

OWNER/USER OPPORTUNITY  
FOR SALE

1613

SANTA CLARA DRIVE

ROSEVILLE, CA 95661

**CBRE**

# EXECUTIVE SUMMARY

Presenting an exceptional opportunity to own or lease a well-maintained, multi-tenant office building in one of Roseville's most desirable and established office corridors. Located at 1613 Santa Clara Drive, this property offers  $\pm 8,210$  SF of professional office space across two stories, with  $\pm 6,000$  SF on the first floor and  $\pm 2,210$  SF on the second floor. Built in 1991, this building combines functionality with attractive landscaping and a welcoming environment, making it ideal for a variety of professional uses. This building has a  $\pm 200$  SF private patio to allow staff to enjoy being outside on the perfect day.

**\$2,052,500 (\$250 PSF)**

SALE PRICE

**CONTACT BROKER**

LEASE PRICE

Situated in Placer County within a highly walkable area, the building is surrounded by abundant amenities including dining, retail, and services, and is part of a well-known, popular office corridor offering excellent visibility and accessibility. With convenient access to major thoroughfares, this location ensures ease of commute for employees and clients alike. Whether you're looking to expand your portfolio, establish a new headquarters, or secure a strategic office location, this property delivers a compelling combination of size, location, and value.

**$\pm 8,210$**

BUILDING SQUARE FOOTAGE



# OFFERING DETAILS

## Key Features:

Building Size:  $\pm 8,210$  SF

Stories: Two

Use: Office, Medical, or Dental

Parking: 5/1,000 SF

Lot Size:  $\pm 0.73$  acres

Year Built: 1991

Configuration: Multi-Tenant Layout

County: Placer County

## Location Highlights:

- Highly walkable area with abundant nearby amenities including dining, retail, and services
- Situated in a well-known, popular office corridor in Roseville
- Convenient access to major thoroughfares like Interstate 80 and Highway 65

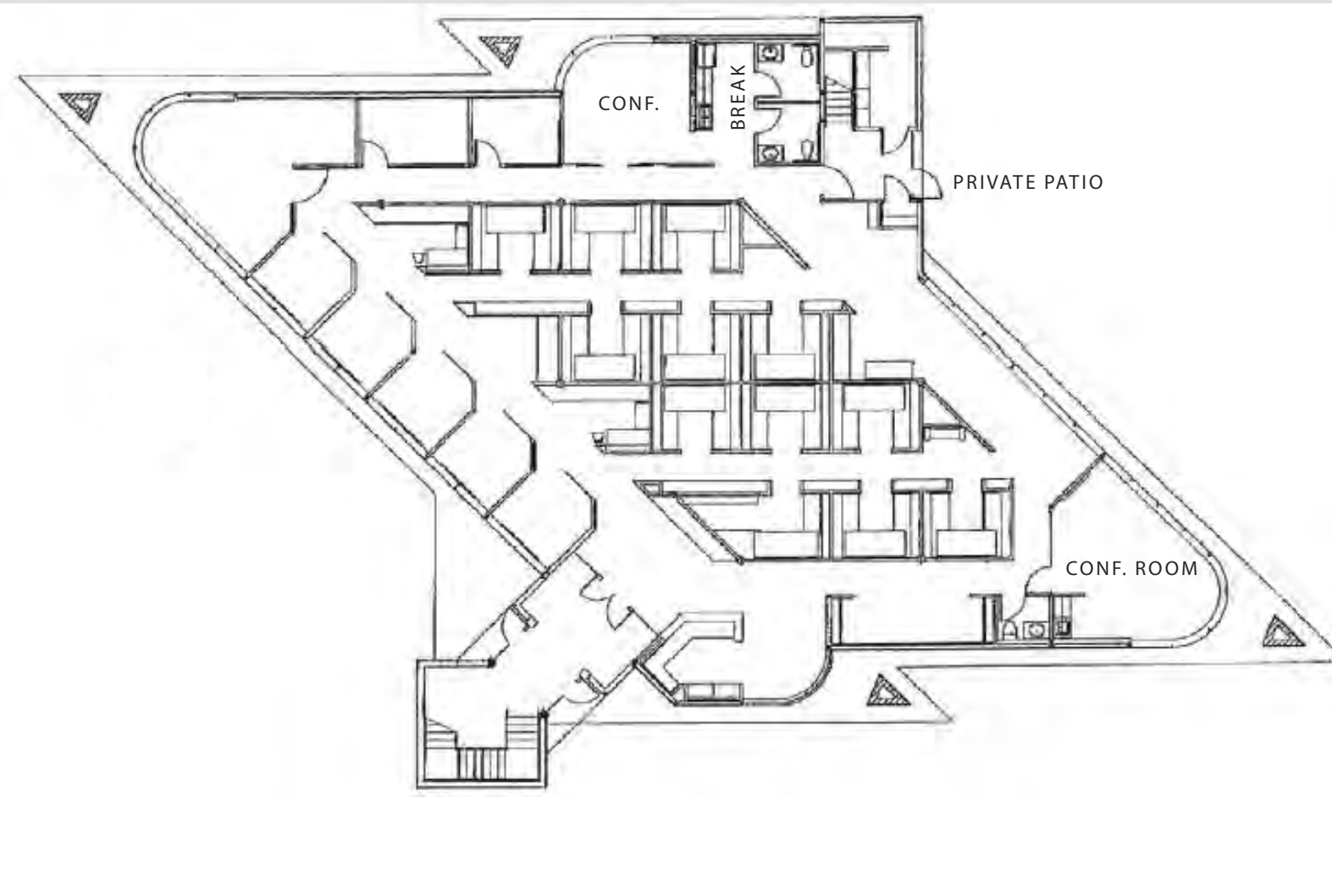
1613 SANTA CLARA DRIVE,  
ROSEVILLE, CA 95661



# BUILDING PLAN

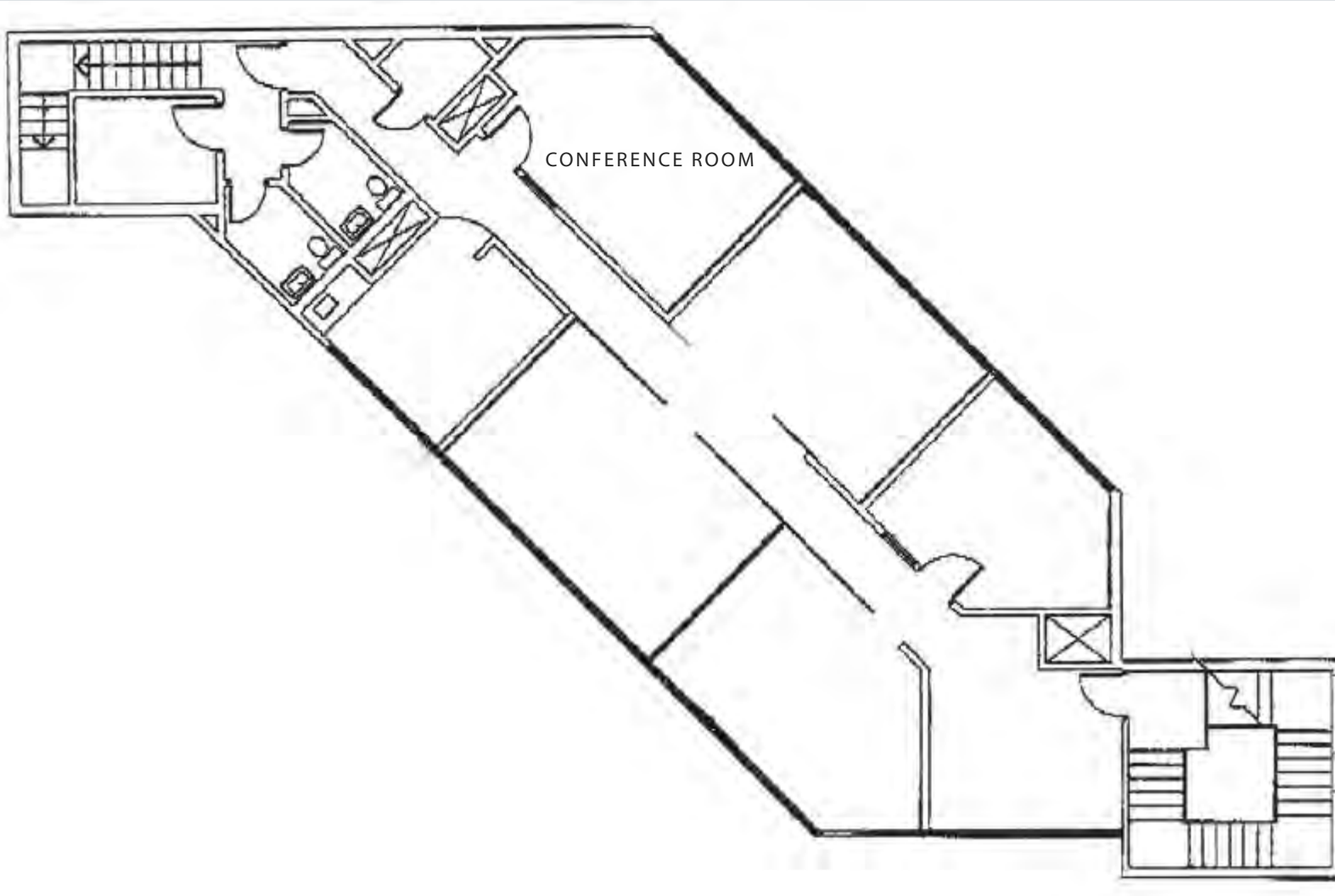
1613 SANTA CLARA DRIVE, ROSEVILLE, CA 95661

±6,000 SF  
FIRST FLOOR

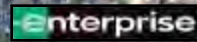


# BUILDING PLAN

1613 SANTA CLARA DRIVE, ROSEVILLE, CA 95661



±2,210 SF  
SECOND FLOOR



DOUGLAS BLVD

SITE

SANTA CLARA DR

AERIAL MAP





1613

AVAILABLE FOR  
SALE OR LEASE

SANTA CLARA DRIVE

ROSEVILLE, CA 95661

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