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Leading Provider of
Commercial Real Estate

MEDICAL CONDOMINIUMS FOR SALE
Highland Village

Highland Village offers Premium Office/Medical
Condominiums within the highly desired **Roseville** submarket



Robb Osborne

PRINCIPAL

Tel: (916) 677-8175

robb.osborne@tricommercial.com

BRE Lic. #01398696

Cole Sweatt

VICE PRESIDENT

Tel: (916) 677-8177

cole.sweatt@tricommercial.com

BRE Lic. #01220240

Brandon Sessions

VICE PRESIDENT

Tel: (916) 677-8176

bsessions@tricommercial.com

BRE Lic. #01914432

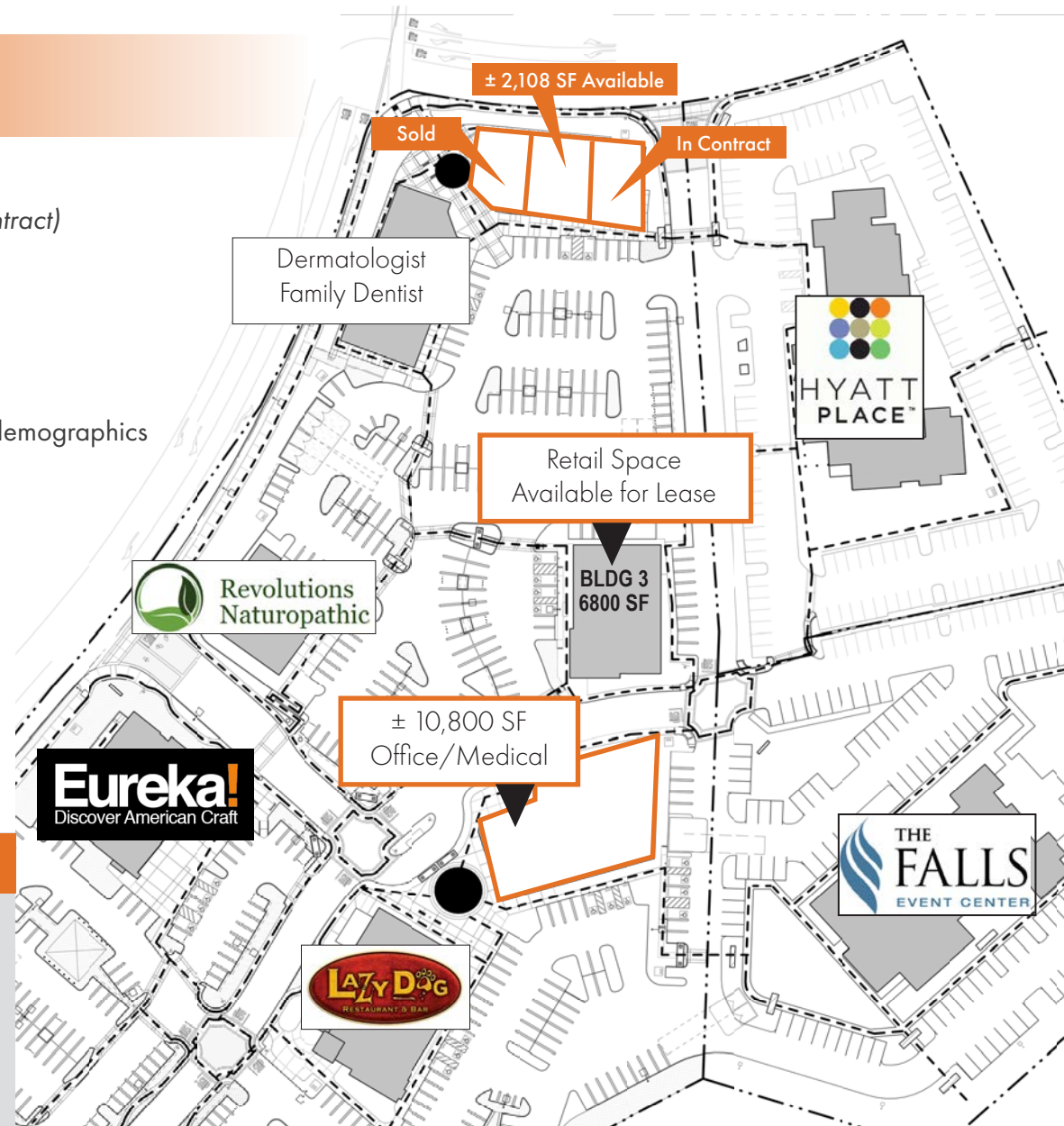
www.osbornegroupcre.com



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PROPERTY HIGHLIGHTS

- Office/Medical Condos:
 - 262 Gibson Dr., Condo Unit #103: ± 2,108 SF Available (*in contract*)
 - Coming 2020: ± 10,800 SF (divisible)
- “Cold Shell” medical or general office
- Located within the Highland Village mixed use office-retail center
- Ideally located in the Roseville/Rocklin Submarket - high regional demographics
- Adjacent to Westfield Galleria
- Coming soon walking bridge linking projects!
- Walking distance to The Fountains Lifestyle Center and Creekside Shopping Center
- Located at hard intersection of Roseville Parkway and Gibson Drive - more than 46,000 cars per day!
- \$325/SF “Cold Shell”



Demographics:

| | 1 mile | 3 mile | 5 mile |
|-------------------|----------|----------|----------|
| 2018 Population: | 10,629 | 104,526 | 235,448 |
| 2023 Population: | 11,172 | 110,145 | 248,826 |
| 2018 Total HHs: | 4,081 | 40,104 | 87,424 |
| Median HH Income: | \$88,171 | \$79,203 | \$87,553 |



HIGHLAND VILLAGE consists of ±12.74 acres located at the southeast corner of Roseville Parkway and Gibson Drive in Roseville, California. The highly visible site is adjacent to Westfield's Galleria of Roseville, Placer County's most upscale, 1.3 million square foot enclosed mall. The site benefits from excellent demographics and is visible to more than 46,000 cars per day. The Roseville/Rocklin submarket is one of the largest in the Sacramento region. Roseville/Rocklin's market has defined commercial real estate's boom, bust, and recovery over the last 10 years.



CONFERENCE CENTER DRIVE

262 Gibson Drive

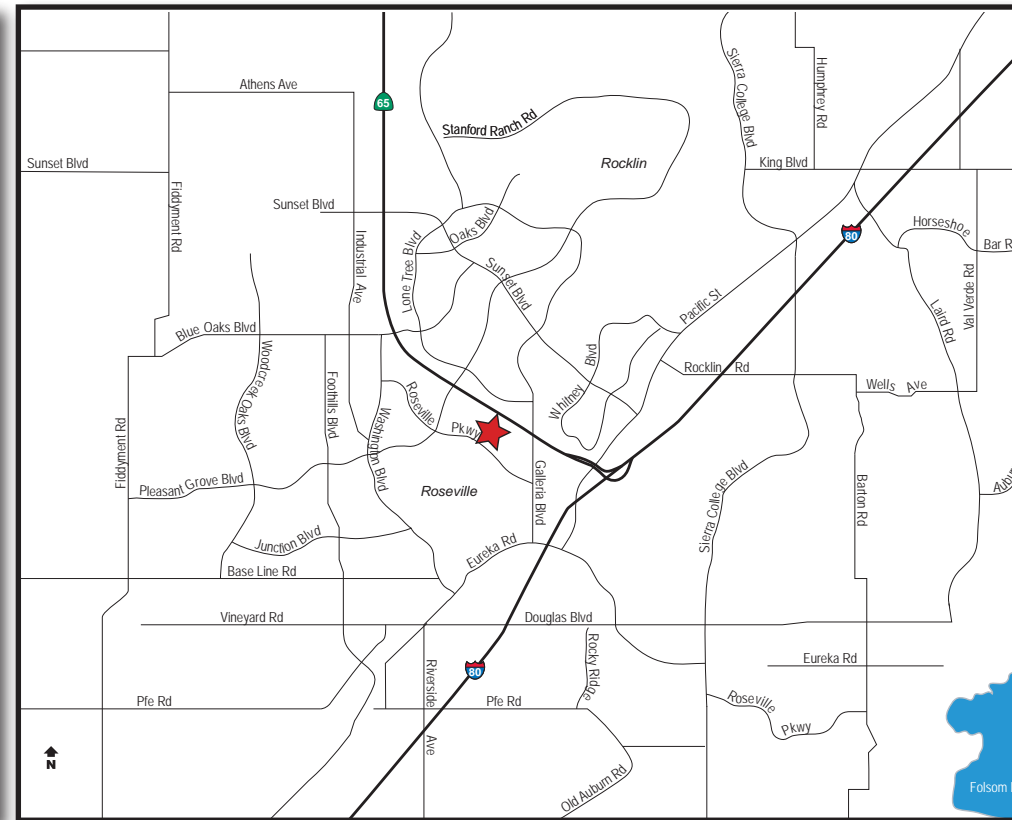


ROSEVILLE PARKWAY



242 Gibson Drive





HIGHLAND VILLAGE is located adjacent to Highway 65, a major local artery and connector to Interstate 80. The site is near the Roseville Galleria, The Fountains Lifestyle Center, Rocklin 65 Commerce Center, Blue Oaks Shopping Center, Stanford Ranch Crossings and a wide assortment of services. The location enjoys a high concentration of new retail and shopping amenities within a one mile.

The market caters extremely well to Roseville, Rocklin, Granite Bay and Lincoln communities. Highland Village is located within five miles from the new, state-of-the-art Placer Justice Department and Placer County Superior Court, William Jessup University, Oracle and HP campuses.



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