



ROBERT DUNCAN

Available for Sale



Robert Duncan

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1603 Eureka Road, Suite 300

Roseville, CA 95661



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The subject site is a portion of 8,975.50 SF building pad together with an undivided interest in a 72,858 SF common area parcel "Parcel A" within a total 3-building (Phase 1) office park known as "Lava Ridge -Phase 1." The site has dual street frontage at the SE corner of Eureka Road and Lead Hill Boulevard at the northeast corner. Secondary access is via a reciprocal driveway easement agreement extending south to the Phase II portion of the site.

The subject Phase 1 parcel has been divided into three individual pad lots ranging in size from 6,466+- SF to 8,977.50 SF plus a common area parcel (Parcel A) and a combined building area of 15,187+- SF. The subject (Building No. 2) comprises a single-story Class D medical/dental office building situated at the NW quadrant of the Phase 1 condominium project having a total rentable area of 8,099 SF. Within the subject building, the appraised property (Suite 300-Unit 2) occupied a useable area of 2,478 SF including a 34.79% share of common area space (976 SF X 34.79% or 340 SF), equating to a rentable area for the subject property of 2,818+- SF.





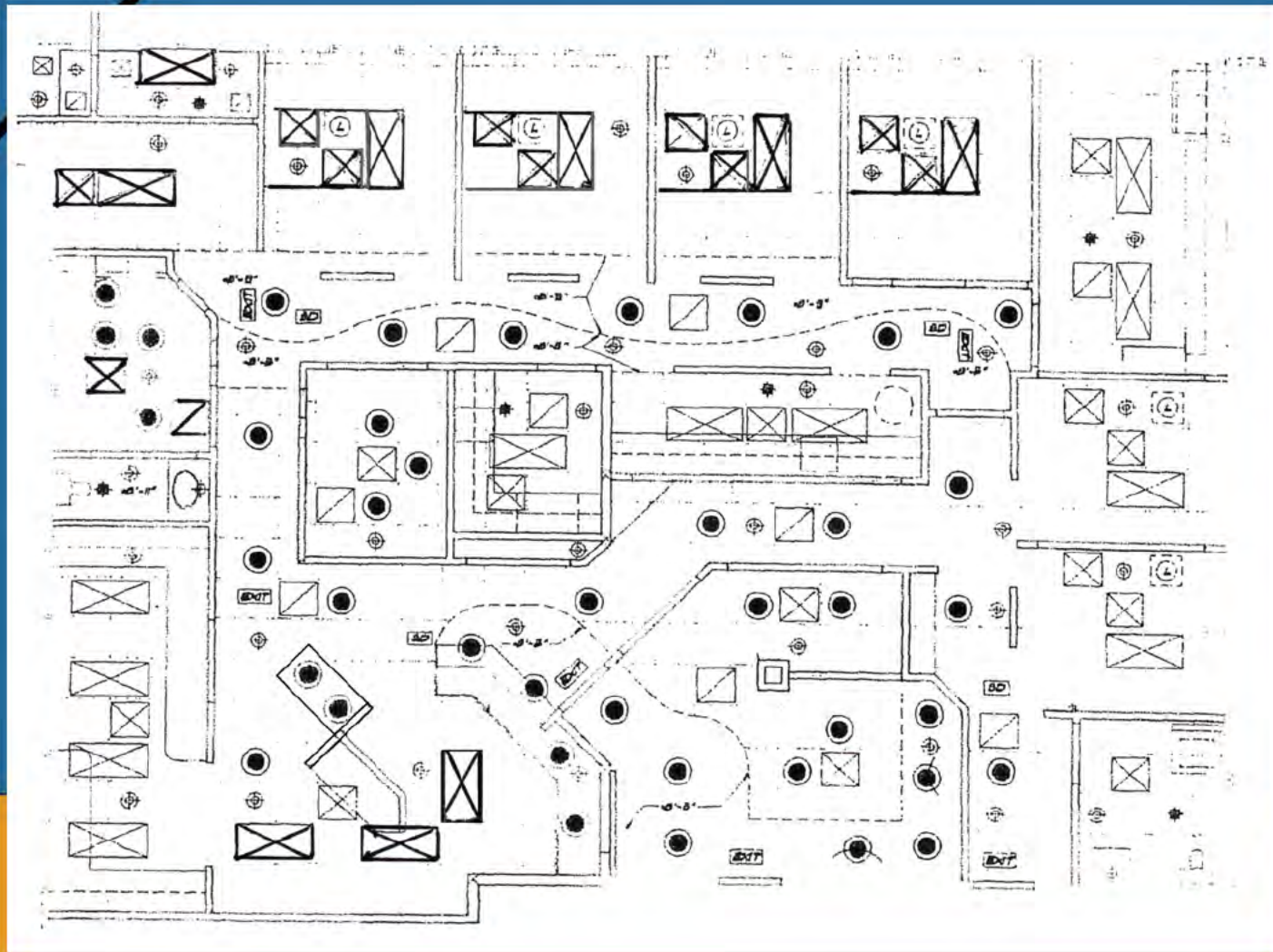
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The interior of Suite 300 has been well maintained and recently updated. Flooring is newer plank laminated with 9' high latex painted and vinyl wall coverings, and newer LED flush mounted lighting, and exterior glass tinted windows. There is a waiting room/reception area, business office, doctor's office, sterilization room, X-ray/computer room, four individual exam/operatories, two hygiene rooms, employee break room, laundry room with staff lockers and restroom, and overall good quality/modern dental office tenant improvements. There are coffered ceilings, and 2' X 4' acoustic suspended panels with LED fixtures, plastic/glass laminate counters, quartz counters, sinks and wood cabinets, and extensive etched glass curtain walls.

The common area lobby area contains black granite tile flooring, cherry wood custom doors, hardware, covered fabric walls, recessed lighting fixtures, granite tenant signage, water drinking fountains, and men and women's 3-fixture ADA restrooms with quartz counter tops, mirrors, paper/soap dispenser units and vinyl tile flooring.



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Like other medical/professional office buildings on Lava Ridge, the center is developed into garden office campuses featuring good quality Class D stucco exterior buildings with concrete tile mansards and roof top HVAC units, professional landscaping, concrete landscaped parking islands, with a high percentage of medical office build-out. Construction details include concrete perimeter foundations, medium pitched concrete tile hip roofing, painted stucco exteriors, and tinted plate glass windows in aluminum frames. The buildings are 100% HVAC, sprinklered, and contain security alarm systems.

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The entire building is fully sprinklered with fire safety system, 1-hour rated walls, 5/8" type gypsum sheetrock, and R-19 batt wall and ceiling insulation. The office has digital X-ray systems, and an air compressor, sterilization control box with new ventilation system, as well as sinks in most exam rooms.

Exterior stucco is a beige with fascia tan eaves, and tinted glass storefront doors. The roof mounted HVAC system includes "Trane" gas-electric HVAC units with total 600 AMP main distribution panel @ 208 Volt, 3 Phase-4 wire electrical system.

Improvements made in the last several years include the following:

- New Laminated flooring throughout: \$42,282
- 2017 New Roof: \$23,587 (20 yr.)
- All LED lighting: \$3,500
- Breakroom lockers upgrades: \$5,600
- Interior Paint
- New ventilating system Lab: \$1,250
- New Hot Water Heater
- Quartz Counters Hygiene: \$4,840



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1603 EUREKA RD 2, ROSEVILLE, CA 95661-3028

POR. SEC. 6, T.10N., R.7E., M.D.B.&M.

Northeast Plan Unit 1, M.O.R. Bk. P, Pg. 45

Parcel Map M.O.R. Bk. 25, Pg. 64

Parcel Map M.O.R. Bk. 25, Pg. 70

Douglas Center, Phase 1, M.O.R. Bk. S, Pg. 98

Lava Ridge Professional Center, Phase 1, M.O.R. Bk. S, Pg. 102 (A Condominium Project)

Lava Ridge Professional Center, Condominium, Bldg. 2, Series # 96-0024748

459-02



11-25-2002 GSW
Roseville, California
February 1st, 2003-000-000

NOTE
All distances on curved lines are chord measurements.

NOTE
This map was prepared for assessment purposes only, and is not intended to substitute legal building plans or establish precedence over local ordinances. Official information concerning area or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.459Pg.02
County of Placer, Calif.

NOTE
Assessor's Block Numbers Shown in Ellipse.
Assessor's Parcel Numbers Shown in Circles.



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Site improvements reflect a fully landscaped self-contained site area with common driveways circulation with adjoining Phase II. The parcel is improved with asphalt paved driveways in good condition, striped parking stalls, centrally located parking pole lights, and landscaped islands. There are exposed concrete walkways, lighting, and building addresses, and planters, facing street frontages. Common areas also include storm drains, a wood trellis patio sitting area, and trash enclosures.

Originally constructed in 1995 and in exceptional good condition, renovated and remodeled over the years with a newer roof (20-year guarantee), the estimated effective age of the building is about 10 to 15+/- years with a remaining economic life of 35+/- years with continued good maintenance.

The immediate area is known as the Eureka Road/Lead Hill area just north of Douglas Boulevard and south of East Roseville Parkway. The subject has a street address of 1603 Eureka Road, Suite 300, Roseville, California 95661, and can be identified as Placer County Assessor Parcel Number 459-929-0070-000 for purposes of this report.



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