

508 GIBSON DRIVE, CONDO 210 ROSEVILLE, CA 95678



AVAILABLE FOR SALE OR LEASE



www.osbornegrouppre.com

Robb Osborne
Partner
DRE #01398696
(916) 789-3337
rosborne@gallellire.com

Brandon Sessions
Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallellire.com

Kannon Kuhn
Associate
DRE #02079314
(916) 789-3333
kkuhn@gallellire.com

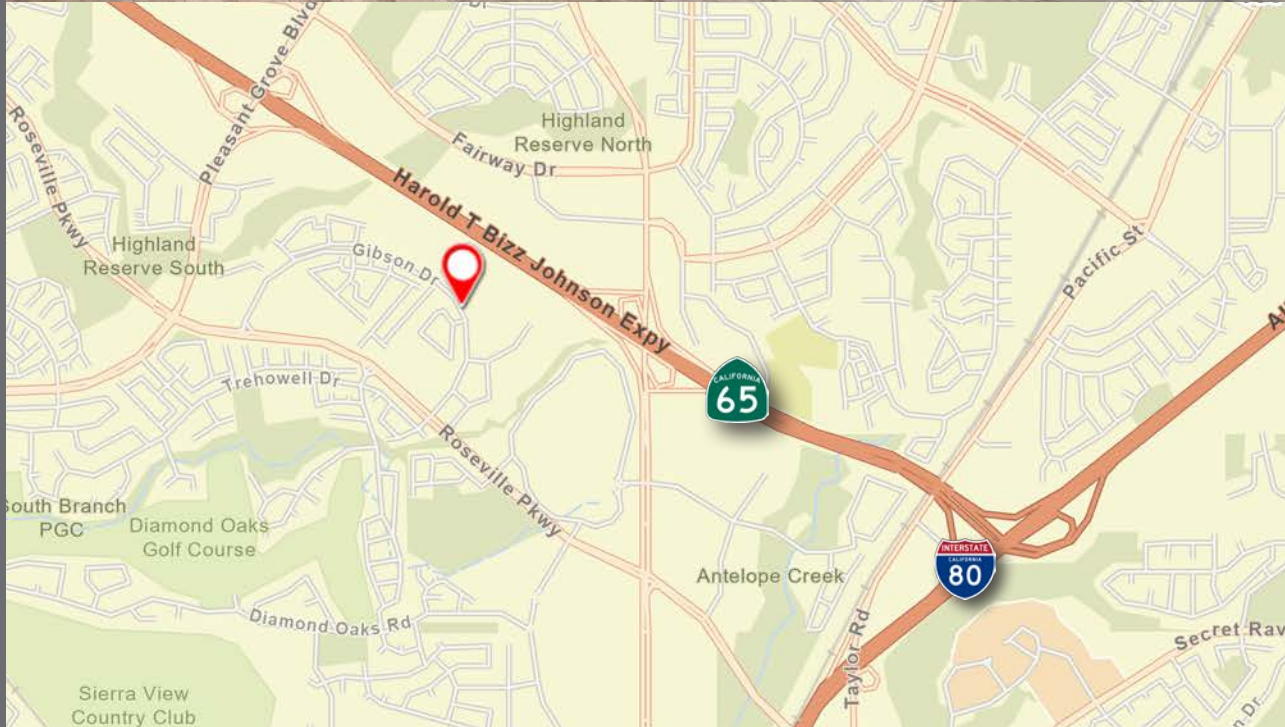
The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made to the accuracy of the information contained herein.

PROPERTY HIGHLIGHTS

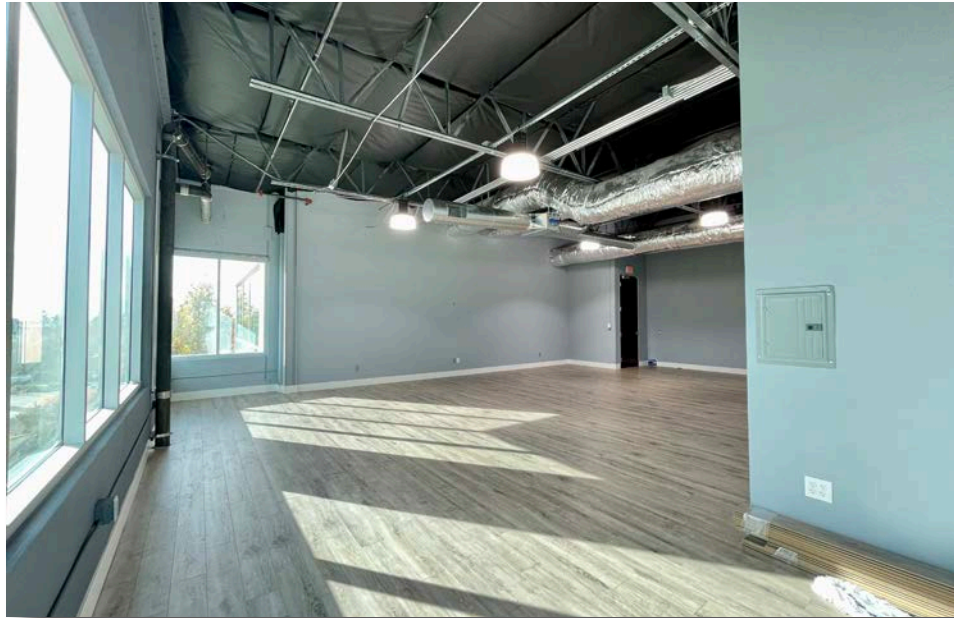
- Condo Unit 210 Available for Sale or Lease: ±990/SF
- Small office space suited for general office or medical uses
- Well landscaped property with outdoor seating areas
- Current built out is open floor plan, with ceiling for floor windows
- Parking accommodates both general office or medical
- Connected to the regional multi-use trail system
- Located within the Shea Center, just off of E. Roseville Parkway
- Walk to Roseville Galleria and The Fountains
- Good access to Highway 65

**LEASE RATE: \$2.55/SF
FULL SERVICE + JANITORIAL**

**PURCHASE PRICE
\$345,000**



INTERIOR PHOTOS



DEMOGRAPHICS

MARKET OVERVIEW

508 Gibson Dr,
Roseville CA 95678

3 MILE RADIUS

KEY FACTS

108,255

Population

37

Median Age



Average Household Size

\$96,067

Median Household Income

EDUCATION



17.08%

High School Graduate



25.32%

Some College



38.62%

Bachelor's Degree Plus

HOUSING STATS



\$452,418

Median Home Value



40,146

Households



41.35%

% Renter Occupied Housing Units

BUSINESS



77,114

Total Employees

COMMUTERS



1.32%

Used Public Transportation



87.39%

Drove Alone to Work

EMPLOYMENT



69.50%

White Collar



30.50%

Blue Collar

AERIAL LOCATION

508 GIBSON DRIVE

★ macy's H&M NORDSTROM
 Crate&Barrel SEPHORA CINEMARK
 JCPenney The Cheesecake Factory ROUND1
 RUTH'S CHRIS STEAK HOUSE Apple POTTERY BARN

WHOLE FOODS MARKET DAVE & BUSTERS Yard House
 California Pizza Kitchen MIKUNI DSW

COSTCO WHOLESALE Total Wine SPIRITS, BEER & MORE THE HOME DEPOT
 JO-ANN fabric and craft stores DICK'S SPORTING GOODS Staples

SCANDINAVIAN DESIGNS
 Holiday Inn Express

Michael's MAKE CREATIVITY HAPPEN NORDSTROM rack Burlington
 ON OLD NAVY Marshalls BEST BUY
 Bath & Body Works Cane's CHICKEN FINGERES BARNES & NOBLE BOOKSellers

WORLD MARKET REI macy's furniture gallery
 BUFFALO WILD WINGS GRILL & BAR Olive Garden HANDEL'S

AERIAL LOCATION 2



508 Gibson Drive



508 Gibson Dr., Condo 210
Roseville, CA 95678

AVAILABLE FOR SALE OR LEASE



www.osbornegroupcre.com

Robb Osborne
Partner
DRE #01398696
(916) 789-3337
rosborne@gallellire.com

Brandon Sessions
Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallellire.com

Kannon Kuhn
Associate
DRE #02079314
(916) 789-3333
kkuhn@gallellire.com

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made to the accuracy of the information contained herein.