



**OSBORNE**  
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the  
**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



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## PROPERTY HIGHLIGHTS

- Office/Medical Condos:
  - 262 Gibson Dr., Condo Unit #103: ± 2,108 SF Available
  - 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



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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



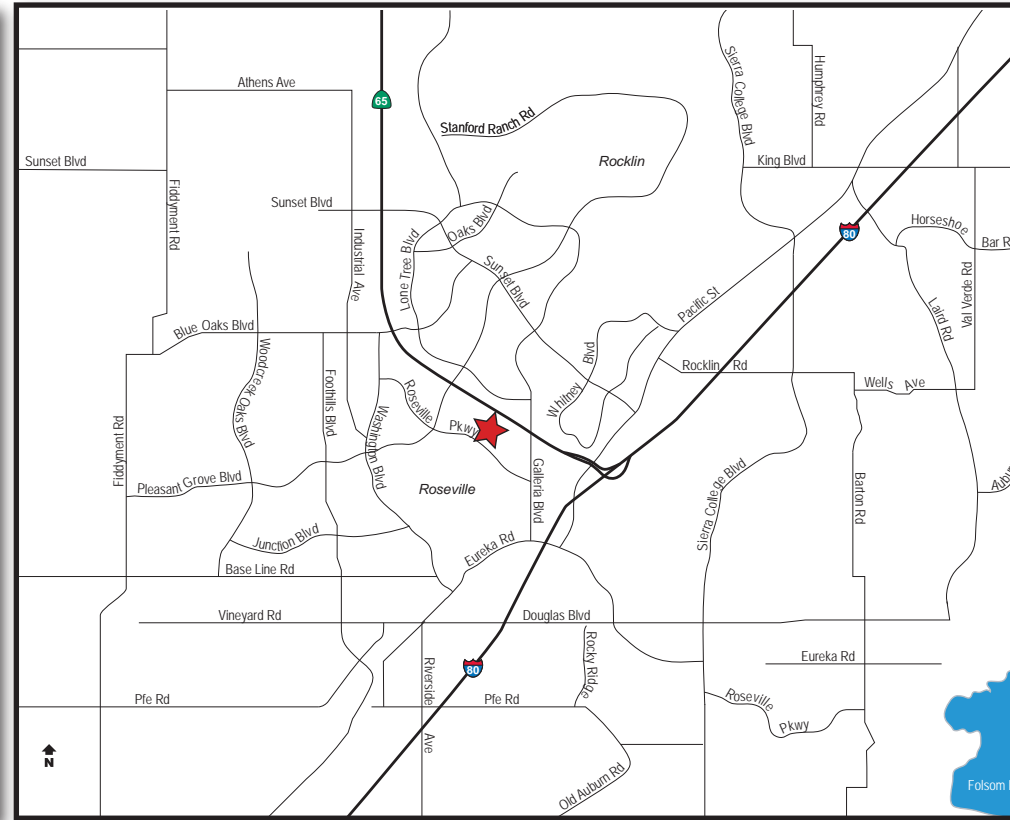
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HIGHLAND VILLAGE is located adjacent to Highway 65, a major local artery and connector to Interstate 80. The site is near the Roseville Galleria, The Fountains Lifestyle Center, Rocklin 65 Commerce Center, Blue Oaks Shopping Center, Stanford Ranch 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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