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FOR SALE · EXECUTIVE OFFICE CONDOMINIUM · ROSEVILLE

±1,353 SF Turnkey Executive Office

SHEA CENTER · 508 GIBSON DRIVE, SUITE 260 · ROSEVILLE, CA 95678

Price Upon Request

OWNER-USER OR INVESTOR · OFFICE CONDO

A rare plug-and-play executive suite inside Roseville's Shea Center. High-end industrial-chic build-out, oversized ¾-inch sliding glass office doors, private conference room and a full kitchenette, steps from the Westfield Galleria with immediate Highway 65 access.

±1,353 SF
SUITE SIZE

Turnkey
FURNISHED & EQUIPPED

4.50/1,000
PARKING RATIO

BP/SA-NC
OFFICE & MEDICAL ZONING

2006
YEAR BUILT

01 The Space

PROPERTY OVERVIEW

A finished executive office that presents like a headquarters, at the size of a small suite.

508 Gibson Drive, Suite 260 offers a distinctive turnkey office environment inside the established Shea Center. The space pairs an industrial-chic aesthetic with unusually high-end interior finishes: substantial ¾-inch sliding glass office doors, contemporary architectural detailing, a dedicated conference room and a well-appointed kitchenette with sink, refrigerator and cooktop.

The suite is currently furnished and equipped, so a buyer can occupy with minimal setup. Existing furnishings, computer equipment and office components create a true executive-office feel rather than a typical small-suite build-out. Furnishings and equipment are available with the property, subject to the purchase agreement specifically identifying the FF&E.

The result is a polished, client-facing workspace suited to professional, financial and compatible medical users who want a smaller footprint without giving up presentation or quality.

SUITE HIGHLIGHTS

±1,353 SF OFFICE CONDOMINIUM

INDUSTRIAL-CHIC INTERIOR

¾" SLIDING GLASS OFFICE DOORS

PRIVATE CONFERENCE ROOM

KITCHENETTE · SINK · REFRIGERATOR · COOKTOP

FURNISHED & EQUIPPED

STRONG NATURAL LIGHT

SHEA CENTER CAMPUS

REGIONAL TRAIL ACCESS



SHEA CENTER · 508 GIBSON DRIVE · SUITE 260 · ROSEVILLE, CA

PROPERTY FACTS

ADDRESS	508 Gibson Drive, Suite 260, Roseville, CA 95678
OFFERING	For sale · owner-user or investor
PRICE	Upon request
SUITE SIZE	±1,353 SF
AVAILABILITY	Contact advisor
PROPERTY TYPE	Office condominium · office / medical
BUILDING	±32,701 SF RBA · 2 stories · multi-tenant
CENTER	Shea Center · 10 buildings · ±632,870 SF
YEAR BUILT	2006 · suite improvements 2007
CONSTRUCTION	Tilt-up concrete · Class B / 3-Star
SITE	±2.60 AC building parcel
PARKING	71 surface spaces · 4.50 per 1,000 SF
ZONING	BP/SA-NC · City of Roseville
APN	361-220-018
2026 ASSESSMENT	\$1,175,000 total assessed value
2025 TAXES	\$13,019.28
ELEVATOR	None · second-floor suite

Sources: CoStar public record and property summary, retrieved September 2026; Placer County Assessor. Rentable area, dimensions and assessment figures are approximate and subject to independent verification.





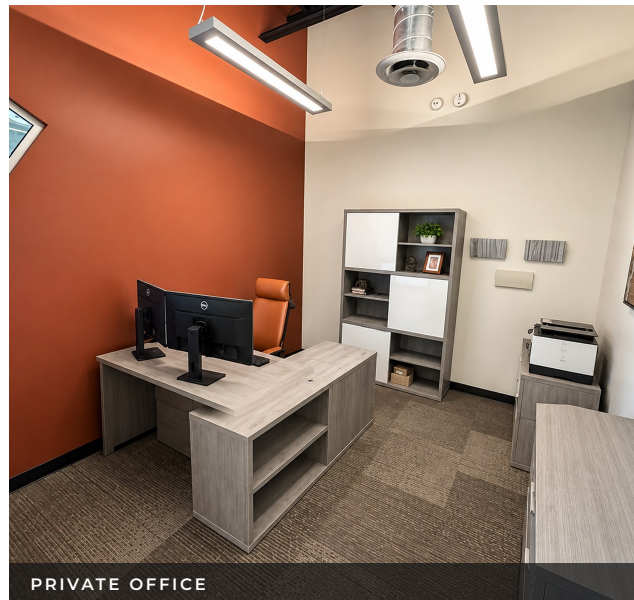
CONFERENCE ROOM & REPROGRAPHICS



PRIVATE OFFICE WITH SEATING AREA



GLASS-FRONT WORKSTATION



PRIVATE OFFICE



MEETING OFFICE

02 Location & Permitted Uses

Positioned in the heart of Roseville's Galleria business corridor.

508 Gibson Drive sits within the Shea Center, immediately off East Roseville Parkway with convenient access to Highway 65 and connections to Interstate 80. Westfield Galleria at Roseville and The Fountains at Roseville are both within walking distance, and the campus is surrounded by extensive restaurants, retail and services. The property also connects to Roseville's regional multi-use trail system.

Co-tenancy in the building reinforces the professional and medical positioning. Current occupants include Sutter Health, Thomas W. Hopkins M.D., George A. Martinez Law Office, Bogard Health & Wellness and Galleria Smile Designs, plus 13 additional tenants.

DAILY TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	VPD	DIST.
Roseville Parkway	Castaic Drive SE	38,759	0.33 mi
Roseville Parkway	Chase Drive SE	37,783	0.35 mi
Roseville Parkway	Chase Drive NW	37,342	0.32 mi
Fairway Drive	Stanford Ranch Road	17,398	0.34 mi
Five Star Boulevard	Whitney Boulevard SE	10,821	0.27 mi
Gibson Drive	Conference Center Drive	4,506	0.23 mi

Source: TrafficMetrix via CoStar, 2026 counts.

ACCESS & CONNECTIVITY

CONNECTION	DRIVE	DISTANCE
Westfield Galleria at Roseville	Walkable	0.4 mi
The Fountains at Roseville	Walkable	0.8 mi
Roseville Amtrak · Capitol Corridor	8 min	4.0 mi
Rocklin Station · Capitol Corridor	8 min	4.3 mi
Sacramento International Airport	38 min	27.8 mi

Sources: CoStar property summary, September 2026; distances from the CLL trade area map on the following page. Drive times are approximate.

PERMITTED BY RIGHT · BP ZONE

PROFESSIONAL OFFICE	MEDICAL SERVICES, GENERAL
BANKS & FINANCIAL SERVICES	BUSINESS SUPPORT SERVICES
PERSONAL SERVICES	BROADCASTING / RECORDING STUDIO
DAY CARE CENTER	COMMUNITY CARE FACILITY

Roseville defines professional office broadly: attorneys, CPAs, real estate, insurance, consulting, architecture, engineering, interior design, software and data services, management firms and similar businesses. General medical includes medical and dental offices, medical and dental laboratories, physical therapy, chiropractic and acupuncture.

College or university use requires administrative approval. Long-term care facility and community assembly require a Conditional Use Permit. General retail, food and beverage retail, veterinary, lodging, bar or nightclub, indoor recreation, vocational school, warehousing and manufacturing are not permitted in the BP zone.

ZONING & PARKING NOTES

The parcel is zoned **BP/SA-NC**: Business Professional, within a Special Area overlay tied to the North Central Roseville Specific Plan. Under Roseville Municipal Code §19.18.030 a Special Area overlay can modify both the permitted uses and the development standards of the underlying zone.

Parking can control even where zoning says permitted. Roseville requires 1 space per 250 SF for professional office and 1 space per 150 SF for general medical, and requires a parking re-evaluation when a use changes to a more parking-intensive one. For ±1,353 SF that is roughly 5 spaces for office versus roughly 9 for general medical, before the center's existing entitlement or any shared or reciprocal parking arrangement is considered. **Medical use is subject to City and association approval and parking requirements.**

Suite 260 is an office condominium. The condominium declaration, CC&Rs and association rules may be more restrictive than the City, particularly on medical use, personal services, food use, signage, plumbing modifications, hours and exterior alterations. Buyers should confirm all intended uses with the City of Roseville and the association before relying on this summary.

STRONGEST BUYER PROFILES

WEALTH MANAGEMENT	LAW	CPA / ACCOUNTING	INSURANCE
TITLE & MORTGAGE	CONSULTING	ARCHITECTURE / DESIGN	
TECHNOLOGY	COMPATIBLE MEDICAL & WELLNESS		

Retail & Services Trade Area

MAJOR RETAILERS, ANCHOR TENANTS & PUBLIC / SOCIAL SERVICES

508 GIBSON DRIVE
 ROSEVILLE, CALIFORNIA 95678
1.0 & 1.5 MILE RADIUS**RETAIL****ANCHORS & MALLS**

1	Westfield Galleria at Roseville	0.4 mi
2	The Fountains at Roseville	0.8 mi
3	Nordstrom	0.5 mi
4	Macy's	0.4 mi
5	JCPenney	0.5 mi
6	Kohl's	1.0 mi

WAREHOUSE & DISCOUNT

7	Costco Wholesale	0.3 mi
8	Sam's Club	0.9 mi
9	Walmart Supercenter	1.1 mi
10	Target	1.2 mi
11	Big Lots	0.7 mi

HOME IMPROVEMENT

12	The Home Depot	0.3 mi
13	Lowe's	0.6 mi
14	Floor & Decor	0.9 mi
15	Harbor Freight Tools	0.7 mi

GROCERY

16	WinCo Foods	0.5 mi
17	Trader Joe's	0.7 mi
18	Nugget Markets	0.8 mi
19	Whole Foods Market	0.9 mi
20	Safeway	1.0 mi
21	Bel Air Market	1.4 mi

JUNIOR ANCHORS & BIG BOX

22	Best Buy	0.8 mi
23	Dick's Sporting Goods	0.4 mi
24	REI	0.9 mi
25	Total Wine & More	0.2 mi
26	Ross Dress for Less	0.4 mi
27	Burlington	0.6 mi
28	Marshalls / Nordstrom Rack	0.8 mi
29	PetSmart	0.9 mi
30	Michaels	0.8 mi
31	Barnes & Noble	0.6 mi
32	Staples	0.2 mi

ENTERTAINMENT & DINING

33	Cinemark Century Theatres	0.4 mi
34	Round1 Bowling & Arcade	0.4 mi
35	Dave & Buster's	0.8 mi
36	Topgolf	1.4 mi

PUBLIC & SOCIAL SERVICES

A	Roseville Fire Station (Kelley Mem.)	0.6 mi
B	Galleria Transfer Pt. — Roseville Transit	0.5 mi
C	Sutter Walk-In Care	0.8 mi
D	MDSTAT Urgent Care	0.8 mi
E	urHealthcare Primary & Walk-In	0.6 mi
F	Sonrisa Senior Living	0.5 mi
G	Thomas Jefferson Elementary	0.7 mi
H	Cathryn Gates Elementary	0.6 mi
I	Antelope Creek Elementary	0.8 mi
J	Vencil Brown Elementary	1.2 mi
K	Roseville High School	1.4 mi
L	Central Park	0.7 mi
M	Sylvia Besana Park	0.7 mi
N	Diamond Oaks Golf Course	1.0 mi
O	Postal Annex	0.9 mi
P	VillaSport Athletic Club	0.1 mi

MAP KEY

- ★ Subject property — 508 Gibson Dr
- 1 Numbered major retailer (list at left)
- A Lettered public / social service
- Additional retail, dining & service tenant
- 1.0 and 1.5 mile radius rings

TRADE AREA AT A GLANCE
495 additional retail, dining & service tenants within 1.5 mi

- Westfield Galleria at Roseville (super-regional mall) and The Fountains lifestyle center are 0.4 and 0.8 miles from the subject.
- Six full-service grocers inside 1.5 miles, plus Costco, Sam's Club, Walmart Supercenter and Target.
- Sixteen public and social service uses mapped: transit hub, fire station, urgent care, five schools and four parks / recreation sites.
- Nearest hospitals sit just outside the ring — Sutter Roseville approx. 1.7 mi and Kaiser Permanente Roseville approx. 2.3 mi.

03 Trade Area & Contact

DEMOGRAPHICS · MARKET · ADVISOR

TRADE AREA DEMOGRAPHICS

METRIC	1 MILE	3 MILES	5 MILES
Population (2025)	11,398	104,446	243,071
Population Projection (2030)	11,888	108,651	253,873
Households (2025)	4,407	39,611	89,372
Median HH Income	\$111,496	\$108,372	\$111,616
Avg HH Income	\$133,274	\$131,216	\$137,101
Median Age	38.9	40.1	41.3
Bachelor's Degree or Higher	44%	40%	41%
Daytime Employees	13,476	75,908	115,000+

Source: CoStar demographics, 2025 estimates and 2030 projections, retrieved September 2026. Five-mile daytime employment is displayed rounded because the source report truncates the figure.

SUBMARKET SNAPSHOT · ROSEVILLE / ROCKLIN OFFICE

INDICATOR	SUBJECT	SUBMARKET 2-4 STAR	MARKET
Vacancy Rate	0.0%	9.9%	10.7%
Asking Rent per SF	\$31.78	\$27.49	\$27.78
Market Sale Price per SF	n/a	n/a	\$203

Source: CoStar market statistics, retrieved September 2026. Estimates only and not a valuation, a rent guarantee, or an opinion of value.

WHY SUITE 260

Small office condominiums in this corridor rarely reach the market finished to this level. A buyer gets a client-ready office with conference space and a real kitchenette, in a professionally managed Shea Center building anchored by medical and legal tenants, a short walk from the Galleria. For an owner-user it replaces rent with ownership at the size most professional firms actually need.

SCHEDULE A TOUR

Suite 260 shows best in person. Private tours available on request.

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DRAFT FOR REVIEW

VERIFICATION & OFFICIAL SOURCES

Placer County parcel and assessment lookup · common3.mptsweb.com/MBC/placer/tax/main
Placer County Assessor · placer.ca.gov/1562/Assessor
City of Roseville zoning ordinance, Title 19 · roseville.ca.us/planning
Roseville zoning map and Special Area overlays · roseville.ca.us/gis
Roseville Planning Division · 916.774.5276
Building permit history · City of Roseville Building Division

DISCLAIMER

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