

1623 Santa Clara Dr
Roseville, CA 95661

For Lease



Property Highlights:

- Dental/Medical/Professional office suites for lease
- 2023 Construction
- Immediately south of Douglas Boulevard
- Two suites available for lease: 1,400 sf and 2,200 sf
- Cold shell with Tenant Improvement Allowance
- Abundant Parking
- Immediate freeway access

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



Offering Summary

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RE/MAX Gold is pleased to present the opportunity to lease office space in the soon to be completed modern and stylish office building located at 1623 Santa Clara Drive, in Roseville, CA. The property is just south of Douglas Blvd, one short block from Sunrise Avenue and in the immediate vicinity of Highway 80.

Designed by the renowned architectural firm of DWL Architects from Phoenix, Arizona, the 9,100 sq feet building features three rentable suites and a meeting room space to be built with state-of-the-art educational facilities. Construction is proceeding at a steady pace and the project is slated for completion in the fall of 2023.

Approximately 5,400 of the building will be occupied by a Periodontal office with a team of three periodontists and about 3,600 sf will be available to lease as two individual suites: a 1400 sf suite and a 2200 sf suite or as a single large 3,600 s.f. suite. Each of these suites may be customized by the prospective tenants.

The building features abundant parking with a ratio of one spot for every 150 sf and each suite is directly accessible from the parking lot. With a major portion of the building being occupied by a periodontist, the vacant suites are well suited for dental use or other office/medical uses.

Located within a 1/4 mile from the I-80 interchange at Douglas Blvd, this is an outstanding leasing opportunity for an established or new dental/medical practice or professional office user to have a presence in the vibrant and actively growing city of Roseville, within easy access from highway 80.



Site Plan

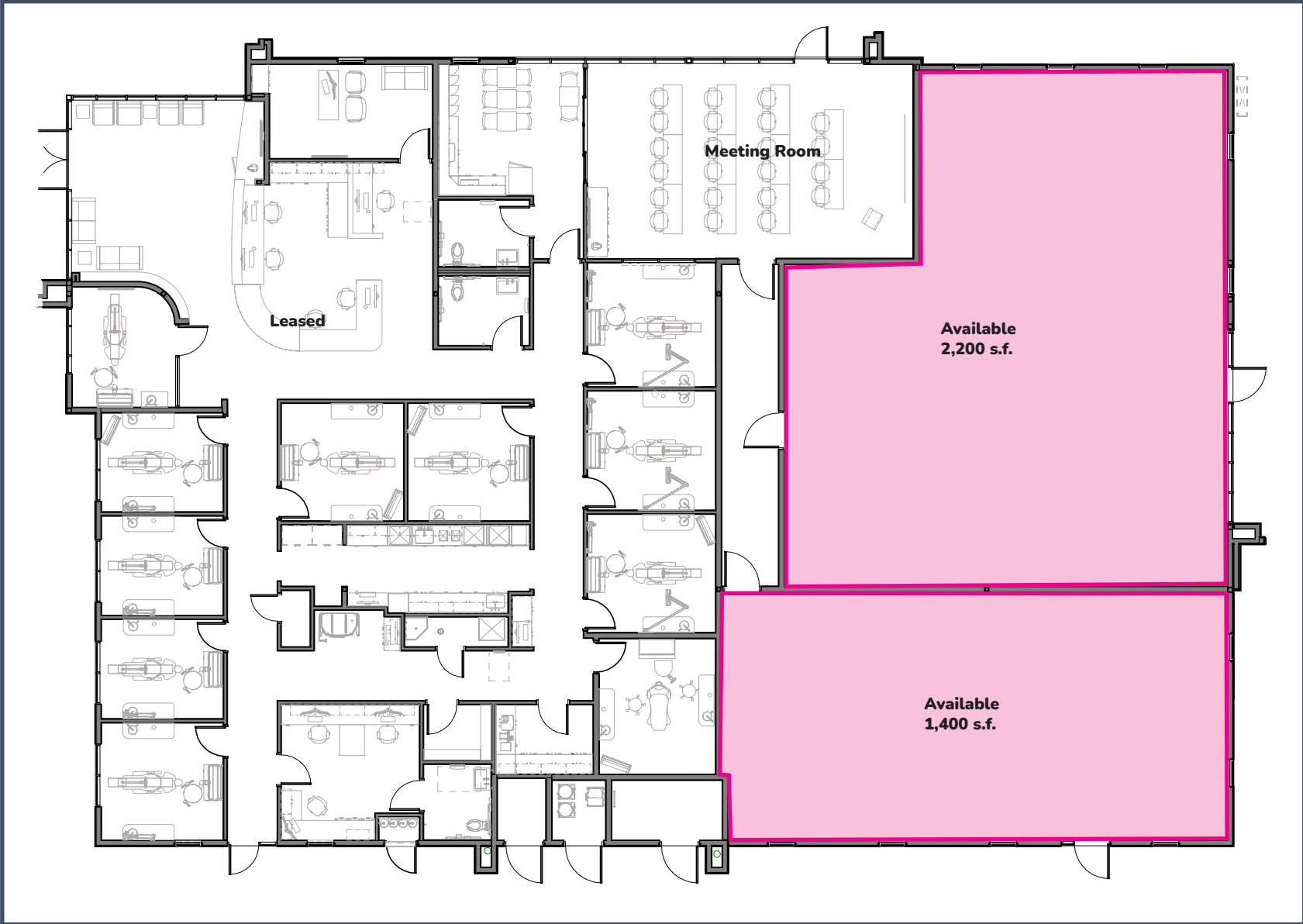
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Floor Plan

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Santa Clara Dr side



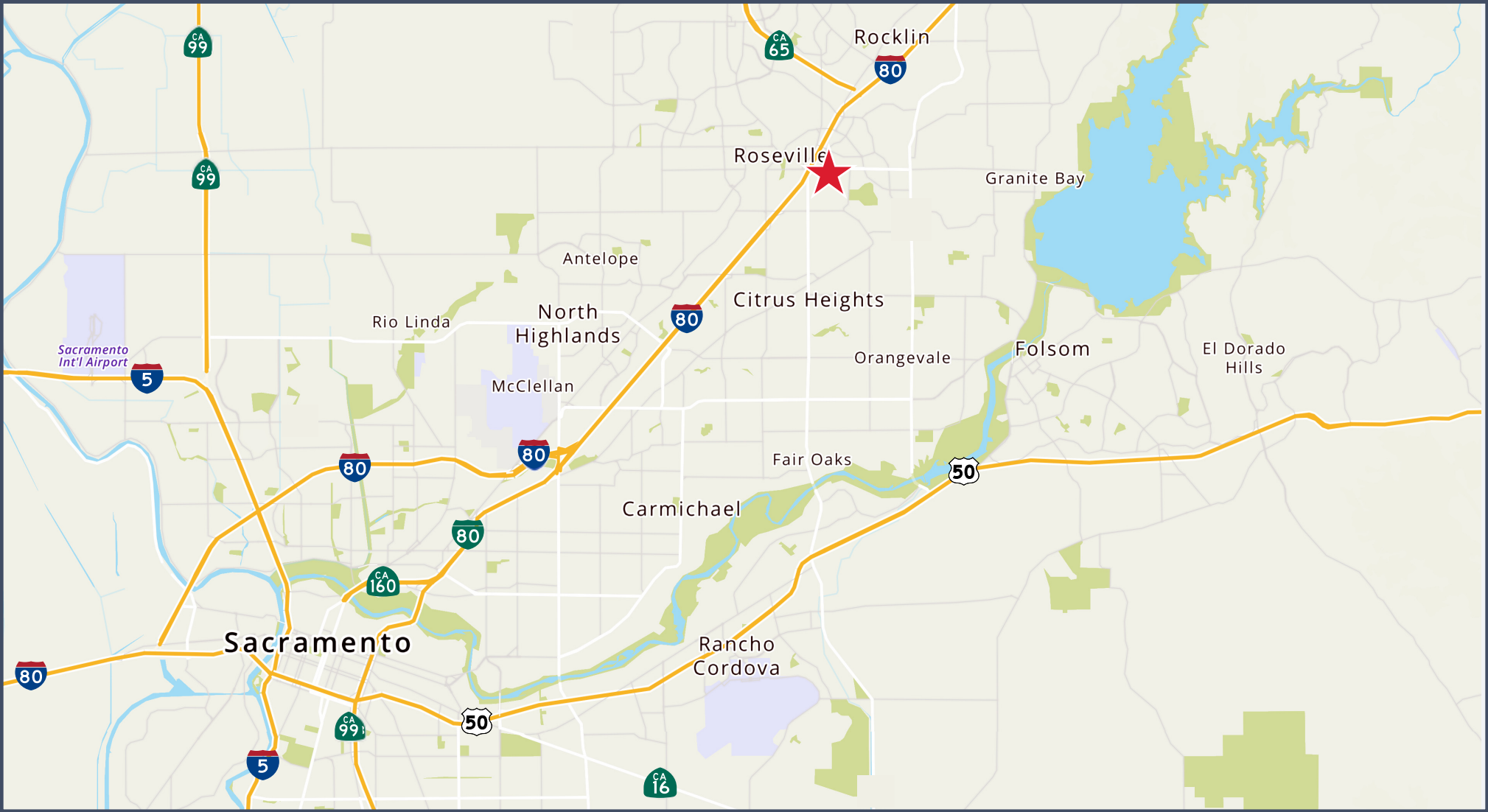
Property Pictures

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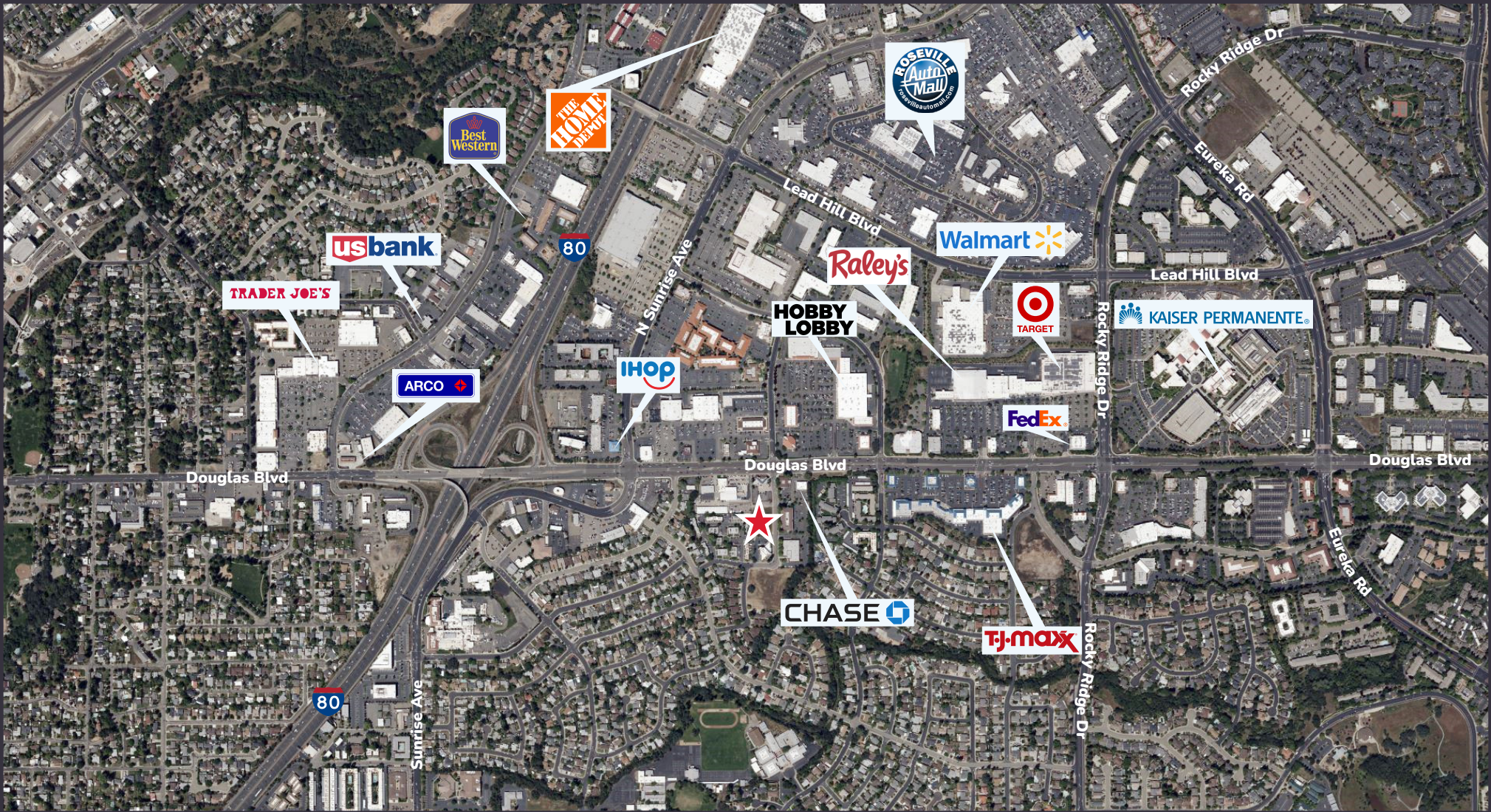
Location Map

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Vicinity Map

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Demographics

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KEY FACTS: 5 MILE RADIUS



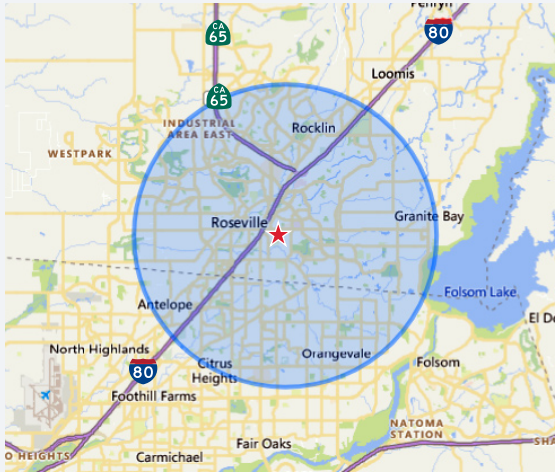
276,456
Total Population 2024



\$118,539
Average Household Income



15,719
Businesses



118,823
Daytime Employees



68,327
Owner Occupied Households



\$543,966
Median Home value

ADT 94,571 Douglas Blvd @ Santa Clara E & W (2022)

Data obtained from CoStar