

FOR SALE

Investment
Sale-Leaseback



Exclusively Offered By:

Tony Wood
Director of Leasing and Sales
916.390.1274
BRE Lic. # 000549071

NORTHERN CALIFORNIA DANCE CONSERVATORY

**920 RESERVE DRIVE, #100 &110
ROSEVILLE CA 95678**



DISCLAIMER

920 RESERVE DR #100 & 110
ROSEVILLE CA 95678



The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from **KW** Commercial Real Estate Services and should not be made available to any other person or entity without the written consent of **KW** Commercial Real Estate Services. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

KW Commercial Real Estate Services has not made any investigation, and makes no warranty or representation. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, **KW** Commercial Real Estate Services has not verified, and will not verify, any of the information contained herein, nor has **KW** Commercial Real Estate Services conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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 $\pm 9,779$ 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

- $\pm 9,779$ 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



PROPERTY INFORMATION

920 RESERVE DR #100 &110, ROSEVILLE CA 95678



NOT
A
PART

PROPOSED LOAD
BEARING WALL. SEE
DETAIL C SHEET 52

1,235 SF

1,085 SF

FLEX SPACE WITH
MOVABLE PARTITION

NOT
A
PART

ADJACENT SUITE

COMMON AREAS HALLWAY

Suite110

6,565 SF

925 SF

RESTROOM

RESTROOM

COMMON AREAS HALLWAY

KITCHEN-
BREAKROOM

OFFICE

OFFICE

LOBBY

Suite 100

3,214 SF

950 SF

EXISTING GLASS AND
MULLION CURTAIN
WALL

Highlighted Areas Represent Subject Property



DEMOGRAPHICS

920 RESERVE DR #100 & 110, ROSEVILLE CA 95678



POPULATION	1-MI	2-MI	3-MI
2017 Total Population	6,988	47,034	110,162
2022 Projected Population	7,398	49,665	116,177
Population Growth 2017-2022	5.87%	5.59%	5.46%
Average Age	37.50	37.70	38.10
HOUSING	1-MI	2-MI	3-MI
Median Home Value	\$346,660	\$331,454	\$346,787
Median Year Built	1986	1989	1991
HOUSEHOLD	1-MI	2-MI	3-MI
2017 Total Households	2,833	18,764	42,590
HH Growth 2017-2022	6.00%	5.52%	5.57%
Median Household Income	\$59,294	\$62,886	\$73,503

ABOUT THE LOCATION

920 RESERVE DR #100 & 110, ROSEVILLE CA 95678



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 as many shopping plazas. Shopping plays an important role in the Roseville economy and has the thirteenth highest retail sales in all of California.

RETAIL AERIAL MAP

920 RESERVE DR #100 & 110, ROSEVILLE CA 95678



FOR MORE INFORMATION



Exclusively Offered by:

Tony Wood
Director of Leasing and Sales
916.390.1274
tony@tonywoodcommercial.com
BRE Lic. # 000549071

