



Class "A" Office Space Available | Medical or Dental Build Out Potential



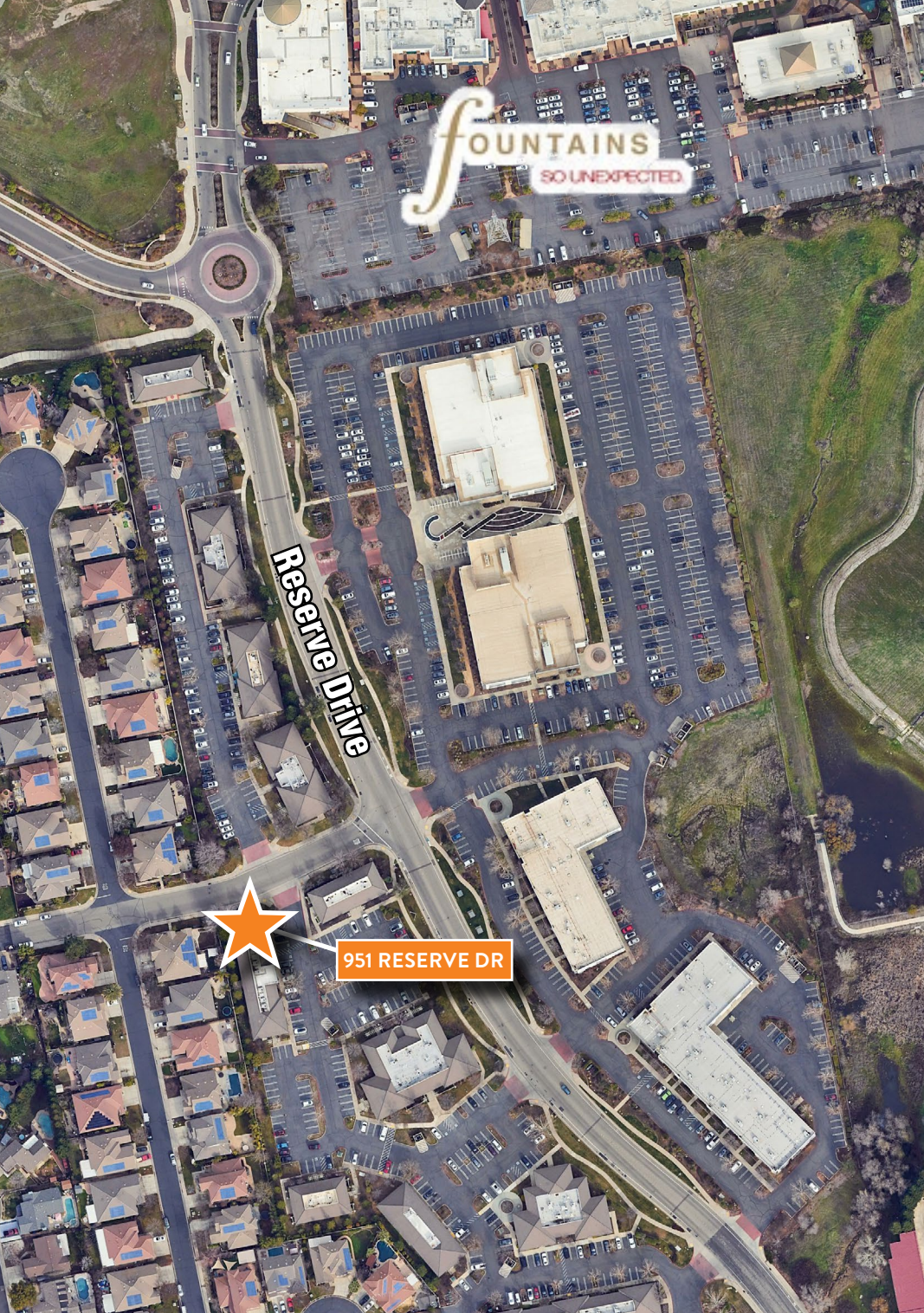
OSBORNE
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**951 Reserve,
Roseville, CA 95678**



PROPERTY HIGHLIGHTS

Single-story, Class "A" office building located in the Vintage Oaks Office Park. The building was constructed in 2004 and is located alongside a variety of medical facilities, dental practices, and general professional businesses.

- For Lease \pm 600 SF - Available December 1, 2026
- General office and medical uses are allowable
- Tenant Improvement Allowance for Qualified Tenants
- Customizable Medical/Dental Buildout
- The current build out includes separate suites with a shared common area
- High-end finishes throughout the Project, ample parking, extensive window lines around the perimeter of the building
- Easily accessible from Roseville and Rocklin submarkets
- Walking distance to the Fountains Shopping Center, home to many higher-end chain retailers & eateries, a Whole Foods Market & salons.
- Building signage available

**Lease Amount:
\$3.00/SF NNN**

ROSEVILLE AERIAL

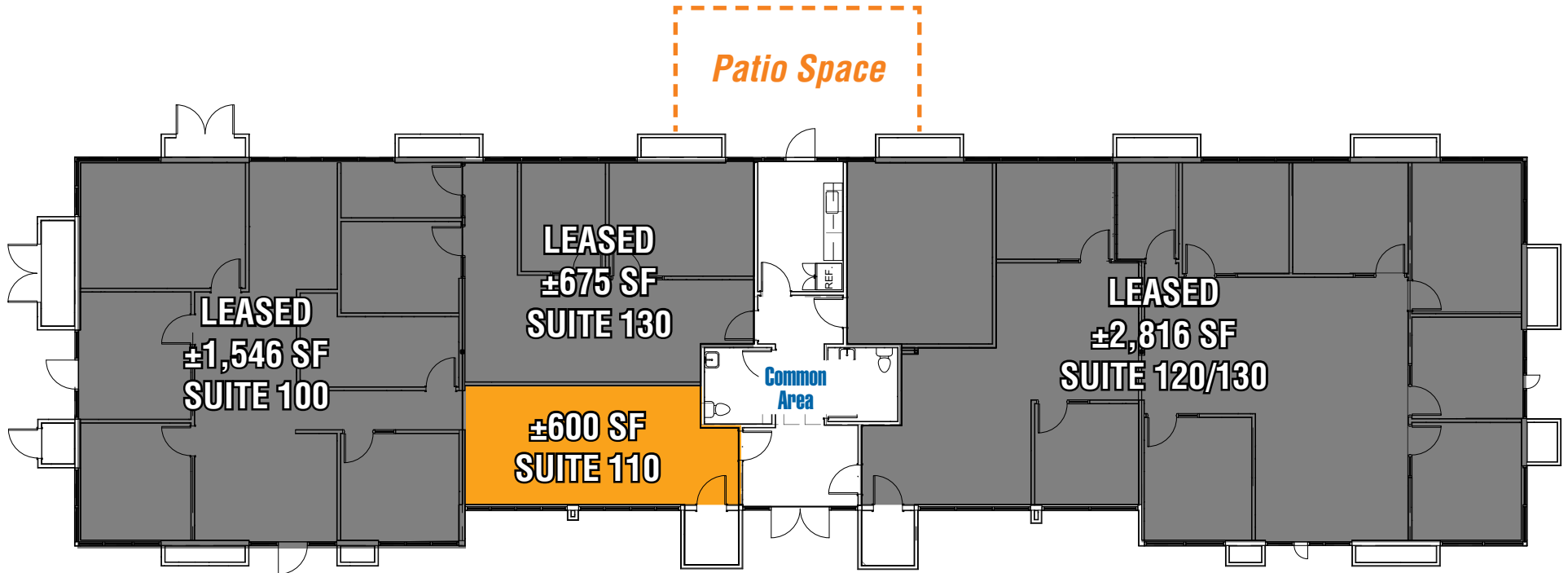


Westfield®
Galleria at Roseville

fountains
SO UNEXPECTED

951 RESERVE DR

FLOOR PLAN



DEMOGRAPHICS

MARKET OVERVIEW

951 Reserve, Roseville, CA 95678

3 Mile Radius

KEY FACTS

POPULATION	110,655	AVERAGE HOUSEHOLD SIZE	2.6
MEDIAN AGE	39	MEDIAN HOUSEHOLD INCOME	\$98,932

EDUCATION

17.01%	24.78%	38.74%
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/DOC DEGREE

HOUSING STATISTICS

\$466,391	44,070	43.61%
MEDIAN HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

BUSINESS

80,174
TOTAL EMPLOYEES

COMMUTERS

0.96%	87.84%
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

EMPLOYMENT

70.43%	29.57%
WHITE COLLAR	BLUE COLLAR

RETAIL AERIAL



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SINGLE STORY OFFICE BUILDING SUITE FOR LEASE

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