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OWNER-USER MEDICAL BUILDING FOR SALE OR LEASE
1211 Pleasant Grove Blvd., Roseville CA 95678



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PRINCIPAL

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OVERVIEW

1211 Pleasant Grove is a single-story, multi-tenant, medical building located in Roseville, CA. The Property is located within the Pleasant Grove Professional Center and is approximately **± 4,401 rentable square feet**. The building was built in 2005 and is located at the intersection of Pleasant Grove Boulevard and Foothills Boulevard. The building is partially leased to one medical tenant, The Monahan Vein Clinic.

The property enjoys excellent access to the various shopping, retail and restaurant amenities. The building **backs up to a nature preserve** and is constructed of wood framing with rock and glass veneers. 1211 Pleasant Grove Blvd is located within the Pleasant Grove Professional Center, which is comprised of ten, freestanding office buildings with an assortment of professional and medical users.

Located about 20 miles northeast of Downtown, and approximately 32 miles from Sacramento International Airport, Roseville/Rocklin is one of Sacramento's largest office submarkets and includes a wealth of high-end product. One of Sacramento's most affluent suburban areas, **many of the metro's noteworthy tech employers are located here**, in addition to other corporate occupiers.

Non-tech tenants in large blocks of space includes a number of healthcare companies: Sutter Health, Adventist Health, and Kaiser Permanente each occupy more than 100,000 SF.



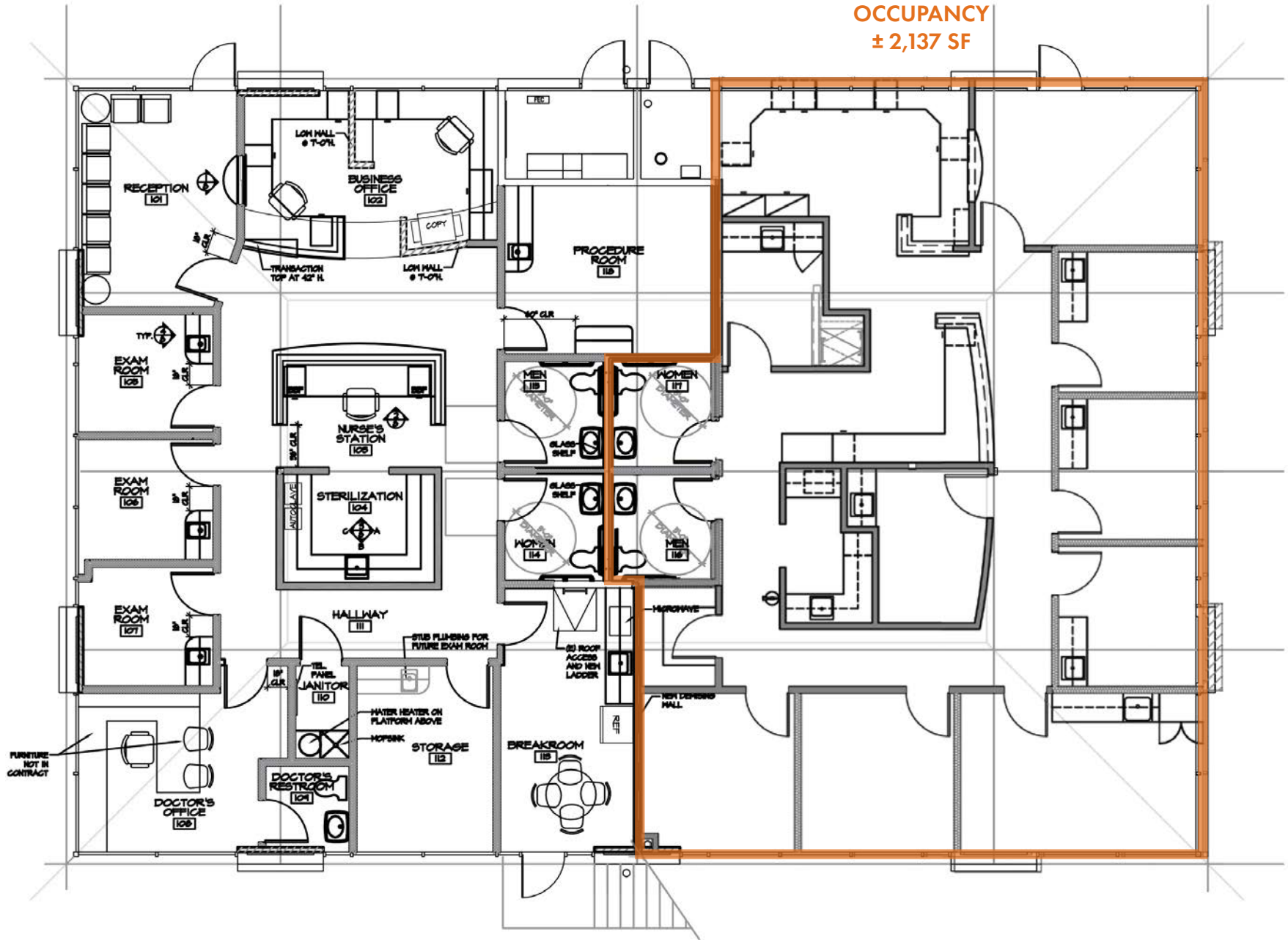
PROPERTY HIGHLIGHTS

- Excellent Owner-User Medical Building for Sale or Lease
- ± 4,401 SF Building
- ± 2,137 SF available for occupancy
- Lease Rate: \$1.70/SF NNN
- Purchase price \$1,650,000
- Constructed with stylistic architectures, including brick veneers, attractive exterior landscaping, extensive window lines, and nicely decorated suites
- Located near intersection of Pleasant Grove Blvd and Foothills Blvd, resulting in high daily traffic counts (72,009 cars/day per 2017 MPSI)
- Just minutes from Highway 65 at the Pleasant Grove exit
- Close to numerous retail, shopping, and restaurant amenities
- Zoning: BP per City of Roseville
- Affluent Submarket -- average household income above \$105,000
- Backs to nature preserve



FLOOR PLAN

AVAILABLE FOR
OCCUPANCY
± 2,137 SF



BUILDING PHOTOS



DEMOGRAPHICS

Market Overview

1211 Pleasant Grove Blvd, Roseville, California, 95678

(3 MILE RADIUS)



KEY FACTS

106,783

Population

36.9

Median Age



Average Household Size

\$82,683

Median Household Income

HOUSING STATS



\$433,165

Median Home Value



\$12,266

Average Spent on Mortgage & Basics



\$1,346

Median Contract Rent

COMMUTERS



19%

Spend 7+ hours commuting to and from work per week



79.7%

Drove Alone to Work

EDUCATION

5%

No High School Diploma



18%

High School Graduate



38%

Some College



40%

Bachelor's/Grad/Prof Degree

BUSINESS



4,711

Total Businesses



51,177

Total Employees

EMPLOYMENT



73%

White Collar



12%

Blue Collar



15%

Services

4.2%

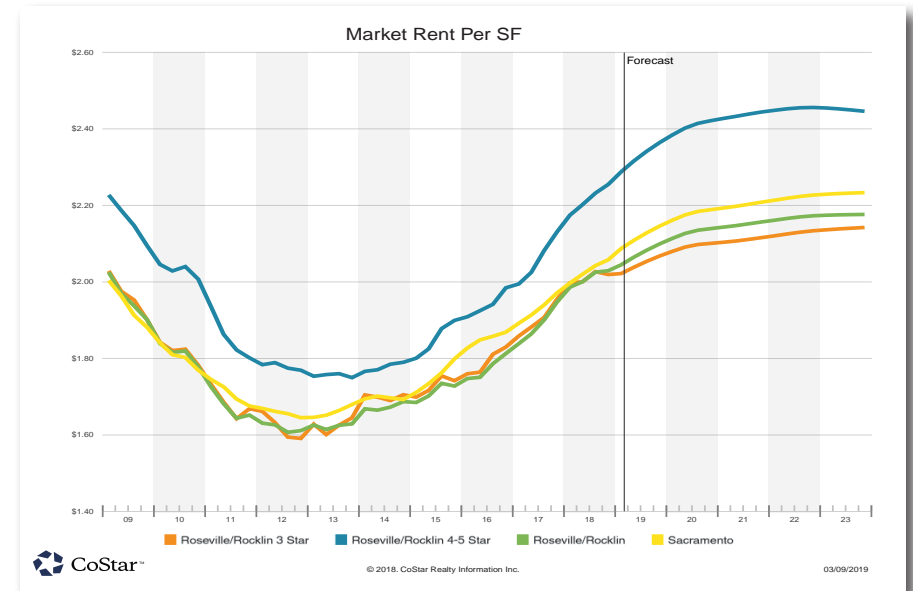
Unemployment Rate

OFFICE MARKET INFO

AVAILABILITY	SUBMARKET	MARKET
Market Rent/Sf	\$2.04 \wedge	\$2.08 \wedge
Vacancy Rate	11.6% \wedge	9.8% \vee
Vacant SF	1.5 M \wedge	10.2 M \vee
Availability Rate	12.7% \vee	11.4% \vee
Available SF	1.7 M \vee	12.1 M \vee
Sublet SF	165 K \vee	528 K \wedge
Months on Market	11.1	114.8

INVENTORY	SUBMARKET	MARKET
Buildings	730 \wedge	5,145 \wedge
Inventory SF	13 M \wedge	104 M \wedge
Average Building SF	17.8 K \vee	20.3 K \wedge
Under Construction SF	436 K \vee	1.3 M \wedge
12 Month Delivered SF	17.2 K \wedge	267 K \wedge

*Source: CoStar

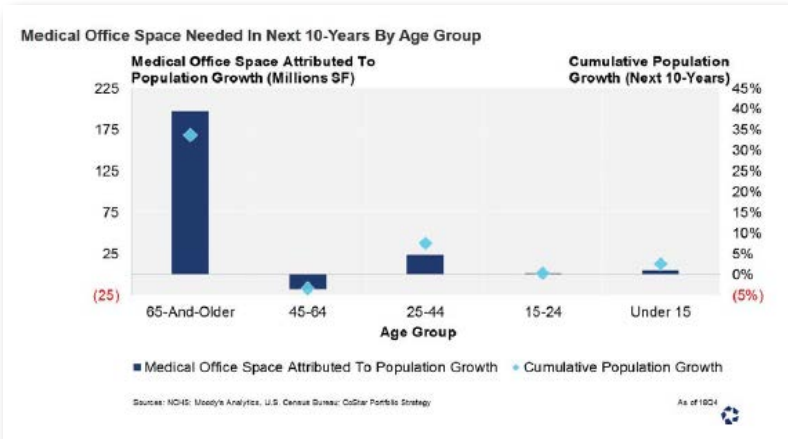
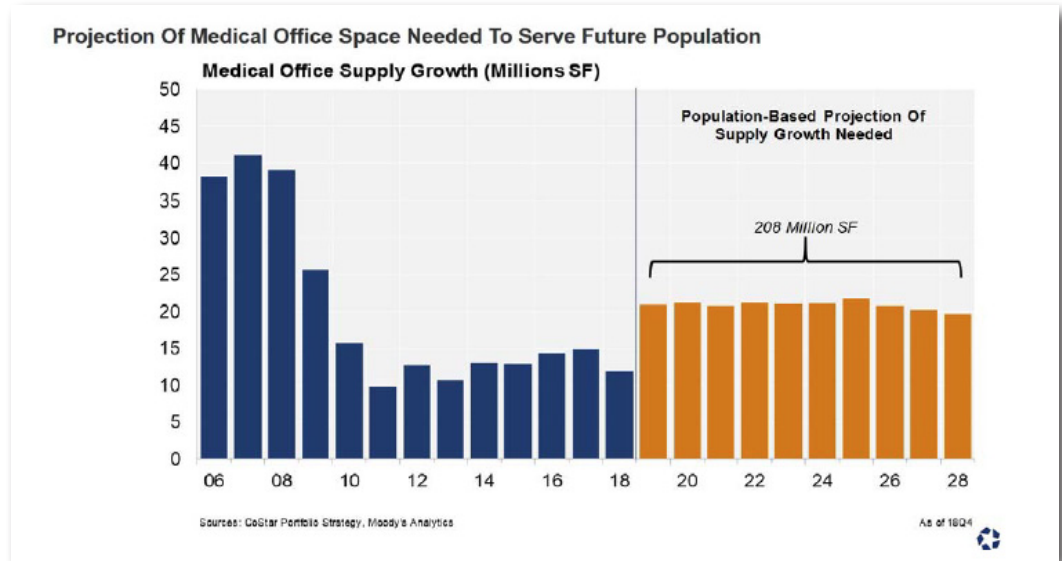
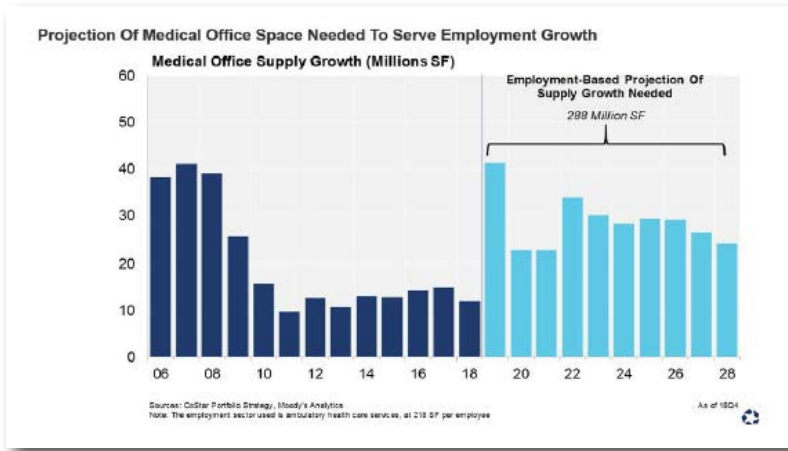


INVENTORY	SUBMARKET	MARKET
12 Month Properties Sold	85 \wedge	451 \wedge
Market Sale Price/SF	\$247 \wedge	\$222 \wedge
Average Market Sale Price	\$4.5 M \wedge	\$4.5 M \wedge
12 Month Sales Volume	\$346 M \wedge	\$955 M \vee
Market Cap Rate	7.0% \vee	7.1% \wedge

DEMAND	SUBMARKET	MARKET
12 Month Net Absorption SF	(348 K)	201 K
6 Month Leasing Probability	30.6%	27.2%

MEDICAL MARKET INFO

“Aging U.S. Population Expected to Drive Demand for Medical Office Space. More than 200 Million Square Feet of Medical Office Space May Be Needed in U.S. Over Next Decade.”



In June of this year, the current economic expansion will become the longest in U.S. history. As economists speculate over how much longer the current cycle may last, real estate investors are likely busy hedging their bets by searching for defensive investments that offer higher yields, and medical office space could be just what the doctor ordered.

Driven by an aging U.S. population, within 10 years the amount of medical office space needed is projected to be 16 percent more than today, based on current trends. That's greater than the combined medical office space in New York, Los Angeles, Chicago, and Dallas–Fort Worth, the nation's four largest medical office markets.

* Source: CoStar



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