



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 ± 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: ±8,210 SF

Stories: Two

Use: Office, Medical, or Dental

Parking: 5/1,000 SF

Lot Size: ±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

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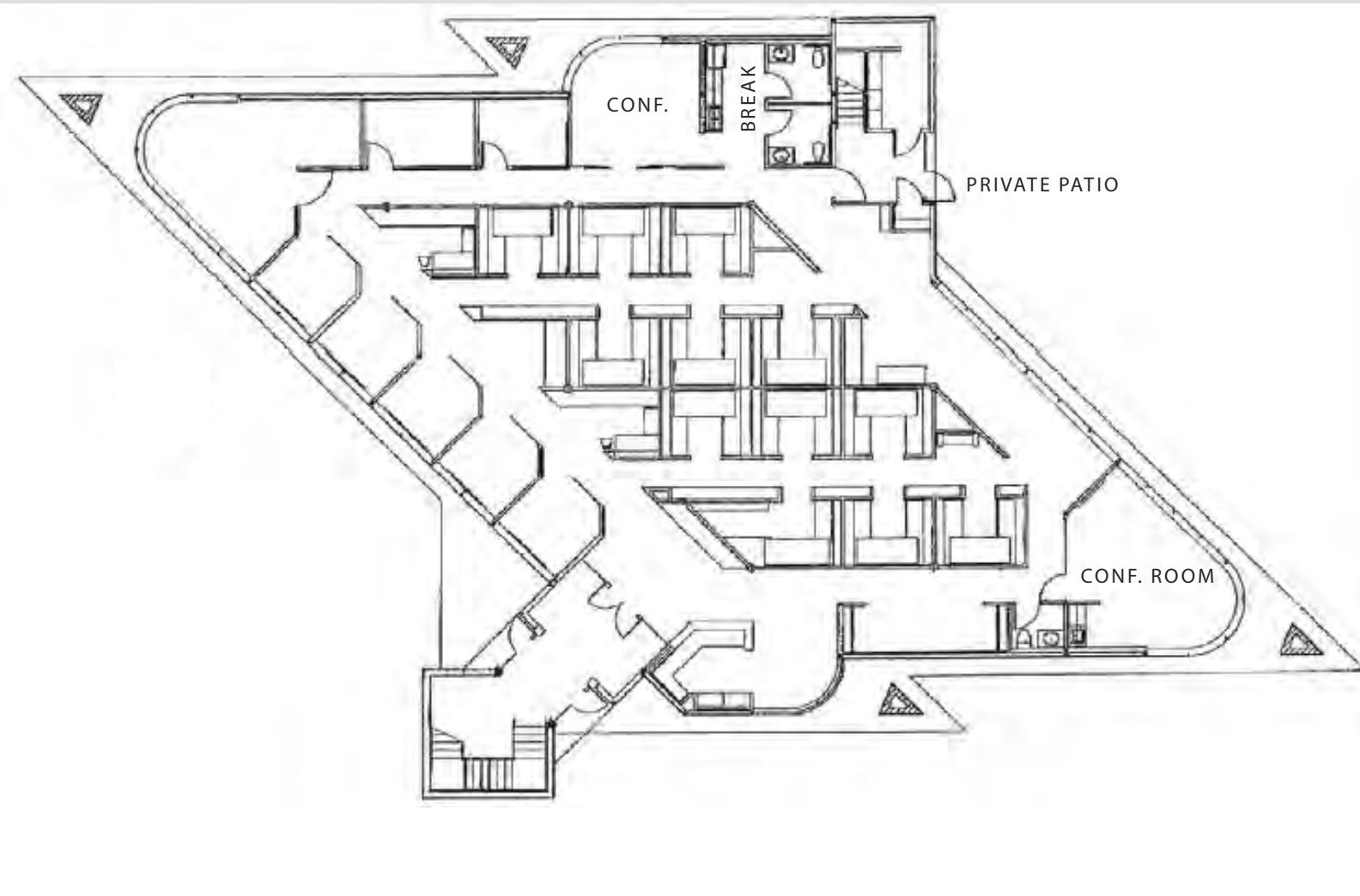


BUILDING PLAN

1613 SANTA CLARA DRIVE, ROSEVILLE, CA 95661

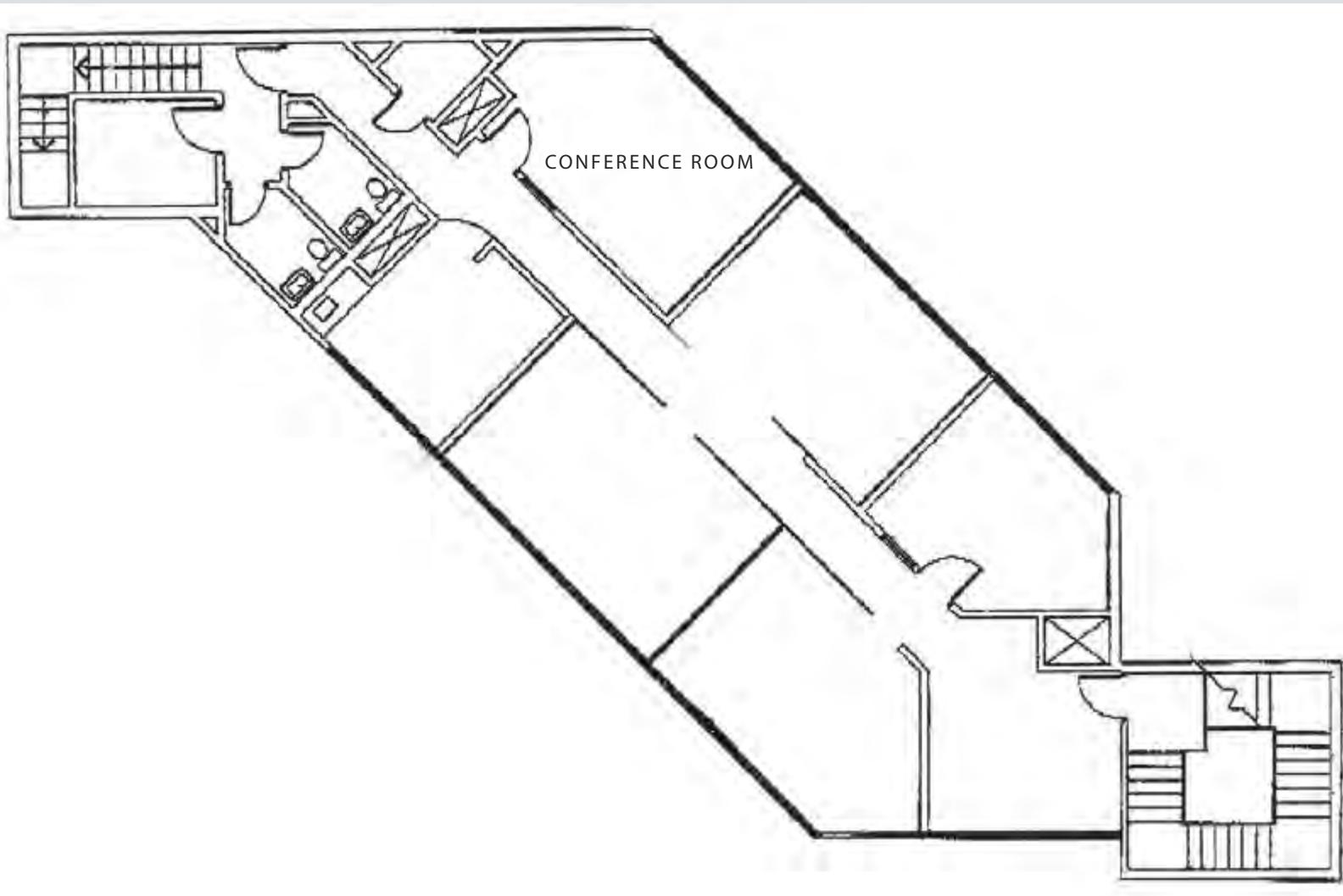
±6,000 SF

FIRST FLOOR



BUILDING PLAN

1613 SANTA CLARA DRIVE, ROSEVILLE, CA 95661



±2,210 SF

SECOND FLOOR

INTERSTATE
80

INTERSTATE
80



SCHOOLS FIRST
FEDERAL CREDIT UNION

enterprise

Office
DEPOT

HARBOR
FREIGHT



Golden 1
Credit Union



DOUGLAS BLVD

ROXBURG
AUTOMAXX

SITE

SANTA CLARA DR

AERIAL MAP

N



1613
SANTA CLARA DRIVE

ROSEVILLE, CA 95661

AVAILABLE FOR
SALE OR LEASE

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CBRE

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