

**Exclusively Offered By:** 

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**NORTHEN CALIFORNIA DANCE CONSERVATORY** 

920 RESERVE DRIVE, #100 &110 ROSEVILLE CA 95678



# DISCLAIMER

920 RESERVE DR #100 & 110

ROSEVILLE CA 95678





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#### PROPERTY INFORMATION

920 RESERVE DR #100 & 110, ROSEVILLE CA 95678



This Property is two legal, mapped office condos built out as one. It is part of the Modern Class A Office Lofts located in the Vintage Oaks Office Park on Reserve Drive with a total of ±9,779 SF. The office suites are fully improved. The existing owner-user is the offices and dance studios of the Northern California Dance Conservatory (NCDC) and Located adjacent to and within walking distance of Westfield Galleria and The Fountains at Roseville, two of Roseville's most popular shopping centers, and just minutes from I-80 & Hwy 65. These units provide a unique, creative environment for tenants looking for modern office space in one of the best locations in all of Roseville. NCDC (ncdc.com) will lease back at terms equating to a 6% Cap Rate.

# FOR SALE Offered at \$2,450,000 (\$250/SF) Lease-Back at 6% Cap Rate

- ±9,779 Total Rentable Square Feet Space includes ±800 SF loft space, 2 Legal Condo Units
- Suite includes: 5 private offices, four large (1,000 SF to 2,000 SF) open work areas/studios, one 800 SF loft space, two kitchens and four multi-person restrooms, fully improved with HVAC, power and cable throughout
- Located Directly Adjacent to the Fountains at Roseville Shopping Center
- Walking Distance to Westfield Galleria
- Minutes from Interstate 80 and Highway 65



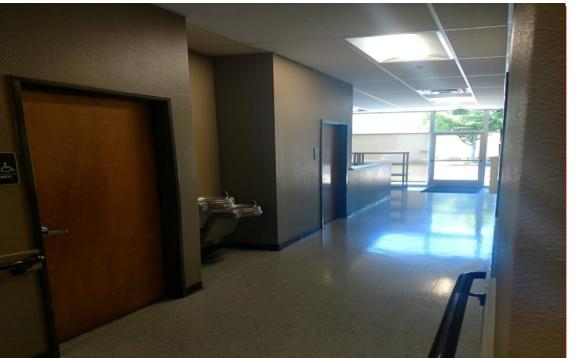
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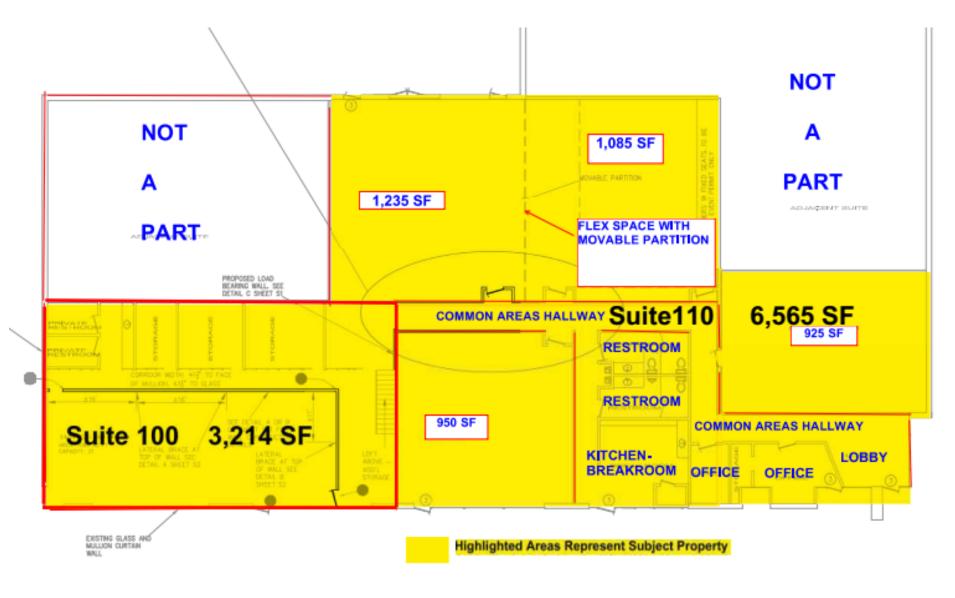












# DEMOGRAPHICS

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### ABOUT THE LOCATION

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Roseville, California is located in the Sacramento metropolitan area. Roseville provides a strong quality of life, great schools, affordable housing, and shopping for its residents and visitors. The city of Roseville has a variety of businesses located in it. Roseville has a mix of housing, small and large employers, as well many shopping plazas. Shopping plays a important role in the Roseville economy and has the thirteenth highest retail sales in all of California.

#### RETAIL AERIAL MAP

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## FOR MORE INFORMATION



