



Bldg M

10014 Foothills Blvd, Roseville, CA 95747

Michael Maddox

Maddox Dental Practice Sales

1664 Newport Blvd, Suite 200, Costa Mesa, CA 92627

michael@maddoxdentalpracticesales.com

(949) 274-0008



Bldg M

\$1,825,000

Prime medical office investment in the highly desirable West Roseville submarket, offered at \$1,825,000 (6.5% cap rate). The property is fully built out as a dental facility with specialized plumbing, operatories, and medical-grade improvements, creating strong replacement value and long-term medical utility.

The tenant operates as a national corporate dental platform with over 800 locations nationwide, providing established corporate occupancy. The property is leased on a double-net (NN) basis with clean annual NOI of approximately \$118,596. The current lease term runs through April 2028 and includes two (2) additional five-year renewal options, providing potential long-term income stability.

This...

- Prime location in a high-growth Northern California market with strong demographics and visibility along Foothills Blvd
- Fully built out as a dental facility with specialized plumbing, operatories, and medical-grade improvements



Price:	\$1,825,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment
Cap Rate:	6.50%
Lot Size:	0.48 AC
Gross Building Area:	4,308 SF
Rentable Building Area:	3,820 SF
No. Stories:	1
Year Built:	2008
Tenancy:	Single
Parking Ratio:	3.14/1,000 SF
Zoning Description:	CC, Roseville
APN / Parcel ID:	485-110-008

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Arbor View Dental Group Inc	3,820	2028 (two 5-year options)



10014 Foothills Blvd, Roseville, CA 95747