

250 TECHNOLOGY WAY

Condo Unit 100, Rocklin, CA 95765



Condo Unit
Available for Purchase



OSBORNE
GROUP

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Building Highlights



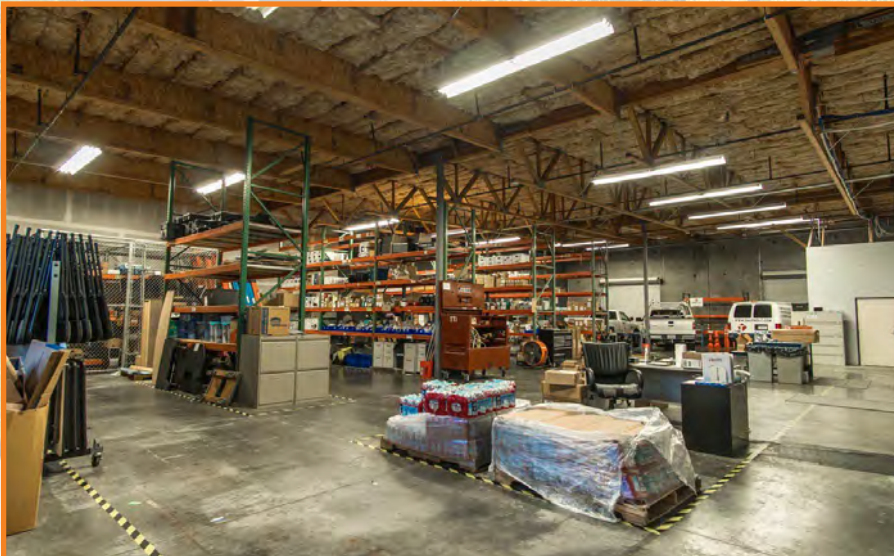
250 Technology Way is located in the highly desired Rocklin, California Submarket. This office/flex building was built in 2006, and features 14,848 SF. The property has high-end finishes throughout the premises, furniture to remain in space with new ownership, fully improved office suites, break room and lobby/waiting area.

The property is a Class B Office/Flex Building with unique, upscale architecture and build-out. Vast window line allows excellent natural light throughout the building. Located in the Placer Corporate Center in North Rocklin adjacent to Hwy 65 via the Sunset Blvd. Exit and minutes to I80 interchange, with visibility on Hwy 65.

Available for Purchase:

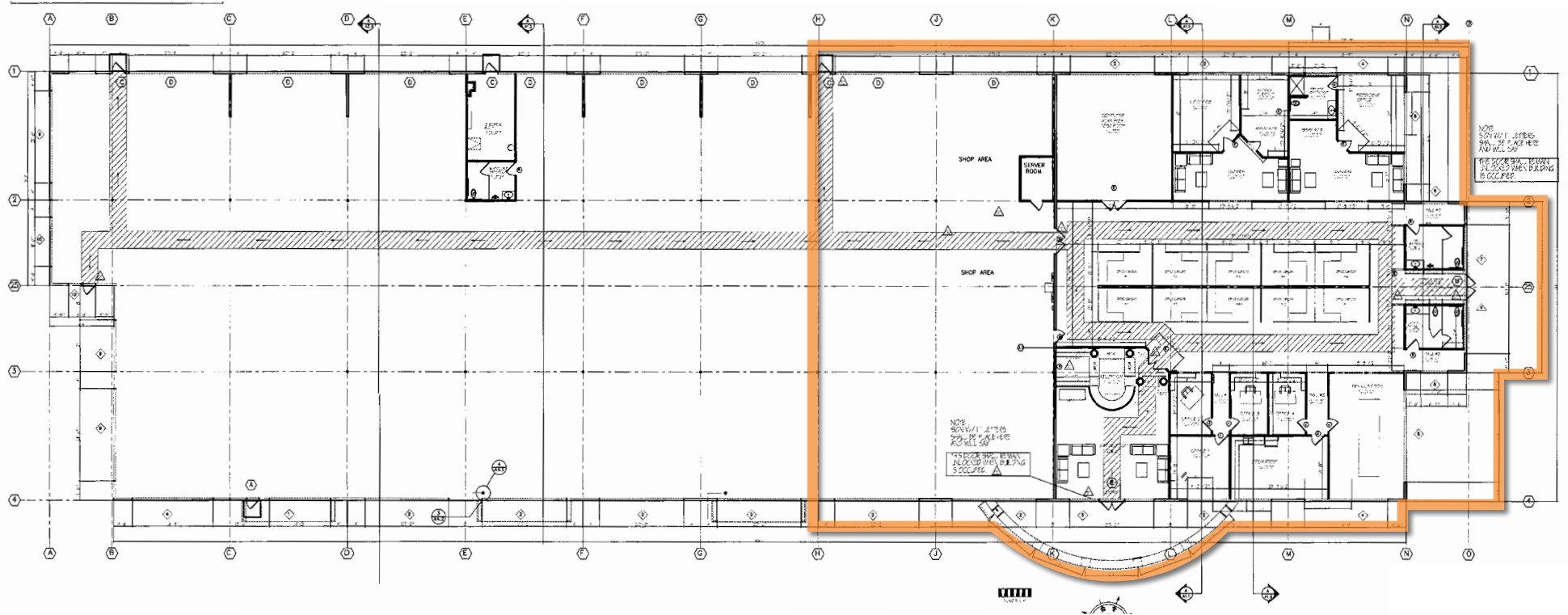
- ± 14,848 gross square foot office/flex condominium
- Excellent owner-user opportunity
- Fully improved condo within a one-story, stand-alone building with visibility on Highway 65
- Adjacent to Highway 65 via the Sunset Blvd Exit and minutes to Interstate 80 interchange
- High regional demographics
- ± 5,587 SF of open, unconditioned warehouse with two roll up doors
- ± 9,261 SF of office with 14 private offices, conference room, break room, two built out bathrooms, and open office

PRICE: \$3,000,000 (\$202/SF)



Floor Plan

Available
14,848 SF



*Floor plans not to scale.

Photos



Click Here To View All
Photos/Videos



Site Location



Creekside Church



Placer Association of Realtors

Available

Technology Way

Placer Corporate Center

Sunset Boulevard: 20,498 cars/day

Overhead Aerial

WILLIAM JESSUP UNIVERSITY

TACO BELL



Sunset Blvd

Industrial Ave

STRIKES

Stanford Ranch Rd

CALIFORNIA 65

BLUE OAKS TOWN CENTER

CROCKER RANCH
Safeway, Safeway Fuel Station, Round Table Pizza, Bank of America, Carl's Jr, Chase Bank

Blue Oaks Century Theater, RC Willey, Hobby Lobby, Sportsman's Warehouse, Grocery Outlet, Dollar Tree, Starbucks, Crunch Fitness, Lucille's Smokehouse BBQ, Skipolinis, Bennett's, Pink Martini, Fed Ex Office Print & Ship Center, The Original Mels Diner, Xtreme Craze, Mattress Firm, Goodyear Auto Service

CAMPUS OAKS
Nugget Market, Ben's Basketplace, Starbucks, Smashburger, MOD Pizza, Panda Express, SAFE Credit Union

FREEDOM POINT
Residence Inn by Marriott, Home2 Suites by Hilton, Noah's Bagels, Chipotle, Peet's Coffee, Jersey Mike's Subs, Smart Axe, Pizza with a Twist

Blue Oaks Blvd

TOPGOLF

Demographics

MARKET OVERVIEW

250 Technology Way,
Condo Unit 100, Rocklin, CA 95765

5 MILE RADIUS



KEY FACTS

201,390

Population

40

Median Age



2.75

Average Household Size

\$107,815

Median Household Income

EDUCATION



2.45%

High School Graduate



25.35%

Some College



40.80%

Bachelor's Degree Plus

HOUSING STATS



\$487,124

Median Home Value



72,932

Households



28.02%

% Renter Occupied Housing Units

BUSINESS



71,827

Total Employees

COMMUTERS



1.28%

Used Public Transportation



87.63%

Drove Alone to Work

EMPLOYMENT



72.80%

White Collar

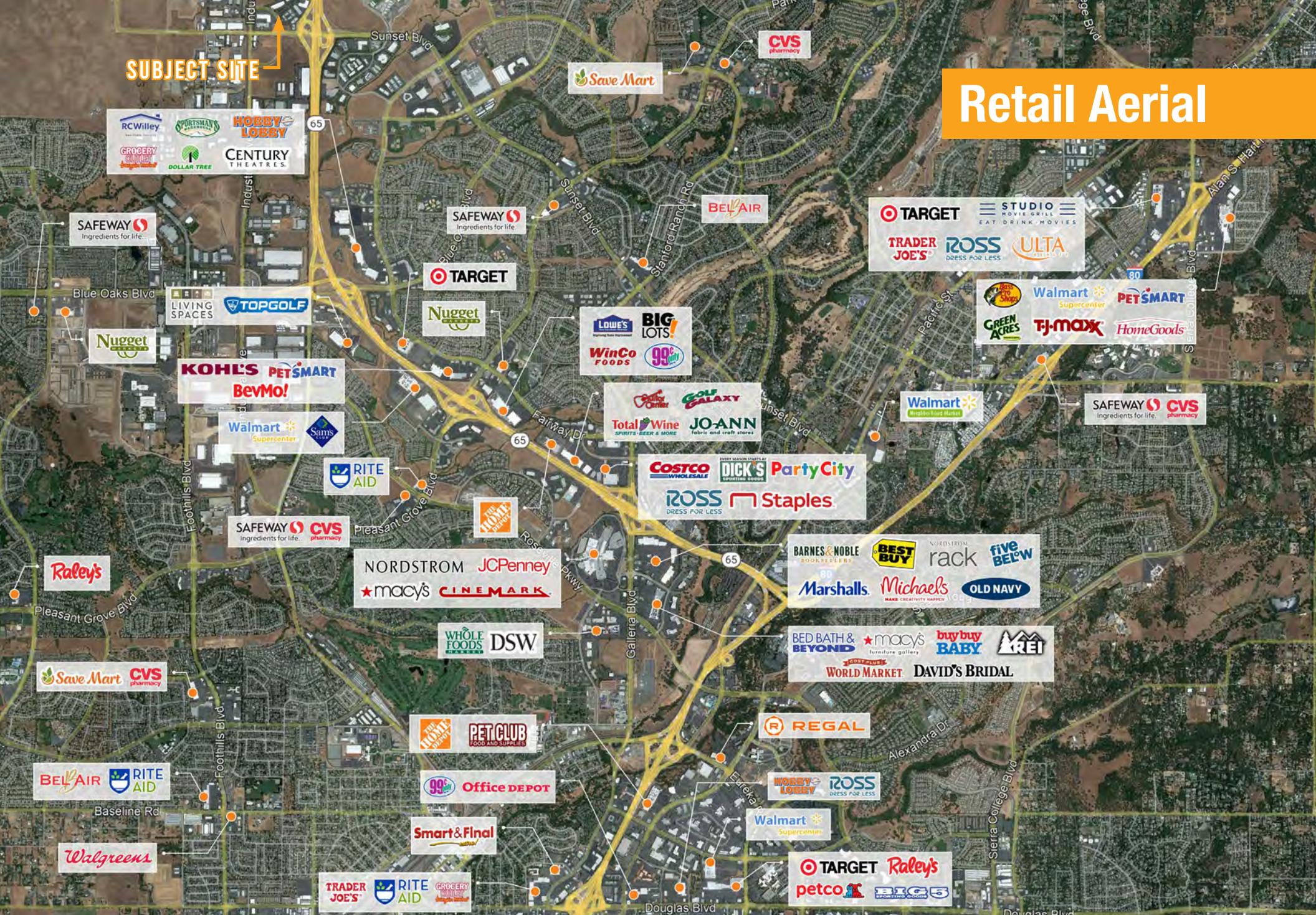


27.20%

Blue Collar

Retail Aerial

SUBJECT SITE



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AVAILABLE FOR SALE



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