



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



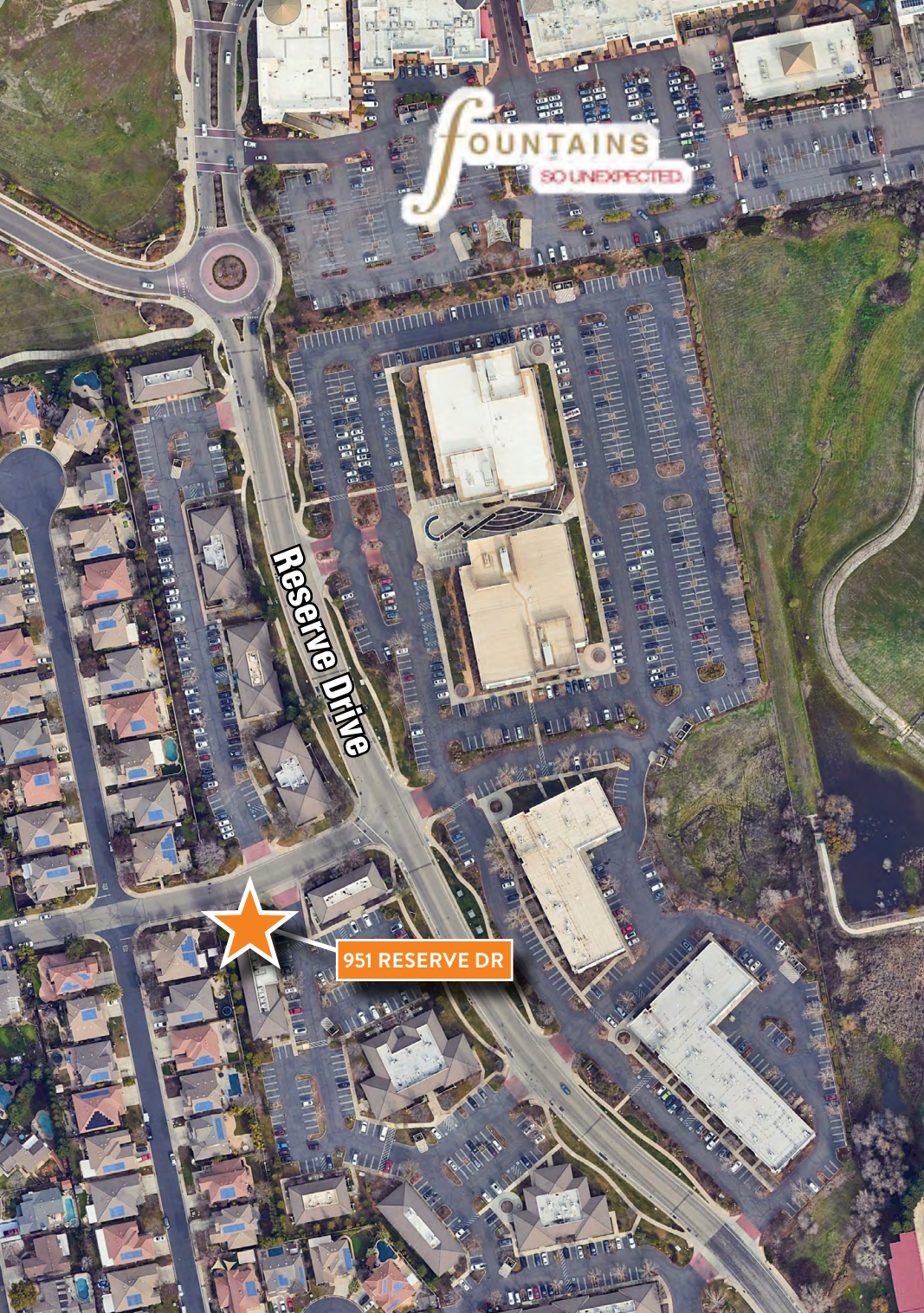
OSBORNE
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**951 Reserve,
Roseville, CA 95678**



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.

- Available for lease ± 600 SF - $\pm 1,275$ SF
- 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

RUTH'S
CHRIS
STEAK HOUSE

Apple Store

★ macy's

NORDSTROM

JCPenney

The
Cheesecake
Factory

CINEMARK

Crate&Barrel

H&M

POTTERY BARN

fountains
SO UNEXPECTED

SEPHORA

Yard House

west elm

pet food express
ANTHROPOLOGIE

MIKUNI

ZÓCALO

DAVE & BUSTER'S

WHOLE FOODS MARKET

DSW

PUSHKIN'S

Mendocino Farms

BJ's RESTAURANT BREWHOUSE

Vitamin Shoppe

951 RESERVE DR



RED ROBIN
AMERICA'S FAVORITE BURGER & SPIRITS

Michael's
MAKE CREATIVITY HAPPEN

BEST BUY

OLD NAVY

Burlington
NORDSTROM rack

Marshalls

Bath & Body Works

ULTA BEAUTY

BARNES & NOBLE BOOKSELLERS

CHIPOTLE MEXICAN GRILL

COST PLUS WORLD MARKET

MR. REI

★ macy's furniture gallery

BOBER

mochi dough

Olive Garden ITALIAN KITCHEN

HANDEL'S

BUFFALO WILD WINGS GRILL & BAR

WELLS FARGO

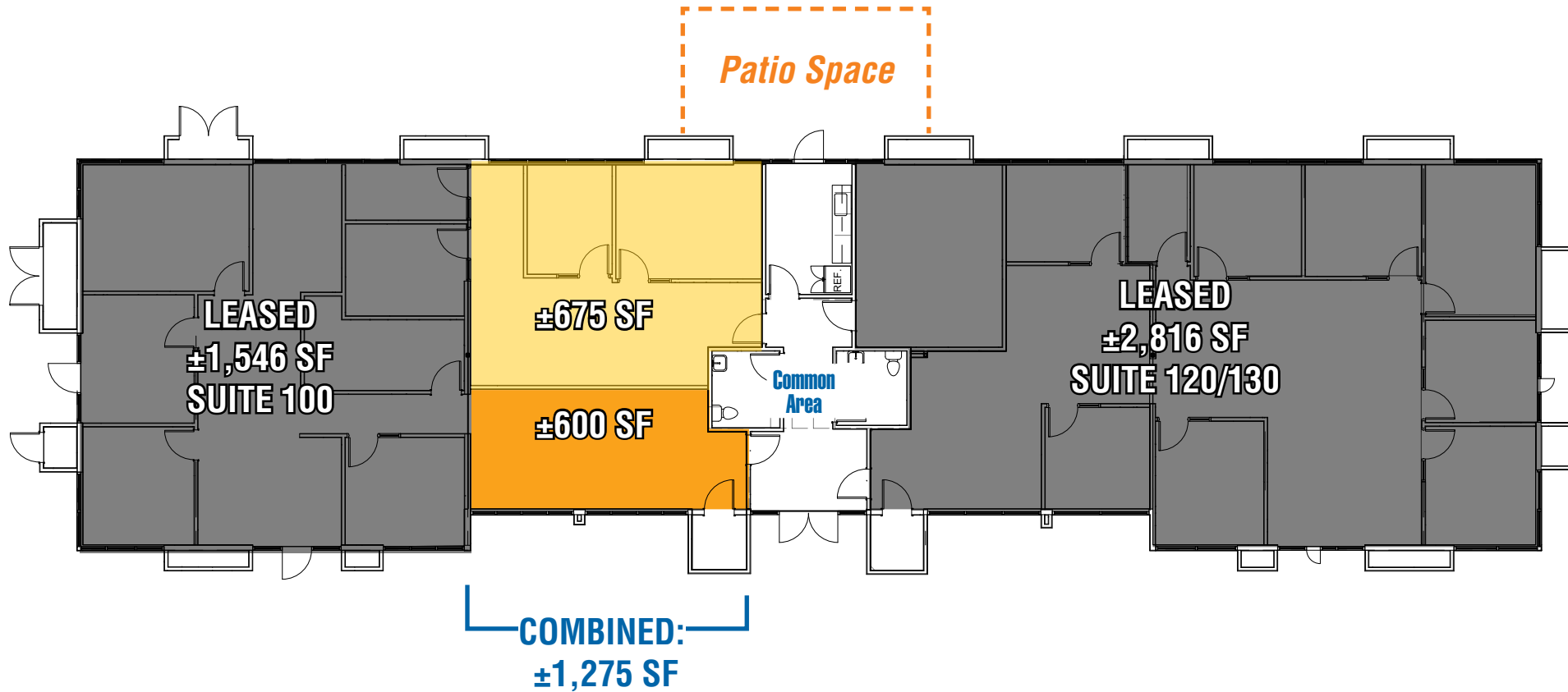
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Galleria Blvd

East Roseville Pkwy

80

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

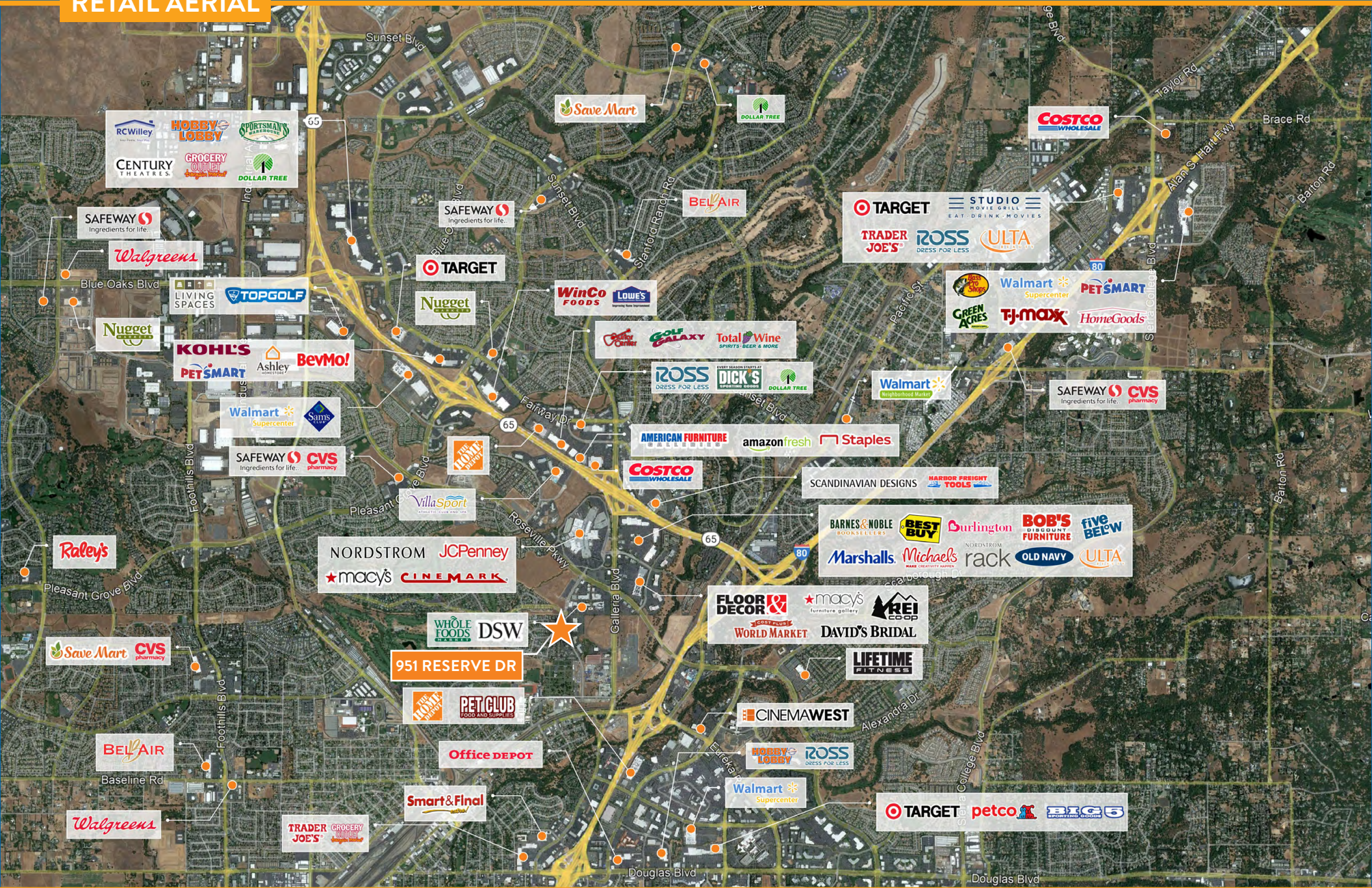
COMMUTERS

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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 **GALLELLI**
REAL ESTATE

 **OSBORNE**
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SINGLE STORY OFFICE BUILDING FOR LEASE

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