



Exclusively Offered By:

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Director of Leasing and Sales
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LARGE MODERN CLASS A OFFICE CONDO

End Cap Unit

**920 RESERVE DRIVE, #100
ROSEVILLE CA 95678**

exp[®]
COMMERCIAL

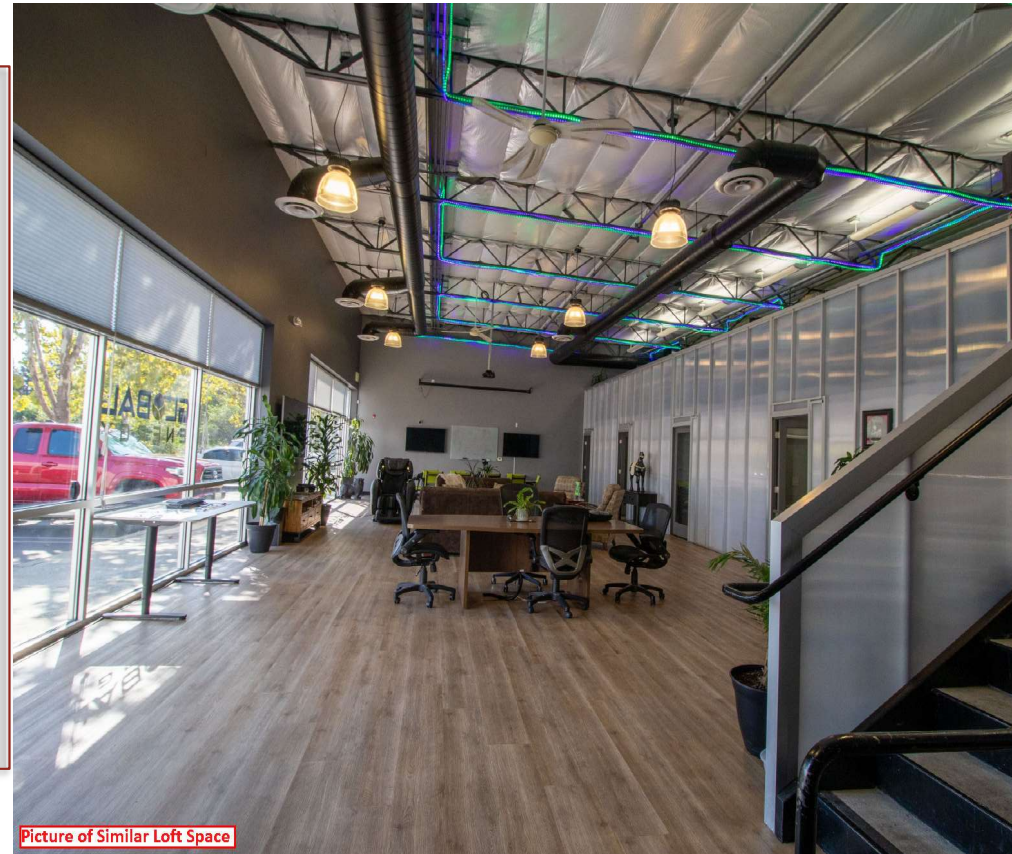
PROPERTY INFORMATION

920 RESERVE DR #100, ROSEVILLE CA 95678

This Property is legal, mapped office condo. It is part of the Modern Class A Office Lofts located in the Vintage Oaks Office Park on Reserve Drive with a total of $\pm 3,214$ SF. The office suites are fully improved. Located adjacent to and within walking distance of Westfield Galleria and The Fountains at Roseville, two of Roseville's most popular shopping centers, and just minutes from I-80 & Hwy 65. This unit provides a unique, creative environment for tenants looking for modern office space in one of the best locations in all of Roseville.

Offered at \$850,000 (\$265/SF)

- $\pm 3,214$ Total Rentable Square Feet - Space includes ± 800 SF loft space, End Unit
- Suite includes: 4 private offices, large open areas for showroom, workstations, kitchen and 2 restrooms, fully improved with HVAC, power and cable throughout
- Located Directly Adjacent to the Fountains at Roseville Shopping Center
- Walking Distance to Westfield Galleria
- Minutes from Interstate 80 and Highway 65



Picture of Similar Loft Space

NOT
A
PART

NOT A PART

NOT
A
PART

PROPOSED LOAD
BEARING WALL. SEE
DETAIL C SHEET 31



NOT A PART

EXISTING GLASS AND
MULLION CURTAIN
WALL

Highlighted Areas Represent Subject Property



DEMOGRAPHICS

920 RESERVE DR #100 ROSEVILLE CA 95678



POPULATION	1-MI	2-MI	3-MI
2017 Total Population	6,988	47,034	110,162
2022 Projected Population	7,398	49,665	116,177
Population Growth 2017-2022	5.87%	5.59%	5.46%
Average Age	37.50	37.70	38.10

HOUSING	1-MI	2-MI	3-MI
Median Home Value	\$346,660	\$331,454	\$346,787
Median Year Built	1986	1989	1991

HOUSEHOLD	1-MI	2-MI	3-MI
2017 Total Households	2,833	18,764	42,590
HH Growth 2017-2022	6.00%	5.52%	5.57%
Median Household Income	\$59,294	\$62,886	\$73,503

ABOUT THE LOCATION

920 RESERVE DR #100, ROSEVILLE CA 95678



Roseville, California is located in the Sacramento metropolitan area. Roseville provides a strong quality of life, great schools, affordable housing, and shopping for its residents and visitors. The city of Roseville has a variety of businesses located in it. Roseville has a mix of housing, small and large employers, as well as many shopping plazas. Shopping plays an important role in the Roseville economy and has the thirteenth highest retail sales in all of California.

RETAIL AERIAL MAP

920 RESERVE DR #100, ROSEVILLE CA 95678



FOR MORE INFORMATION



Exclusively Offered by:

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