



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



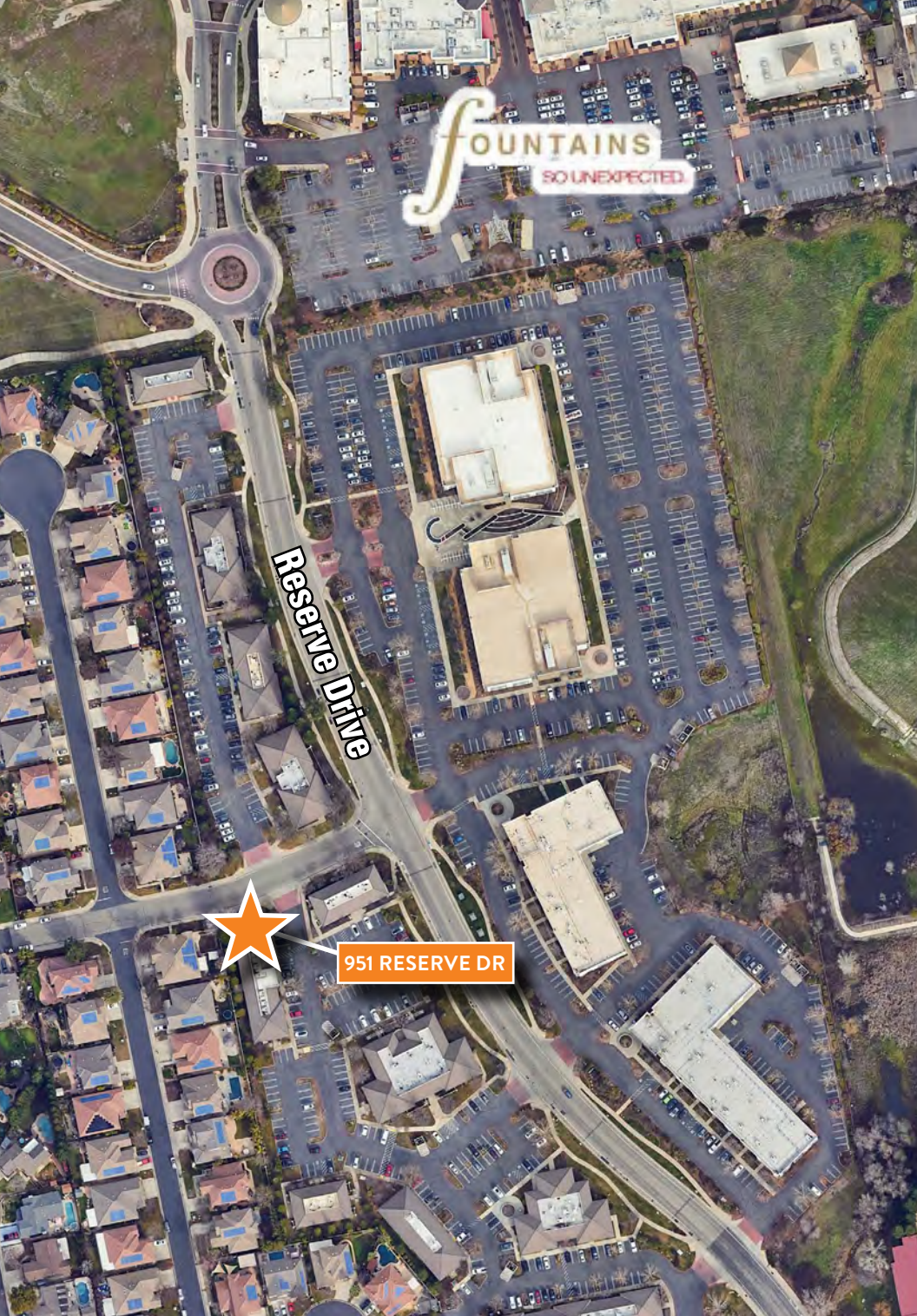
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**951 Reserve,  
Roseville, CA 95678**



## 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  $\pm$ 675 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**   **macys**  
**NORDSTROM**   **JCPenney**  
**the Cheesecake Factory**   **CINEMARK**  
**Crate&Barrel**   **H&M**   **POTTERY BARN**

**fountains**  
SO UNEXPECTED

**SEPHORA**   **Yard House**   **west elm**  
**zocalo**   **pet food express**   **MIKUNI**  
**DSW**   **ANTHROPOLOGIE**   **WHOLE FOODS MARKET**  
**DAVE & BUSTER'S**

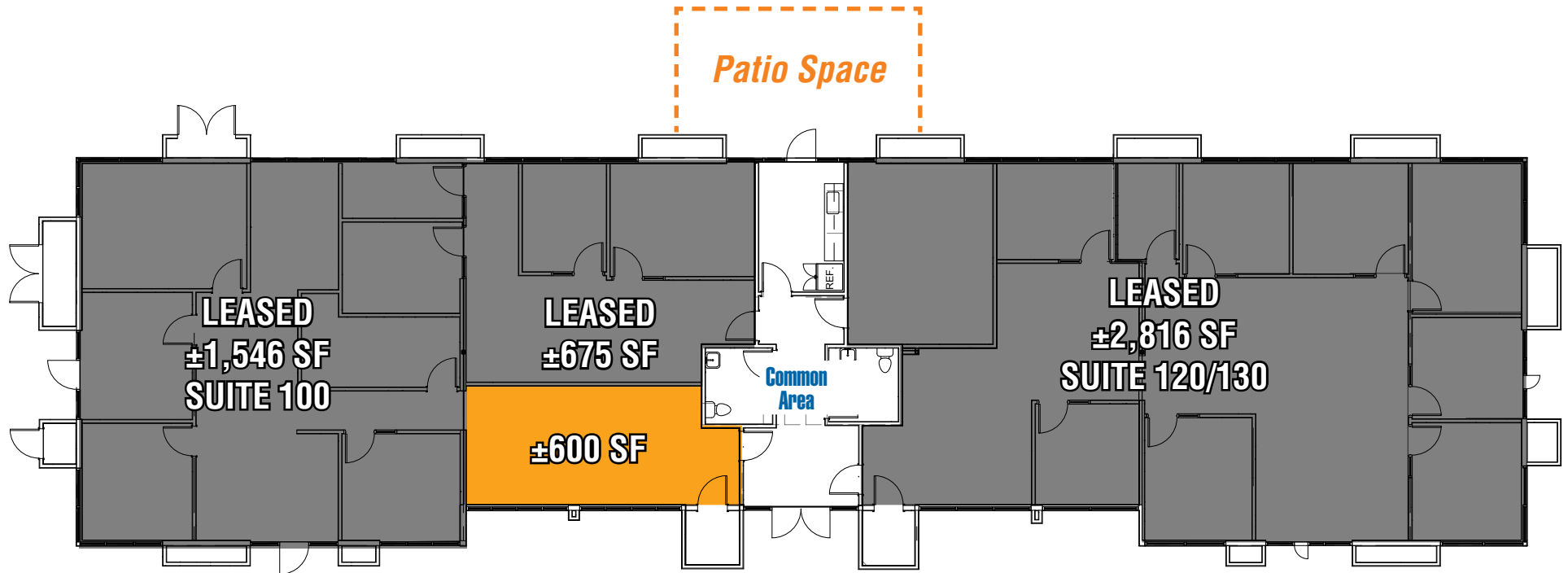
**PUSHKIN'S**   **Mendocino Farms**   **BJ's RESTAURANT BREWHOUSE**   **Vitamin Shoppe**

951 RESERVE DR

**RED ROBIN**   **Michaels**   **BEST BUY**  
**Burlington**   **OLD NAVY**   **Bath & Body Works**  
**NORDSTROM rack**   **Marshalls**   **BARNES & NOBLE BOOKSELLERS**  
**ULTA**

**CHIPOTLE MEXICAN GRILL**   **WORLD MARKET**   **HANDEL'S**  
**macys furniture gallery**   **KREI**   **BUFFALO WILD WINGS**  
**BOBER**   **mochi dough**   **Olive Garden**   **WELLS FARGO**

# FLOOR PLAN



## DEMOGRAPHICS

# MARKET OVERVIEW

951 Reserve, Roseville, CA 95678

3 Mile Radius

### KEY FACTS

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

### EDUCATION

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

### HOUSING STATISTICS

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

### BUSINESS

**80,174**  
TOTAL EMPLOYEES

### COMMUTERS

<b>0.96%</b>	<b>87.84%</b>
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

### EMPLOYMENT

<b>70.43%</b>	<b>29.57%</b>
WHITE COLLAR	BLUE COLLAR





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