

# 2140 PROFESSIONAL DRIVE, ROSEVILLE, CA 95661



OFFICE/MEDICAL CONDO SUITES FOR SALE



[www.osbornegrouppcre.com](http://www.osbornegrouppcre.com)

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# PROPERTY DETAILS

2140 Professional Drive is a single-story, multi-tenant condominium building in Roseville, California. The building is approximately ±23,609 square feet and situated on ±1.90 acres of land. The building is located within the Johnson Ranch Office park, along the prestigious Douglas Corridor, enjoying high regional demographics.

- The proposed condos will be available for owner-user purchase.
- The recognizable location is accessible from either Rocky Ridge Drive or Eureka Road, major regional thoroughfares.
- The building has a nice vaulted atrium, providing great natural light, an attractive common area lobby and updated rest rooms.
- The surrounding outdoor areas feature bright and friendly landscaping, shaded covered walkways, and various outdoor seating areas.
- The center has ample parking for general office use.
- Walking distance to Rocky Ridge Town Center, TJ Maxx Plaza, and the Roseville Center – offering a multitude of retail and restaurant options for clients and staff.

**PURCHASE PRICE:  
\$320/GSF\***

**MEDICAL PURCHASE  
PRICE: \$350/GSF\***

*\*The proposed condominium conversion is contingent upon receipt of an approved Condominium Plan by the City of Roseville and Placer County.*



# FLOOR PLAN

**Suite 140:**  
**±2,764 GSF\***

**Suite 130:**  
**IN CONTRACT**

**Suite 120:**  
**±1,214 GSF\***

**Suite 110:**  
**IN CONTRACT**

2140 Professional Drive  
Roseville, CA

**Suite 205:**  
**IN CONTRACT**

*\*Please note that the square footages are subject to change. Seller's engineer/surveyor will provide the final Usable Square Footage ("USF") and final Gross Square Footage ("GSF") of each unit. Gross Square Footage to include the square footage of the Common Areas.*



# SUITE IMAGES





# BUILDING IMAGES





# TRADE AREA



2140 Professional Dr



# DEMOGRAPHICS

## MARKET OVERVIEW

2140 Professional Drive,  
Roseville, CA  
3 MILE RADIUS



### KEY FACTS

99,746

Population

40

Median Age



Average Household Size

\$88,686

Median Household Income

### HOUSING STATS



\$423,063

Median Home Value



38,161

Households



39.59%

% Renter Occupied  
Housing Units

### COMMUTERS



1.12%

Used Public Transportation



87.93%

Drove Alone to Work

### EDUCATION



18.39%

High  
School Graduate



26.78%

Some  
College



35.10%

Bachelor's  
Degree Plus

### BUSINESS



68,383

Total Employees

### EMPLOYMENT



69.01%

White Collar



30.99%

Blue Collar

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CONDOS AVAILABLE FOR SALE



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