

roseville, ca



**1130**

conroy lane

available for sale or lease  
medical/office space

# executive summary

Discover an exceptional opportunity at Roseville Professional Center! Buildings 200, 300, and 301 are available for sale or lease, offered as a portfolio or individually to suit your needs. This premier six-building business park spans  $\pm 2.7$  acres and boasts a prime location just off Sunrise Avenue and Douglas Boulevard, with excellent visibility from Interstate 80 and seamless access to Highway 65. Building 200 features  $\pm 4,248$  SF of vacant medical space, ideal for healthcare professionals. Building 300 offers  $\pm 3,254$  SF, formerly a surgery center, ready for your vision. Building 301 is a versatile two-tenant property, perfect for an owner-user or investor, all in As-Is condition. Whether you're expanding your practice, investing in a thriving market, or seeking a strategic location, this portfolio delivers unmatched convenience and connectivity in one of Roseville's most dynamic commercial districts.



**BUILDING 200**  
 $\pm 4,248$  SF



**BUILDING 301**  
 $\pm 1,369$  SF



**BUILDING 300**  
 $\pm 3,254$  SF



## investment highlights

### Address

1130 Conroy Lane, Buildings 200, 300, 301,  
Roseville, CA 95661

### Building Sizes

±1,369 SF - ±8,871 SF

### More Details

- » Estimated 2026 CAM \$0.32 PSF
- » Year Built: 1982
- » Parking Ratio: 6.5/1,000 SF
- » APN: 014-270-056, 057, and 058
- » Zoning: BP (Business Professional)

# offering details

## BUILDING 200

- › ±4,248 SF Medical/Office Condominium
- › APN 014-270-056-000
- › \$955,800.00 (\$225.00 PSF)
- › \$1.75 PSF | Modified Gross

## BUILDING 300

- › ±3,254 SF Medical/Office Condominium
- › APN 014-270-057-000
- › \$732,150.00 (\$225.00 PSF)
- › \$1.75 PSF | Modified Gross

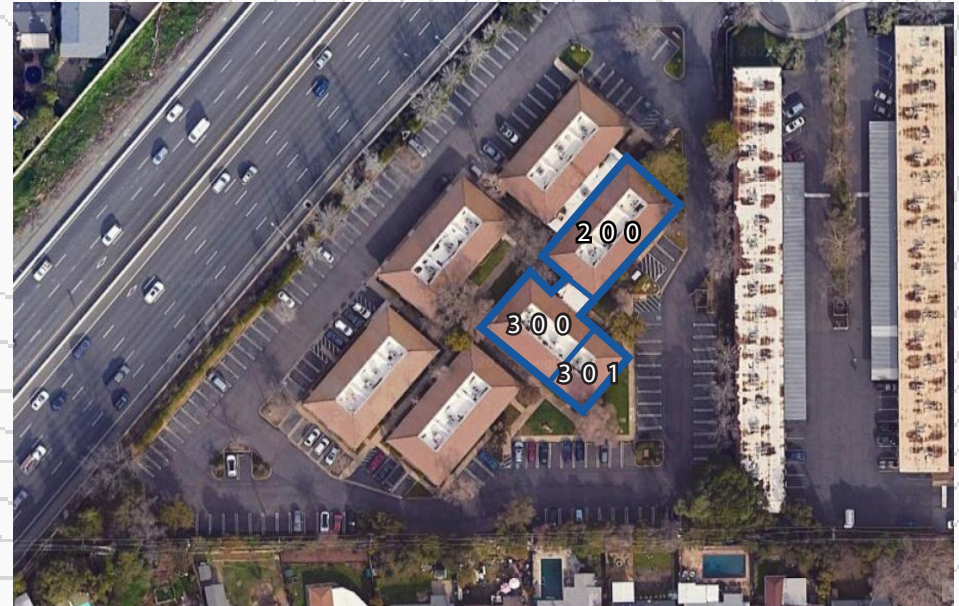
## BUILDING 301

- › ±1,369 SF Medical/Office Condominium
- › APN 014-270-058-000
- › \$450,000.00 (\$328.65 PSF)
- › \$2.00 PSF | Modified Gross

## BUILDINGS 200, 300, & 301

- › PORTFOLIO
- › ±8,871 SF Medical/Office Condominiums
- › APN 014-270-056-000, 014-270-057-000, & 014-270-058-000
- › \$1,995,975.00 (\$225.00 PSF)
- › \$1.75 PSF | Modified Gross
- › As-Is Deals

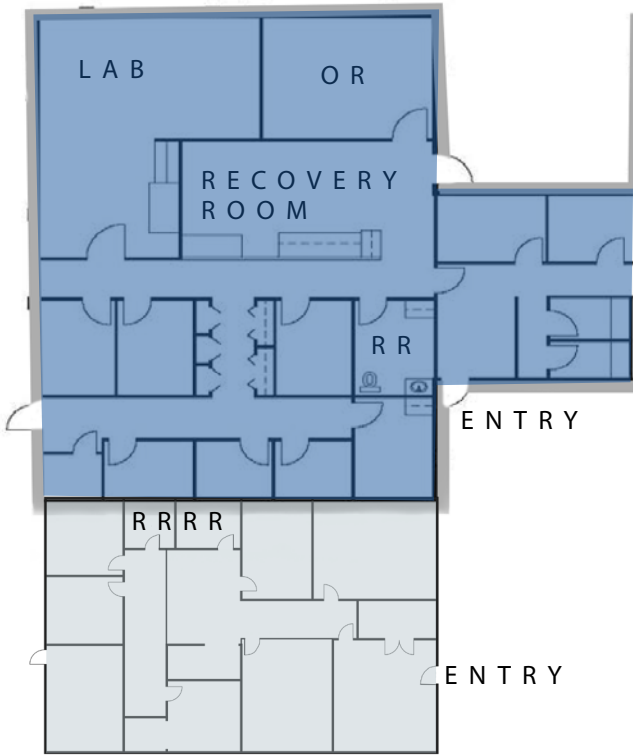
**Portfolio Savings,  
Best Overall Value!**



# floor plan

## BUILDING 300

(CURRENTLY AN OR)  
± 3,254 SF

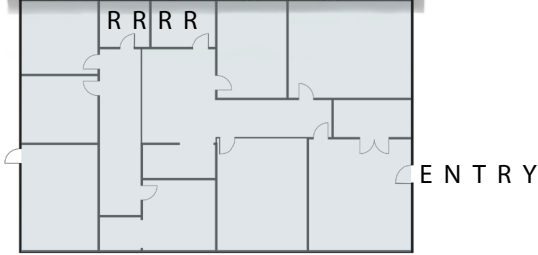


## BUILDING 200

± 4,248 SF

## BUILDING 301

± 1,369 SF



# pictures





1130  
conroy lane

**FOR MORE INFORMATION, PLEASE CONTACT:**

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