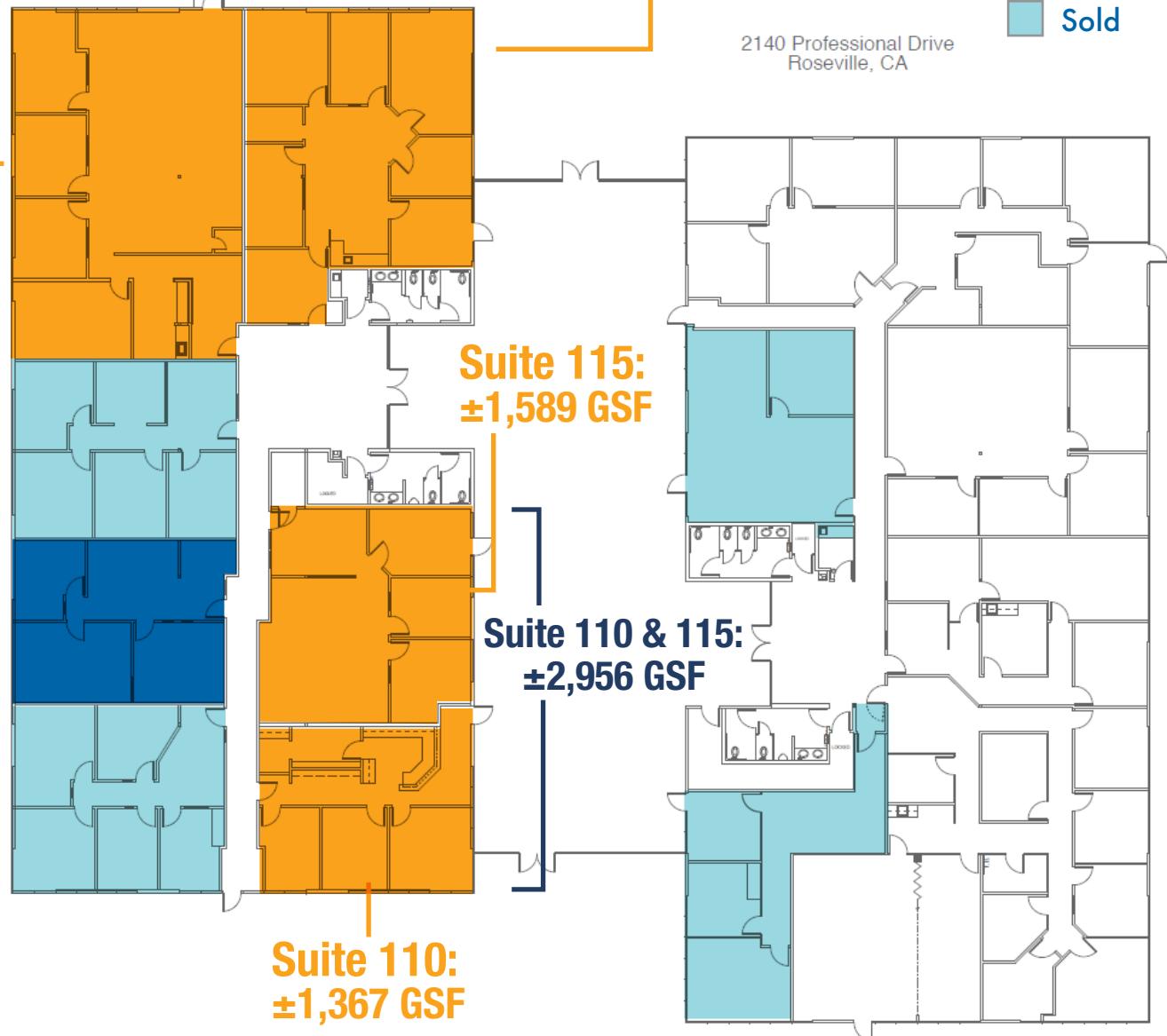
**Suite 115:**  
 $\pm 1,589$  GSF

**Suite 110 & 115:**  
 $\pm 2,956$  GSF

**Suite 110:**  
 $\pm 1,367$  GSF

- Occupied
- Available
- In Contract
- Sold

2140 Professional Drive  
Roseville, CA



# SUITE IMAGES



Suite 140



Suite 140

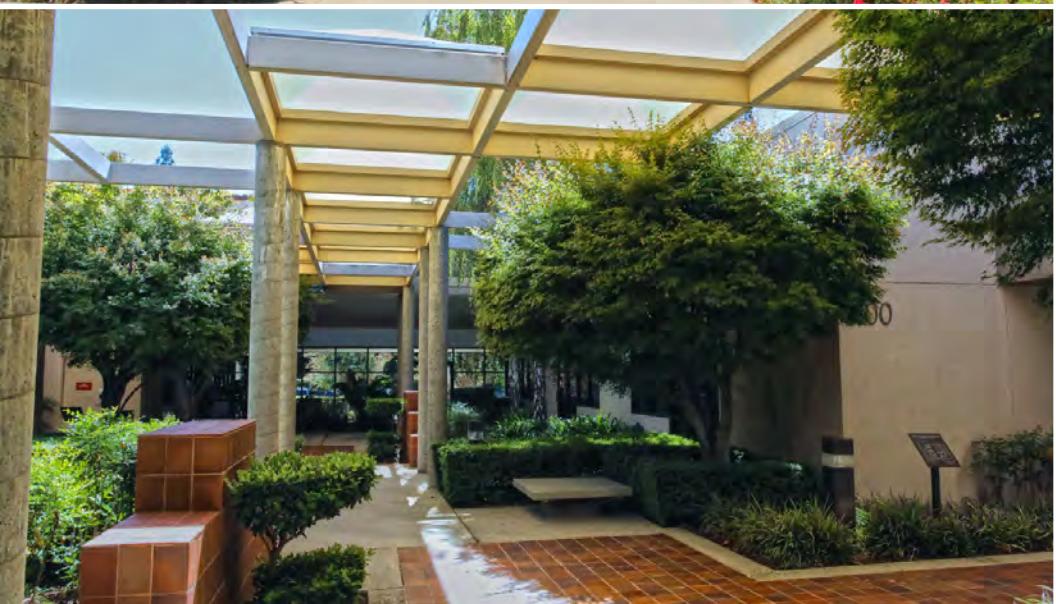


Suite 140



Suite 140

# BUILDING IMAGES



# TRADE AREA



# DEMOGRAPHICS

## KEY FACTS

**99,746**

Population



**2.59**

Average Household Size

**40**

Median Age

**\$88,686**

Median Household Income

## MARKET OVERVIEW

**2140 Professional Drive,  
Roseville, CA**

**3 MILE RADIUS**

## EDUCATION



**18.39%**

High School Graduate



**26.78%**

Some College



**35.10%**

Bachelor's Degree Plus

## HOUSING STATS



**\$423,063**

Median Home Value



**38,161**

Households



**39.59%**

% Renter Occupied  
Housing Units

## BUSINESS



**68,383**

Total Employees

## COMMUTERS



**1.12%**

Used Public Transportation



**87.93%**

Drove Alone to Work

## EMPLOYMENT



**69.01%**

White Collar



**30.99%**

Blue Collar

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