



roseville, ca

1130
conroy lane

available for sale or lease
medical/office space

executive summary

Discover an exceptional opportunity at Roseville Professional Center! Buildings 200, 300, and 301 are available for sale or lease, offered as a portfolio or individually to suit your needs. This premier six-building business park spans ± 2.7 acres and boasts a prime location just off Sunrise Avenue and Douglas Boulevard, with excellent visibility from Interstate 80 and seamless access to Highway 65. Building 200 features $\pm 4,248$ SF of vacant medical space, ideal for healthcare professionals. Building 300 offers $\pm 3,254$ SF, formerly a surgery center, ready for your vision. Building 301 is a versatile two-tenant property, perfect for an owner-user or investor, all in As-Is condition. Whether you're expanding your practice, investing in a thriving market, or seeking a strategic location, this portfolio delivers unmatched convenience and connectivity in one of Roseville's most dynamic commercial districts.



BUILDING 200
 $\pm 4,248$ SF



BUILDING 301
 $\pm 1,369$ SF



BUILDING 300
 $\pm 3,254$ SF



investment highlights

Address

1130 Conroy Lane, Buildings 200, 300, 301,
Roseville, CA 95661

Building Sizes

±1,369 SF - ±8,871 SF

More Details

- » Estimated 2026 CAM \$0.32 PSF
- » Year Built: 1982
- » Parking Ratio: 6.5/1,000 SF
- » APN: 014-270-056, 057, and 058
- » Zoning: BP (Business Professional)

offering details

B U I L D I N G 2 0 0

- › ±4,248 SF Medical/Office Condominium
- › APN 014-270-056-000
- › \$955,800.00 (\$225.00 PSF)
- › \$1.75 PSF | Modified Gross

B U I L D I N G 3 0 0

- › ±3,254 SF Medical/Office Condominium
- › APN 014-270-057-000
- › \$732,150.00 (\$225.00 PSF)
- › \$1.75 PSF | Modified Gross

B U I L D I N G 3 0 1

- › ±1,369 SF Medical/Office Condominium
- › APN 014-270-058-000
- › \$450,000.00 (\$328.65 PSF)
- › \$2.00 PSF | Modified Gross

B U I L D I N G S 2 0 0 , 3 0 0 , & 3 0 1

- › PORTFOLIO
- › ±8,871 SF Medical/Office Condominiums
- › APN 014-270-056-000, 014-270-057-000, & 014-270-058-000
- › \$1,995,975.00 (\$225.00 PSF)
- › \$1.75 PSF | Modified Gross
- › As-Is Deals

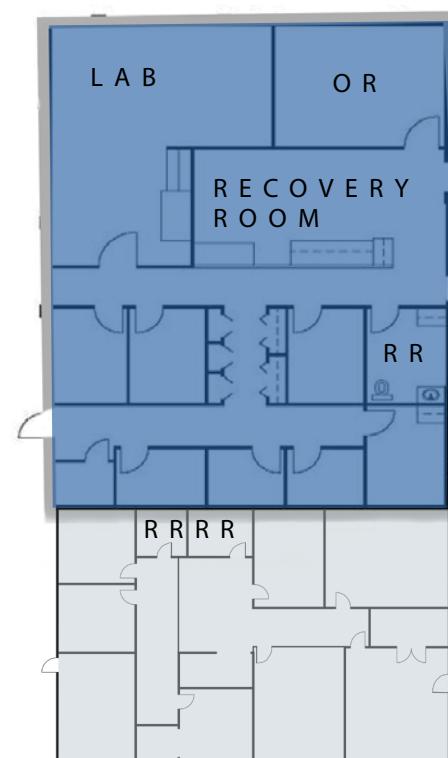
**Portfolio Savings,
Best Overall Value!**



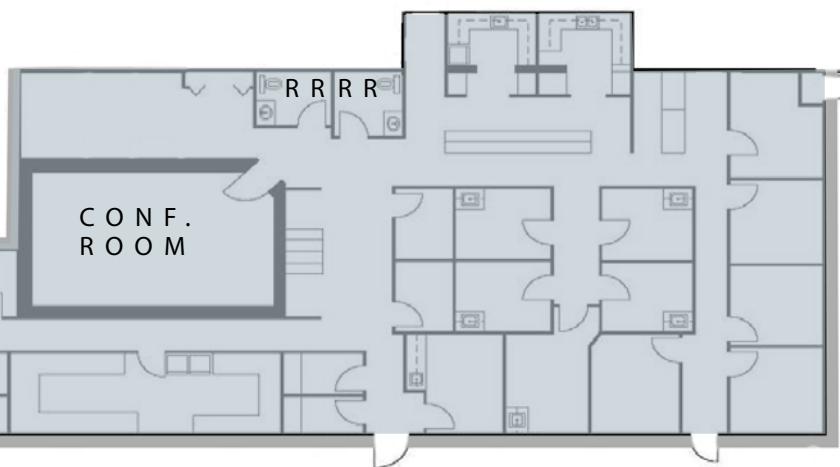
floor plan

BUILDING 300

(CURRENTLY AN OR)



BUILDING 200



BUILDING 301

pictures





FOR MORE INFORMATION, PLEASE CONTACT:

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