

508 Gibson Dr.,
Roseville, CA 95678

AVAILABLE FOR SALE OR LEASE



Brandon Sessions Vice President
Robb Osborne Principal

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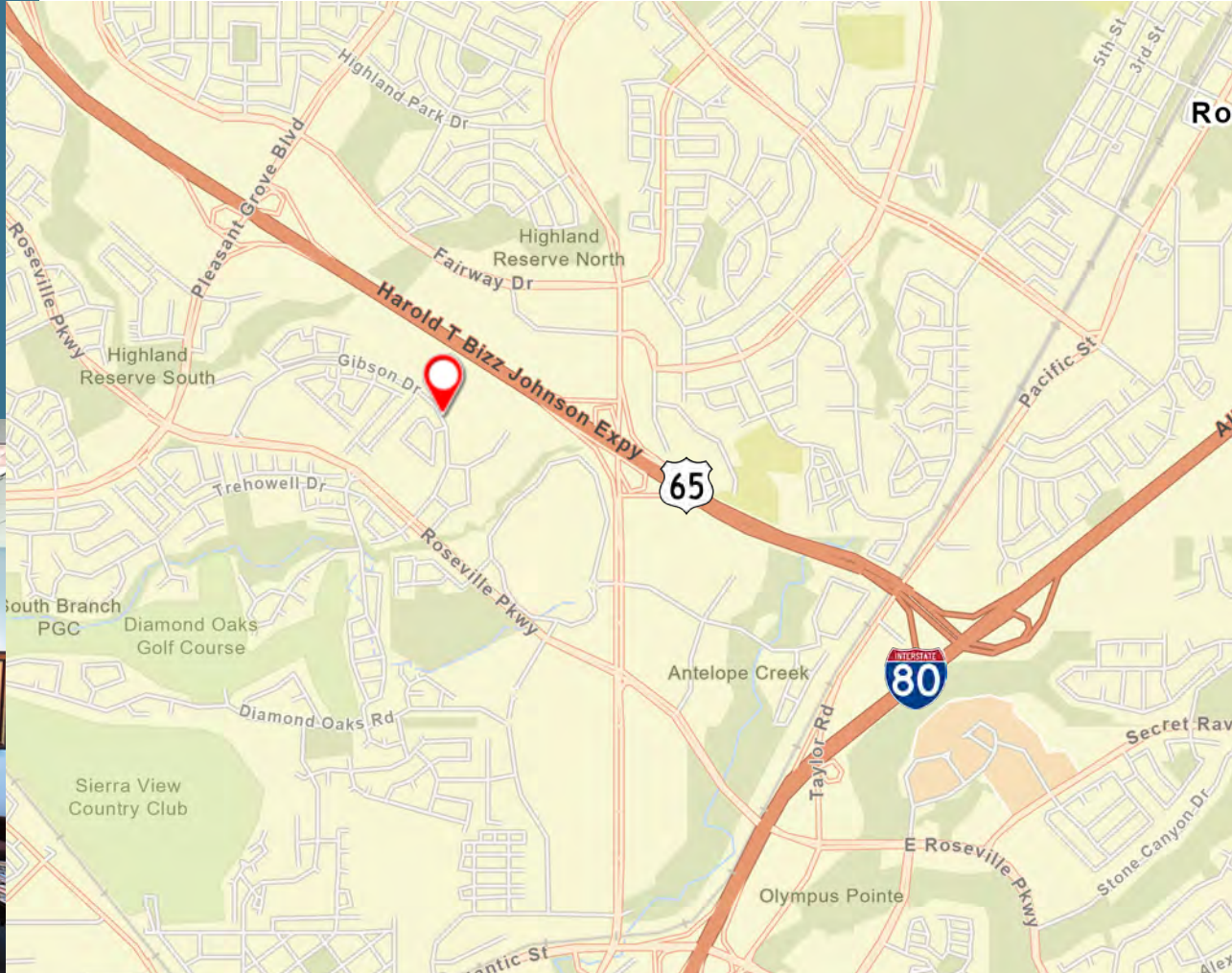
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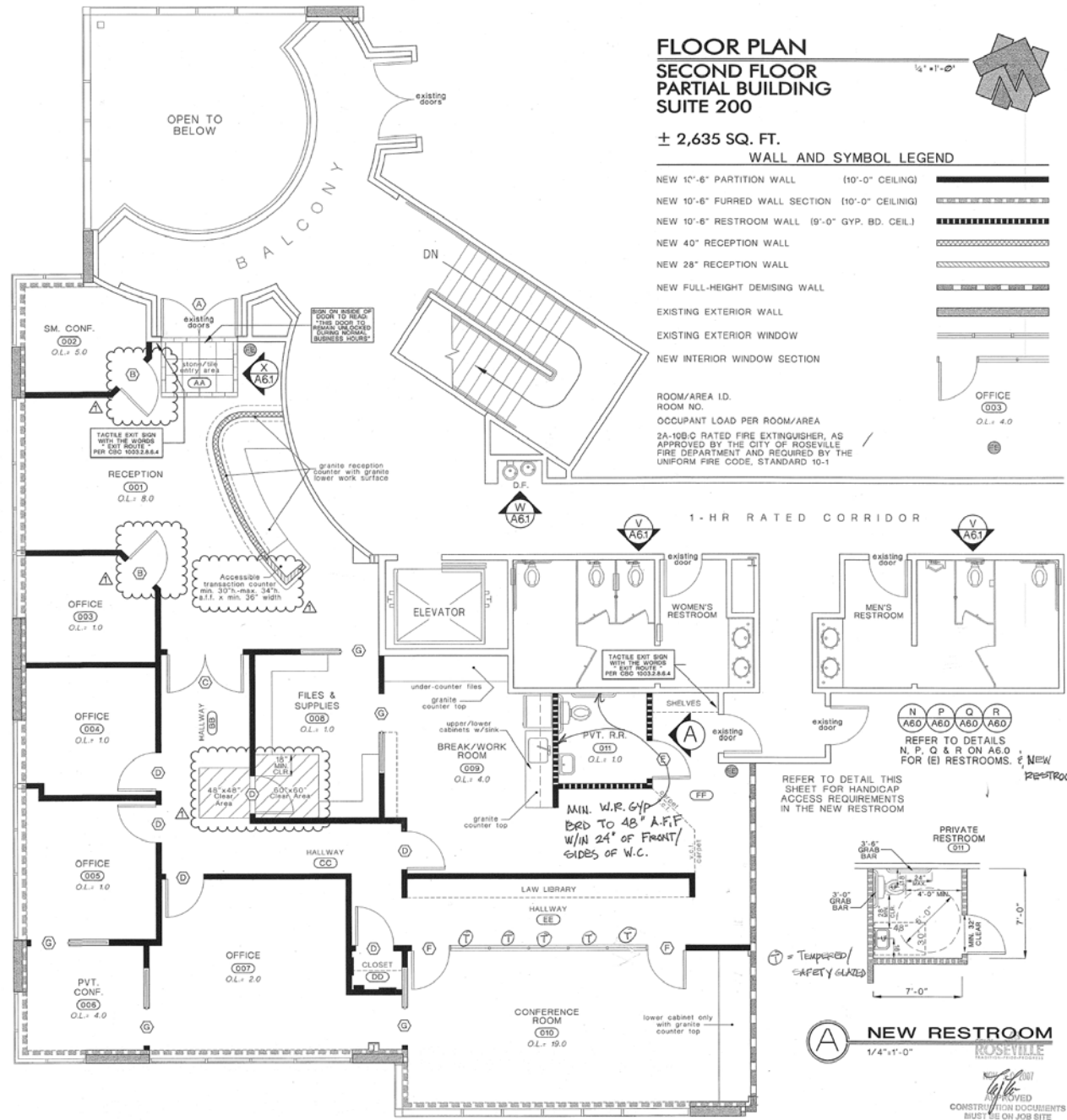
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PROPERTY HIGHLIGHTS

- Suite 200: ± 2,635/SF Available
- High-end Interior Improvements with vaulted dropped ceiling
- Furniture and equipment can be available for “plug and play”
- Well landscaped with outdoor seating areas
- Parking at 4.5 vehicles per 1,000 SF
- Connected to the regional multi-use trail system
- Located within the Shea Center, just off E. Roseville Parkway
- Walk to Roseville Galleria and The Fountains
- Good access to Highway 65
- Call for Purchase Price & Lease Rate



FLOOR PLAN



Floor Plan Not To Scale

INTERIOR PHOTOS



Click Here To View
All Photos/Videos



DEMOGRAPHICS

Market Overview

508 Gibson Dr, Roseville, California, 95678

3 MILE RADIUS

KEY FACTS

106,710

Population



2.6

Average Household Size

37.0

Median Age

\$78,925

Median Household Income

HOUSING STATS



\$430,264

Median Home Value



\$11,789

Average Spent on Mortgage & Basics



\$1,365

Median Contract Rent

COMMUTERS



20%

Spend 7+ hours commuting to and from work per week



80.2%

Drove Alone to Work

EDUCATION

5%

No High School Diploma



19%

High School Graduate



38%

Some College



39%

Bachelor's/Grad/P
rof Degree

BUSINESS



6,041

Total Businesses



67,005

Total Employees

EMPLOYMENT



72%

White Collar



13%

Blue Collar



15%

Services

3.8%

Unemployment Rate

AERIAL LOCATION

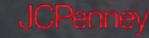
508 Gibson Drive

Fairway Dr

S Whitney Blvd

Sunset Blvd

Costco, Home Depot, Best Buy, Macy's, JC Penney, Barnes & Noble, Old Navy, Bed Bath & Beyond, Nordstrom, Apple, Pottery Barn, Whole Foods, Sprouts, Joann Fabrics, Total Wine, Guitar Center, Golf Galaxy, Home Consignment Center, Ross, Party City, Dick's Sporting Goods, Michaels, REI, David's Bridal, Jared Jewelry, Ulta, Burglington,



Gibson Dr

Roseville Galleria

Galleria Blvd

65

Roseville Pkwy

Pacific St

80

AERIAL LOCATION 2



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