

# 2260

## LAVA RIDGE COURT

ROSEVILLE, CA

**OWNER/USER  
OPPORTUNITY**

**WITH IN-PLACE  
INCOME**

**FOR SALE  
OR LEASE**



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## OWNER/USER OPPORTUNITY

## SALE PRICE



- \$2,295,630 (\$345 PSF)
- In-place Income
- ±6,654 RSF, single story, professional office building
- Up to ±5,182 SF available for occupancy
- Contact broker for information on current income & expenses

## ±6,654 RSF For Lease

## AVAILABLE FOR OCCUPANCY



- Lease Rate: \$1.95 PSF/mo, Full Service Gross
- ±1,774 RSF for lease available now
- Total of ±5,182 RSF contiguous space which might be made available prior to May 2025







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## OFFERING DETAILS



BUILDING ADDRESS	2260 Lava Ridge Court, Roseville, CA 95661
SALE PRICE	\$2,295,630 (\$345 PSF)
IN-PLACE INCOME	Contact broker for current income & expenses
ASSESSOR'S PARCEL NO.	459-040-005
COUNTY	Placer
PROPERTY TYPE	Professional Office
BUILDING SIZE	±6,654 RSF
LEASE RATE	\$1.95 psf, Full Service Gross
AVAILABLE SQ. FT.	±1,774 RSF immediate, availability to occupy ±5,182 RSF
PARCEL SIZE	±0.18 acre parcel
COMMON AREA FEES	\$583.33 per month
YEAR BUILT	1998
NUMBER OF STORIES	One
ZONING	BP/SA-NE, business professional/special area
USE	General office, attorneys, accounting firm, engineering, architects, etc.
UTILITY PROVIDERS	
ELECTRICITY	Roseville
SEWER	South Placer Municipal Utility District
WATER	Placer County Water Agency



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# FLOOR PLAN

## AVAILABLE FOR LEASE

Suite 100 ±1,774 RSF\*

Lease Rate: \$1.95 psf/mo.

Full Service Gross

Vacant

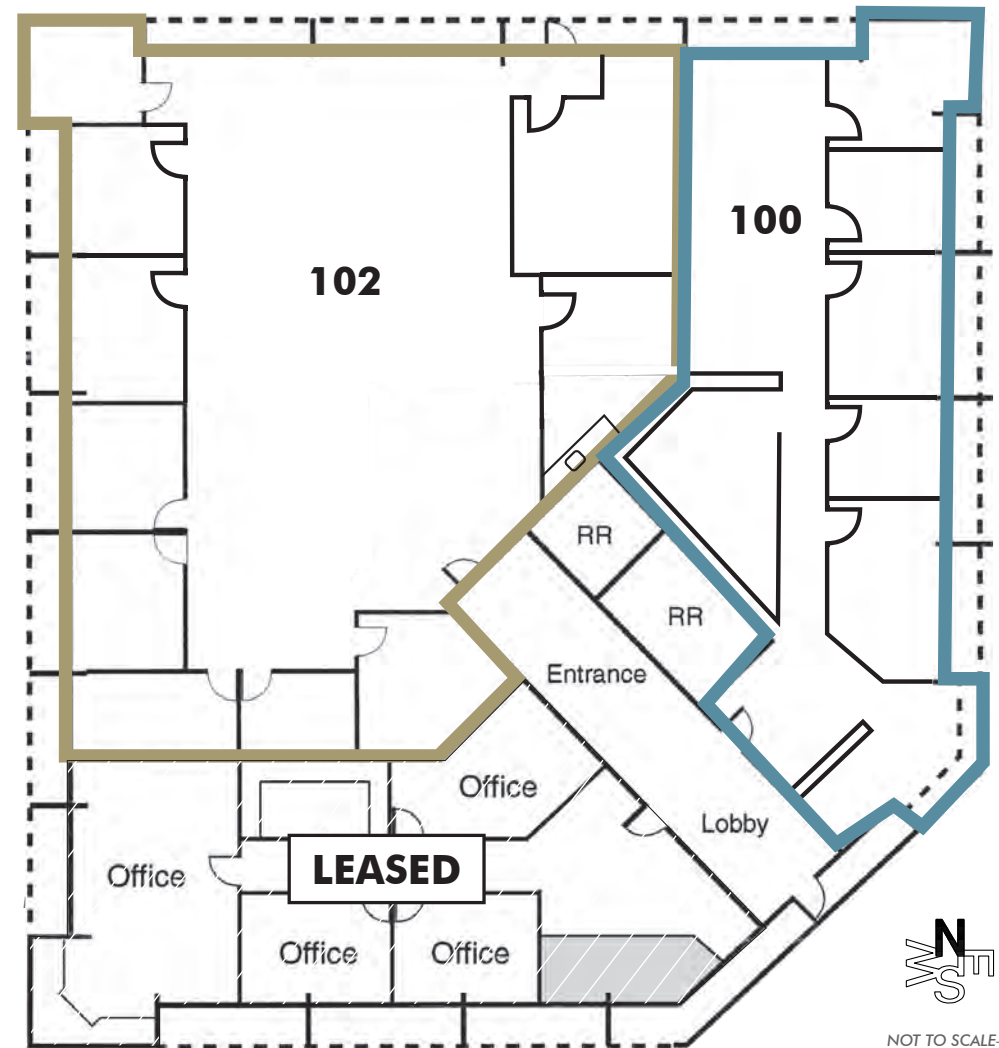
Suite 102 ±3,408 RSF\*

Lease Rate: \$1.95 psf/mo.

Full Service Gross

Lease expires May 2025, but  
may consider an early lease  
termination

\*Suites can be combined  
for ±5,182 RSF



NOT TO SCALE—  
ALL DIMENSIONS  
ARE APPROXIMATE.



