

# FOR SALE

**1382 Blue Oaks Blvd.**  
UNIT 110 | ROSEVILLE, CA

**CLASS A OWNER/ USER  
OPPORTUNITY**

**SqFt: 3,381**

**Sale Price: \$1,200,000**

**Bill Sadek**

LICENSE PARTNER / BROKER  
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ENGEL&VÖLKERS®





# 1382 Blue Oaks Blvd.

UNIT 110 | ROSEVILLE, CA

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## PROPERTY OVERVIEW

For Sale Class A Office Condominium - Roseville, CA Located in the highly desirable Blue Oaks Professional Center, this 3,381 SF Class A office condominium offers an exceptional opportunity for owner-users or investors seeking a prime Roseville address. 7 private offices, 1 conference room, Open work space 2 storage areas plus a kitchen. Positioned along Blue Oaks Boulevard with immediate access to Highway 65, the property enjoys outstanding visibility, accessibility, and proximity to retail, dining, and residential communities. This professional office setting features: Prestigious curb appeal with modern architecture and immaculate landscaping Functional floor plan adaptable for professional, or corporate use. Ample surface parking for staff and clients Professional business park setting with other established tenants Convenient location in the affluent Roseville market with strong demographics With its high-quality construction, strategic location, and excellent amenities, this office condominium is well-suited for businesses looking to establish a strong presence in South Placer County.



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**Architect: Award-winning Williams + Paddon Architects**  
**Design: Exceptional curb appeal with high-quality finishes**

**Unit 110 (Subject Property):**

- Located directly off the building's main lobby
- Considered the premier unit in the building
- Build-Out: High-end finishes including crown molding and maple cabinetry

**Location Highlights:**

- Positioned along Blue Oaks Blvd between Highway 65 and Foothills Blvd
- Located in a busy commercial corridor and growing residential area
- Surrounded by retail, office, flex, and medical tenants
- Near major national retailers and restaurants, providing strong visibility and traffic
- West Roseville developments will add  $\pm 5,000$  new homes at completion
- Dense, affluent surrounding population drives long-term demand for commercial services



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High-end finishes



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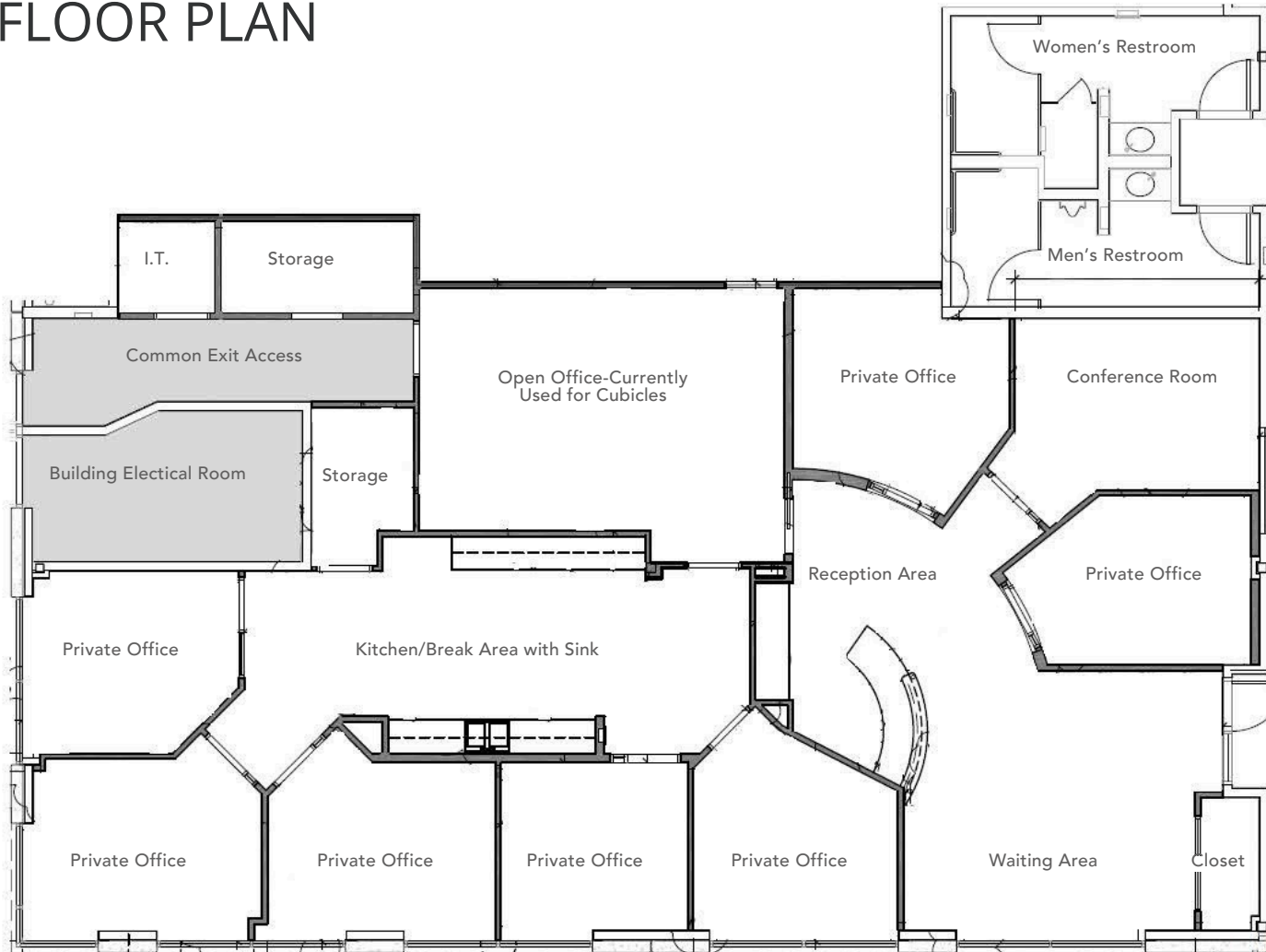
**ENGEL&VÖLKERS®**

**CLASS A OWNER/USER OPPORTUNITY**

Suite 110: **±3,381 SF**

Sale Price: **\$1,200,000**

## FLOOR PLAN



- 7 Private Offices
- Open Office area
- Reception & Waiting Area
- Conference Room
- Two Storage areas
- Kitchen Break Area



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