

FOR SALE

PROFESSIONAL OFFICE

2151 PROFESSIONAL DRIVE, ROSEVILLE, CA

Northern California's Premier Commercial Real Estate Firm



NORTH BAY
PROPERTY ADVISORS

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



PROPERTY SUMMARY

PRICING

Asking Price:	\$2,400,000
Price per Sq. Ft.:	\$168.60 per Sq. Ft.

BUILDING

Building Sq. Ft.:	14,235+/- Sq. Ft.
Public Records:	14,235+/- Sq. Ft.
CoStar:	14,931+/- Sq. Ft.
Appraisal:	14,932+/- Sq. Ft.
Year Built:	1986
HVAC:	Yes

SITE

APN:	048-420-011
Lot Size:	47,916+/- Square Feet
Zoning & General Plan:	BP—Business Professional
Parking:	74 Parking Spaces
Water & Sewer:	City of Roseville
Utilities:	SMUD

2151 Professional Drive

The subject property at 2151 Professional Drive is a two-story, multi-tenant office building constructed circa 1986. It encompasses approximately 14,235 square feet of rentable building area on a parcel of approximately 47,916 square feet (1.1 acres), providing ample flexibility for multiple tenants or potential owner-user configurations. The building features a brick facade, on-site parking with 74 dedicated spaces, and mature landscaping that contributes to a professional and established appearance.

The property is situated in the desirable Johnson Ranch area of Roseville, Placer County, positioned at the prominent corner of Douglas Boulevard and Eureka Road. This location delivers strong visibility and excellent accessibility via major highways, facilitating convenient commutes for employees, clients, and visitors. Tenants benefit from abundant nearby amenities, including over 100 restaurants, numerous fitness centers, retail options, and a variety of community events that enhance the daily experience in the area.

It occupies a prime location within Roseville's thriving economic hub, where key sectors such as healthcare, technology, construction, and education continue to drive significant growth and business activity. The surrounding environment supports a stable and active commercial landscape, with easy access to essential services and a suburban setting that promotes work-life balance.

Roseville remains one of Northern California's most appealing suburban markets, characterized by a steadily growing population, strong demographic profile—including high median household incomes, low unemployment, and solid educational attainment—and consistent demand for quality office space. This combination creates an environment that effectively balances professional functionality with lifestyle convenience, making it an attractive setting for businesses and investors alike.

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RENT ROLL

Lease Summary / Rent Roll

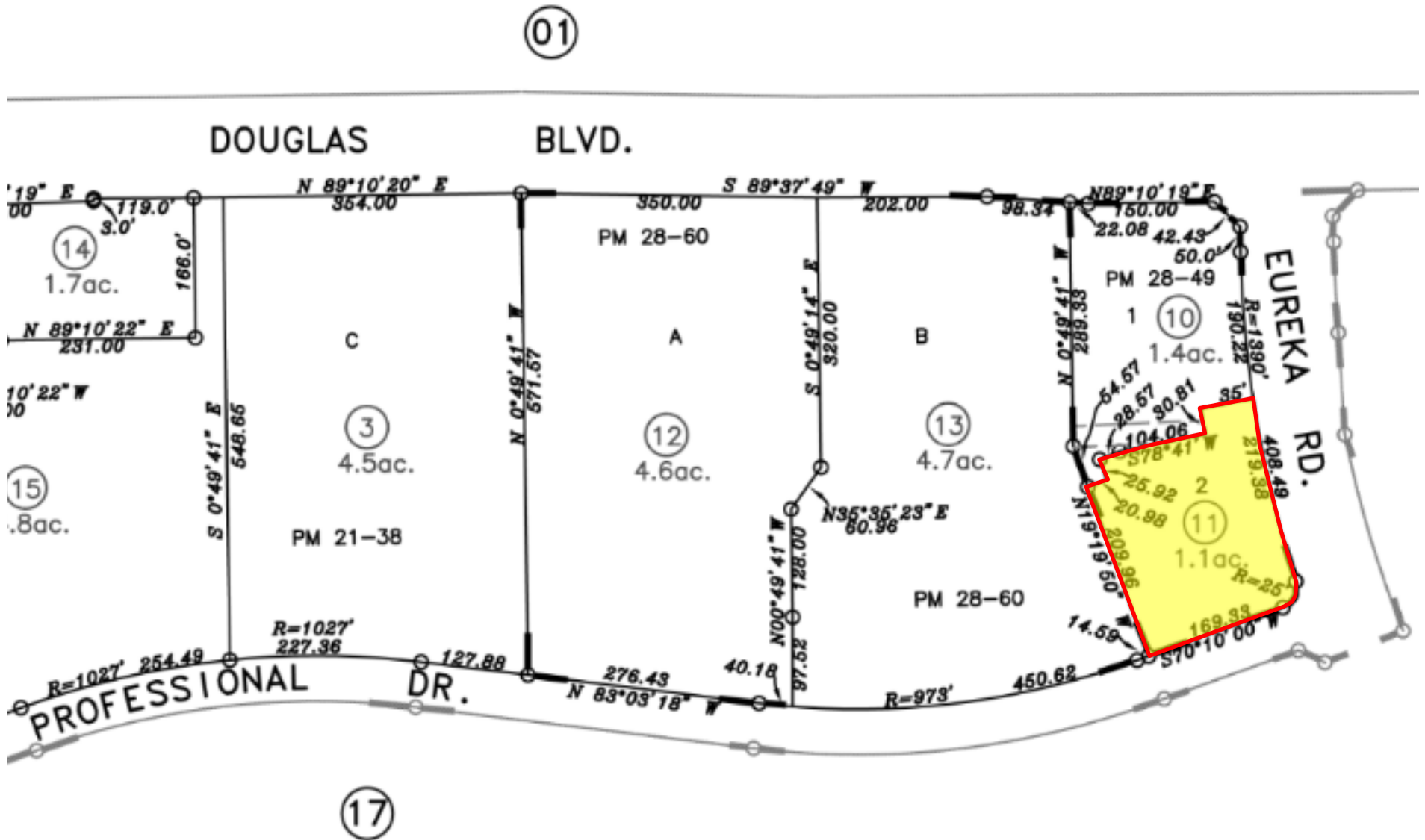
2151 Professional Dr
Roseville

Business Name	Suite/Address	Lease End Date	Approximate Rentable Sq. Ft.	Approximate % of SF	Actual Rent/Month	Rent/SF	Security Deposit
FIRST FLOOR							
SEHATU Sleep Labs	Ste. 100	11/30/2029	2,761	19.79%	\$ 5,522.00	\$2.00	\$ 5,383.95
Anita Cooper, Marina Gunst, Melissa Freitas	Ste. 102	8/31/2026	1,100	7.88%	\$ 2,277.00	\$2.07	\$ 2,057.00
Schilling CPA	Ste. 104	5/31/2028	1,189	8.52%	\$ 2,199.65	\$1.85	\$ 2,199.65
AVAILABLE	Ste. 105		2,061	14.77%			
SECOND FLOOR							
AVAILABLE	Ste. 200		5,787	41.48%			
The Logan Group	Ste. 260	10/31/2025	1,054	7.55%	\$ 2,740.00	\$2.60	\$ 2,635.00
MONTHLY TOTALS:		Net Rentable SF:	13,952	100%	\$ 12,738.65		
ANNUAL TOTALS:					\$ 152,863.80		

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PARCEL MAP



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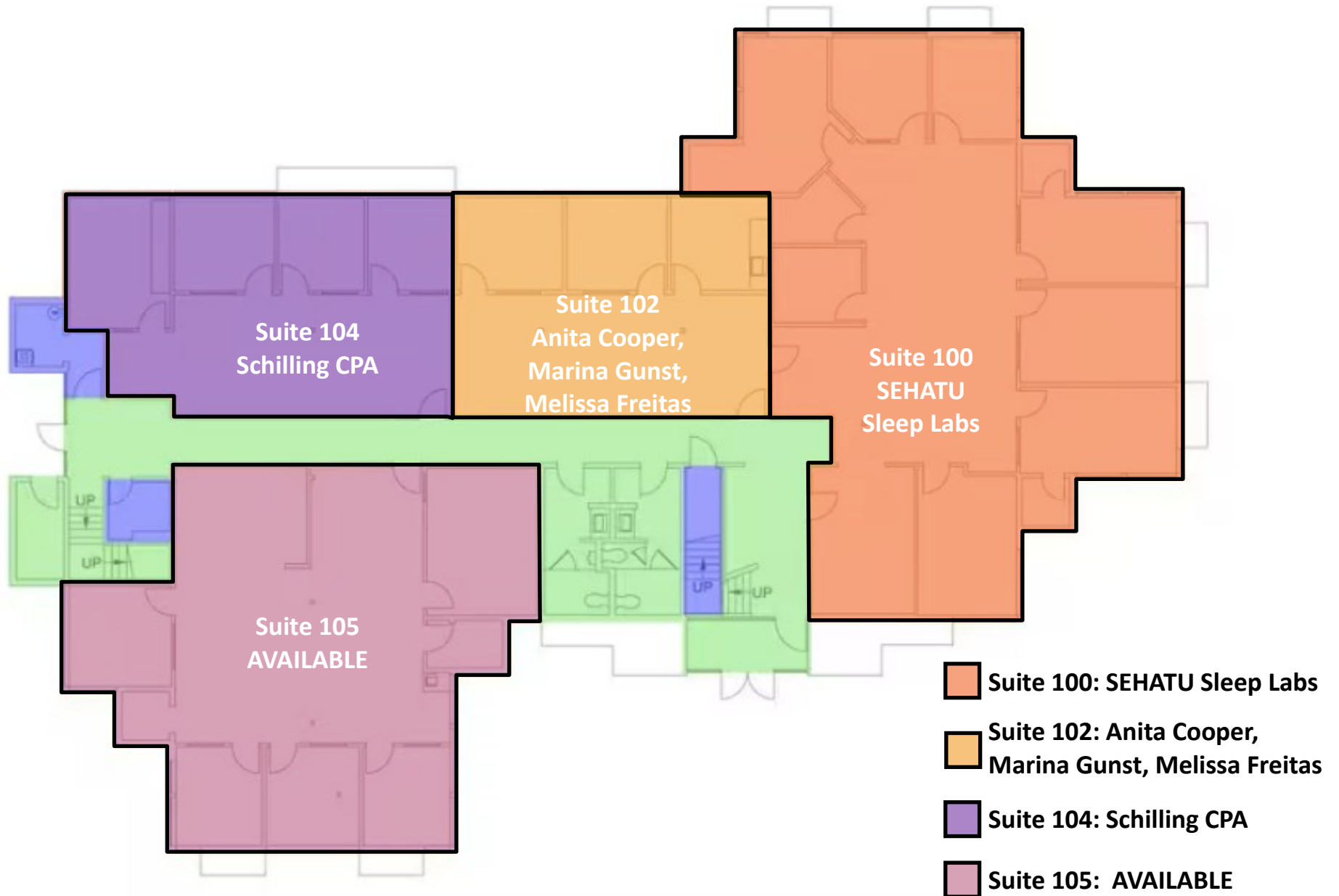
STREET MAP AERIAL



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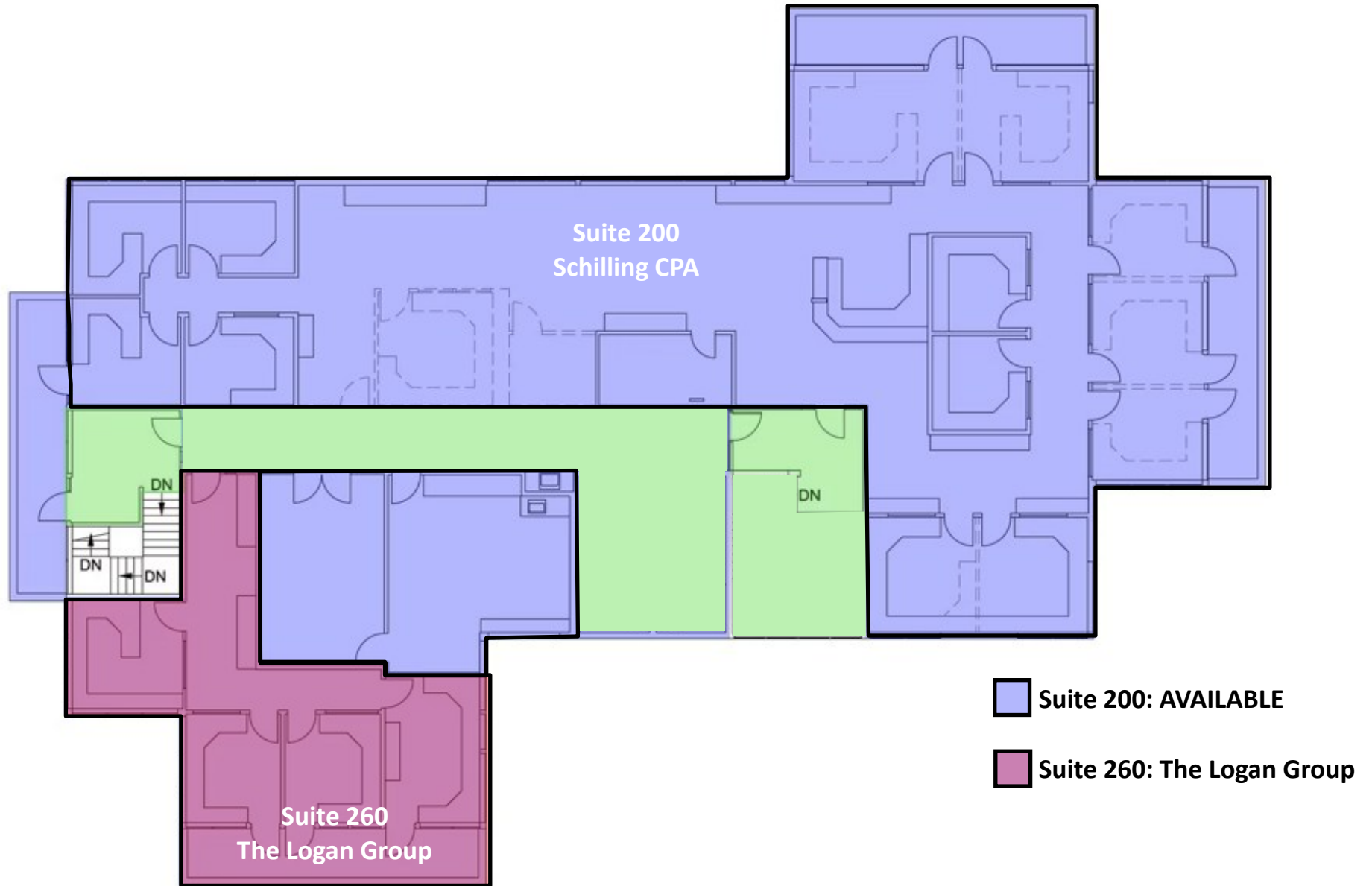
FLOOR PLAN (FIRST FLOOR)



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FLOOR PLAN (SECOND FLOOR)



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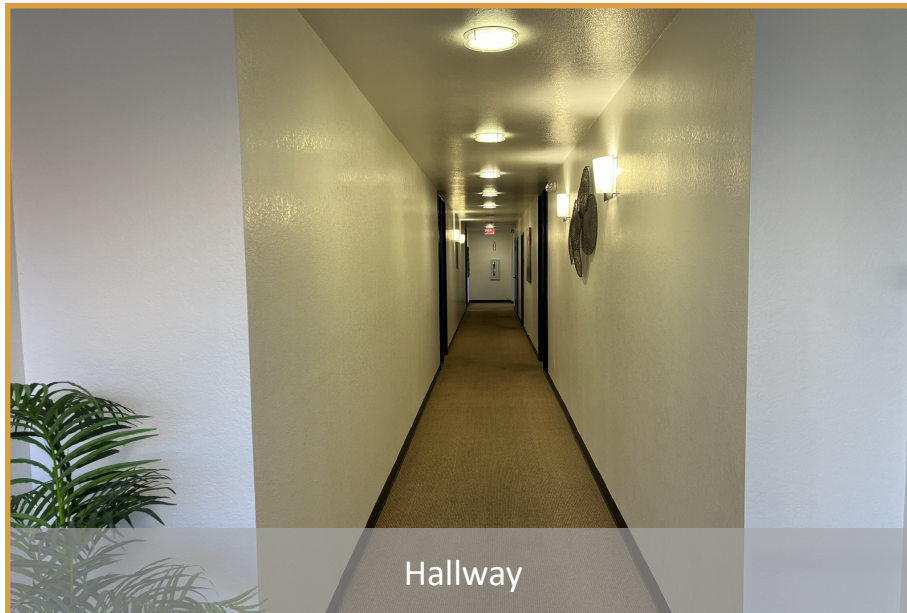
PHOTOS



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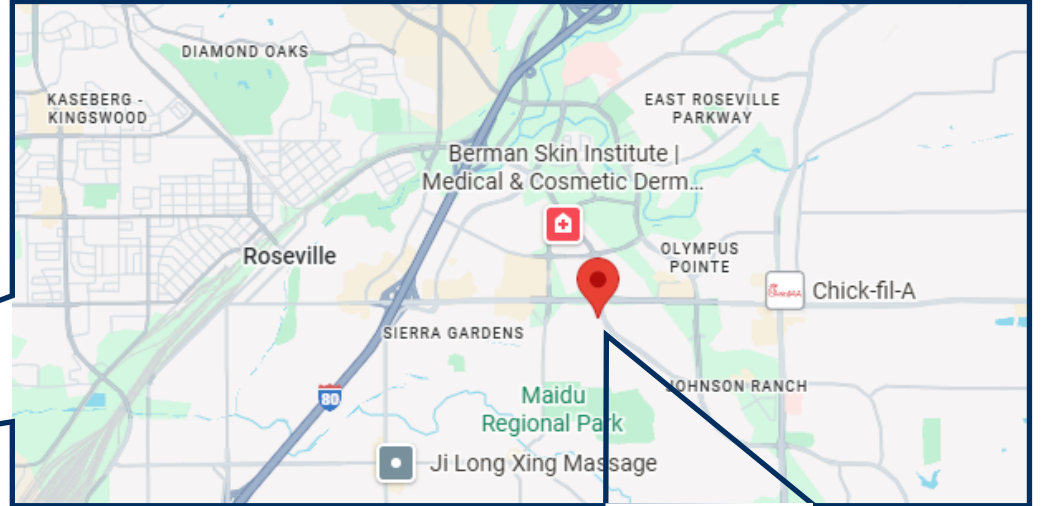
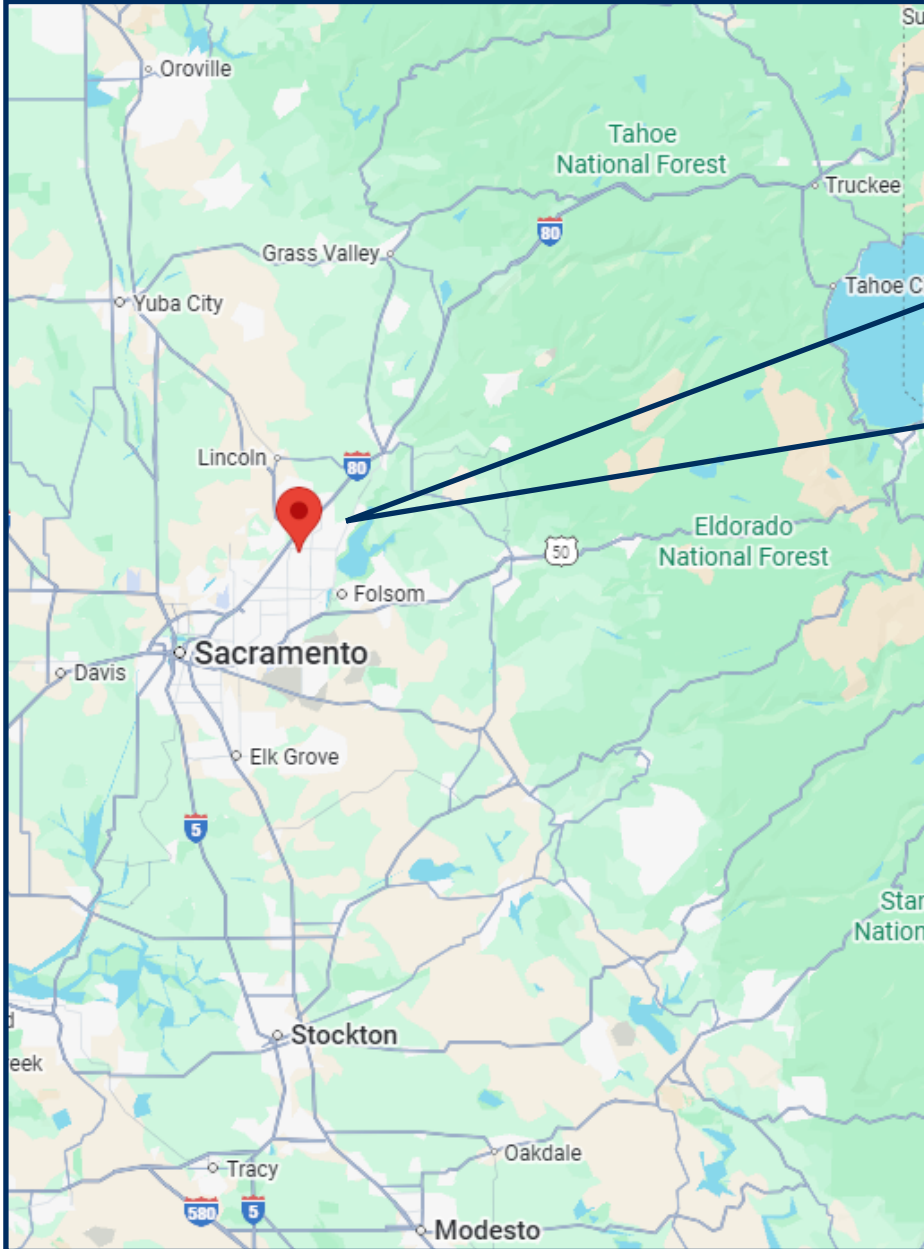
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MAPS



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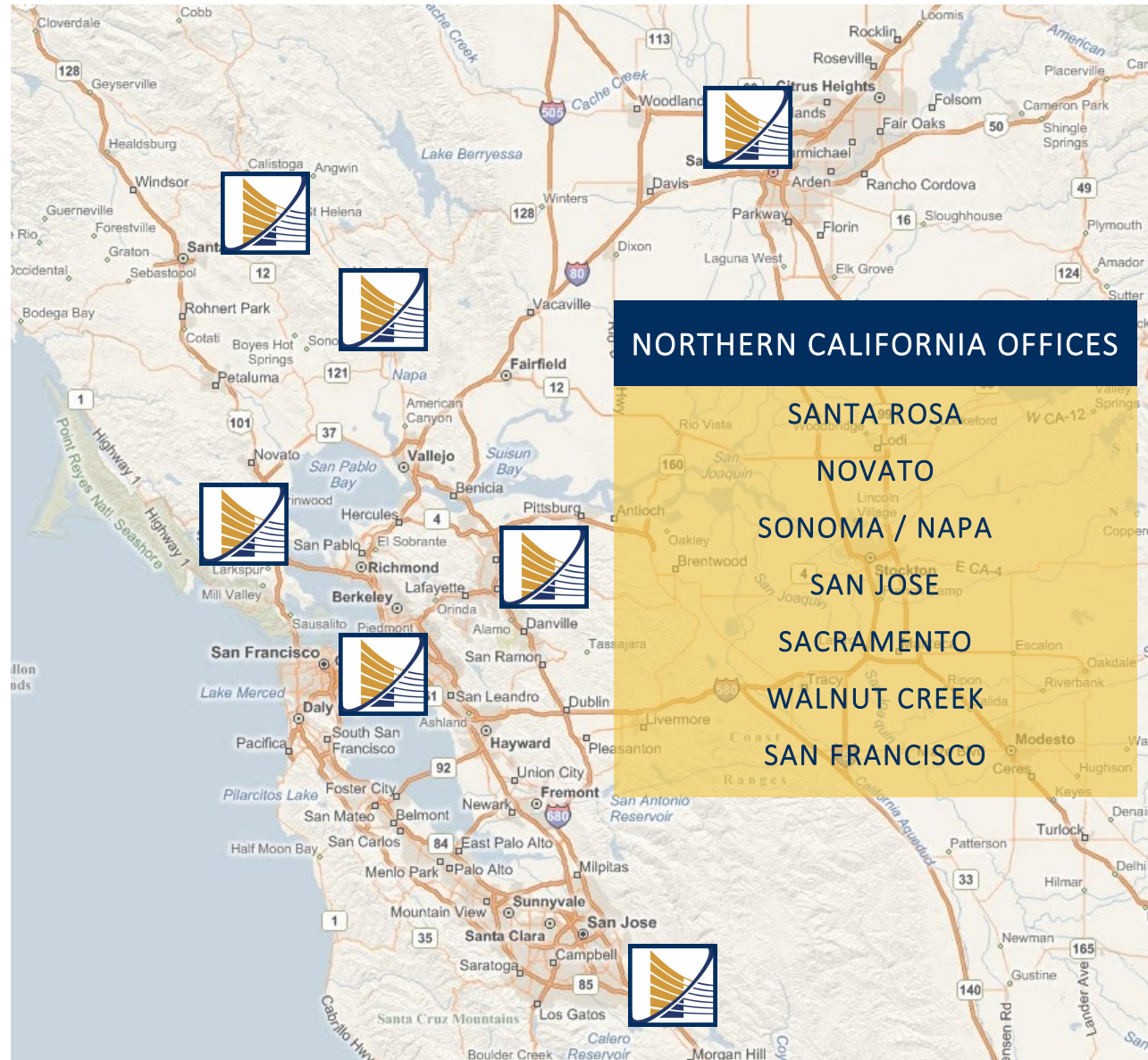
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