



# ROSEVILLE

INNOVATION PARK

±22,869 SF AVAILABLE

620 ROSEVILLE PKWY, ROSEVILLE, CA 95747

**nuveen**  
REAL ESTATE

 **CUSHMAN &  
WAKEFIELD**



# BUILDING HIGHLIGHTS



±193,573 SF BUILDING



±22,869 SF AVAILABLE



\$2.25/SF FULL-SERVICE GROSS



±237 PARKING STALLS (5.0:1000)



SUPERIOR BRANDING OPPORTUNITY  
(VISIBLE FROM ROSEVILLE PKWY)



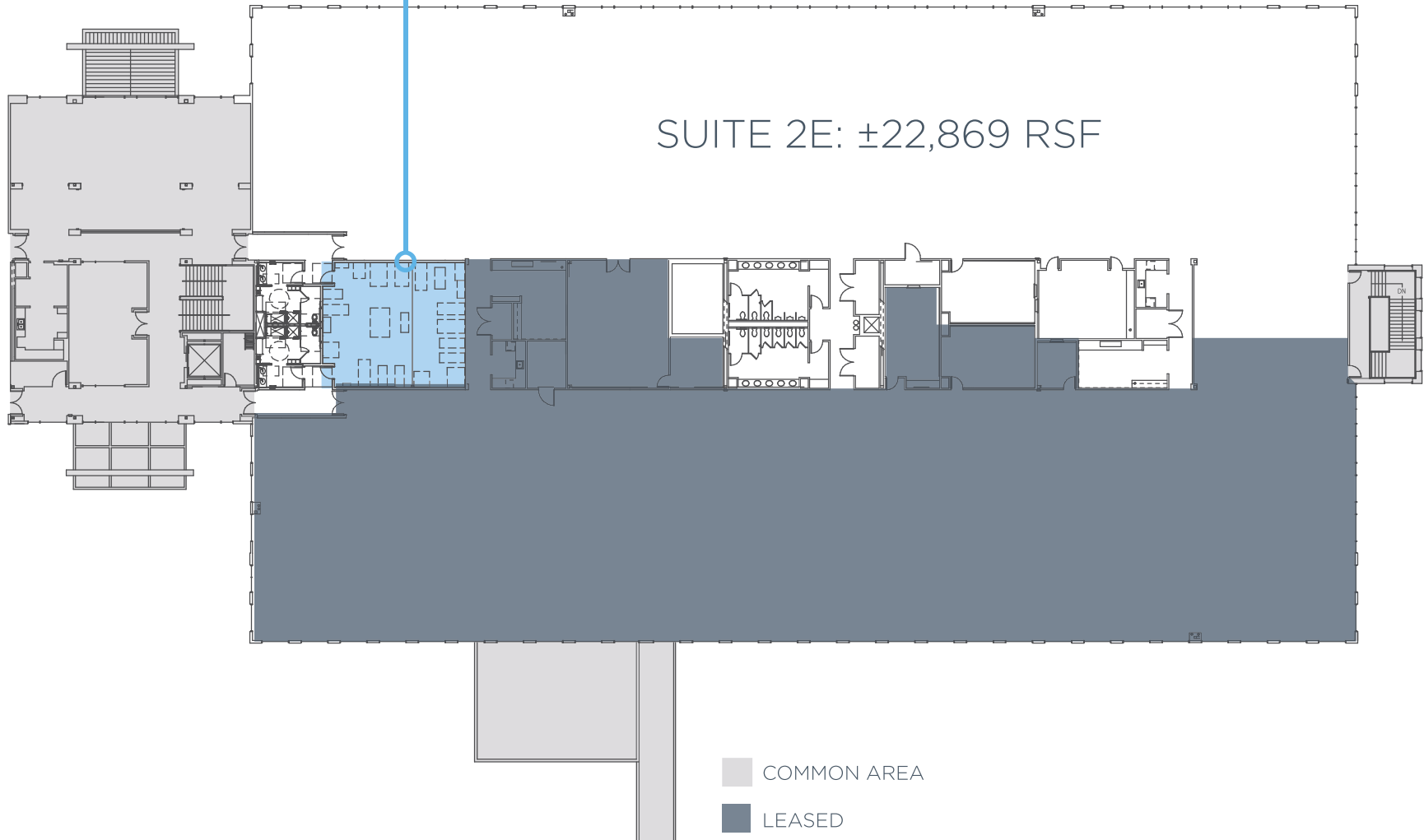
HIGH PERFORMANCE, SUSTAINABLE  
AND ENERGY EFFICIENT  
CONSTRUCTION MATERIAL



# FLOOR PLAN

FITNESS CENTER

SUITE 2E: ±22,869 RSF



COMMON AREA

LEASED



# CAMPUS AMENITIES



RESPONSIVE PROPERTY  
MANAGEMENT +  
ENGINEERING TEAM



NEWLY CONSTRUCTED  
FITNESS CENTER



SHADED OUTDOOR  
COMMON AREAS





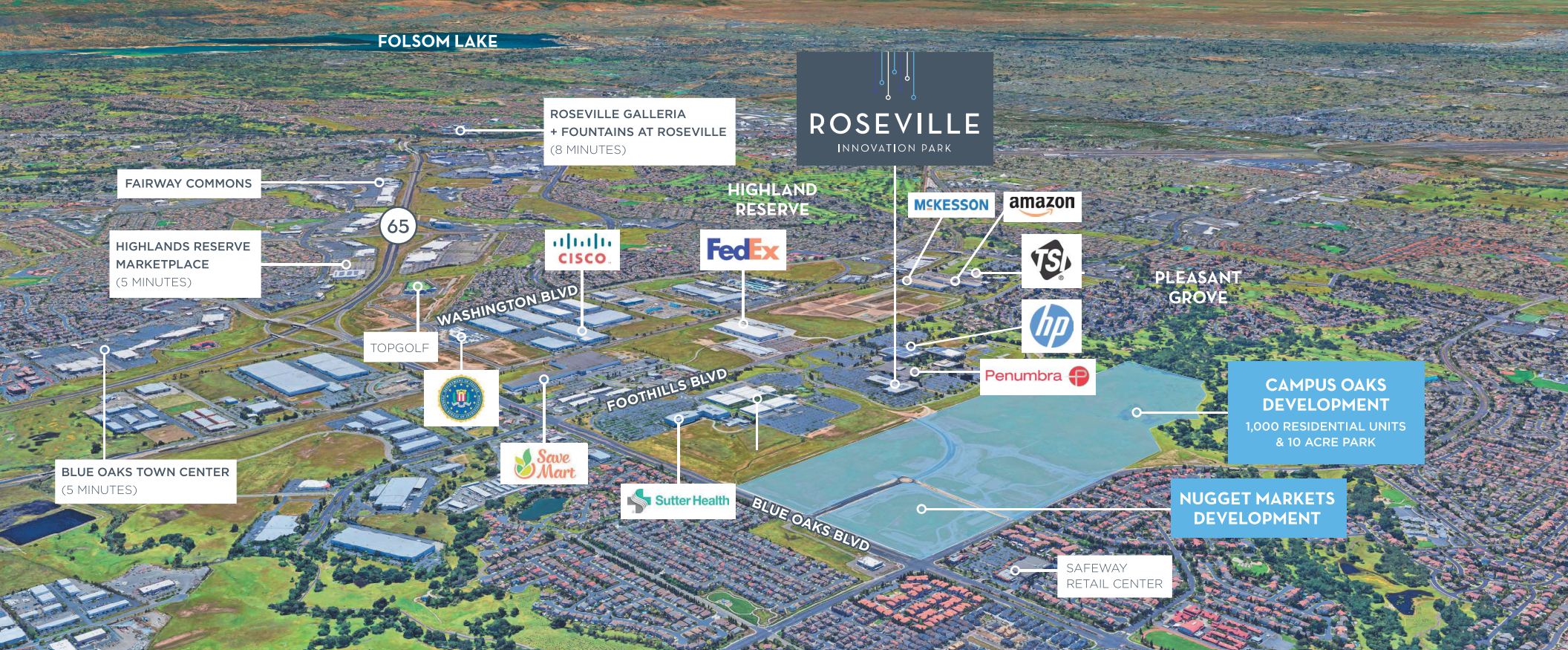
## LOCATION

Located on Foothills Boulevard just south of Blue Oaks Boulevard, Roseville Innovation Park has excellent access to Highway 65, Interstate 80 and all major thoroughfares in the area.

- DOWNTOWN SACRAMENTO: 20 MILES
- SACRAMENTO INTERNATIONAL AIRPORT: 25 MILES
- DOWNTOWN SAN FRANCISCO: 107 MILES
- DOWNTOWN SAN JOSE: 140 MILES







# CORPORATE NEIGHBORS & AMENITIES

As one of the premier submarkets in the Greater Sacramento region, Roseville offers a wide variety of amenities, retail establishments, city services and recreational activities. A significant benefit to the area is Roseville Electric, a municipal-owned utility which provides power to the region at affordable rates to both businesses and residences.

Roseville Innovation Park's premier location is directly next to the Campus Oaks Development, a 235-acre mixed-use project. The project features nearly 1,000 residential units, 60 acres of open space (including a 10 acre park), and 500,000 SF of retail space. The retail space is anchored by Nugget Markets, an upscale grocery store local to the Sacramento area.



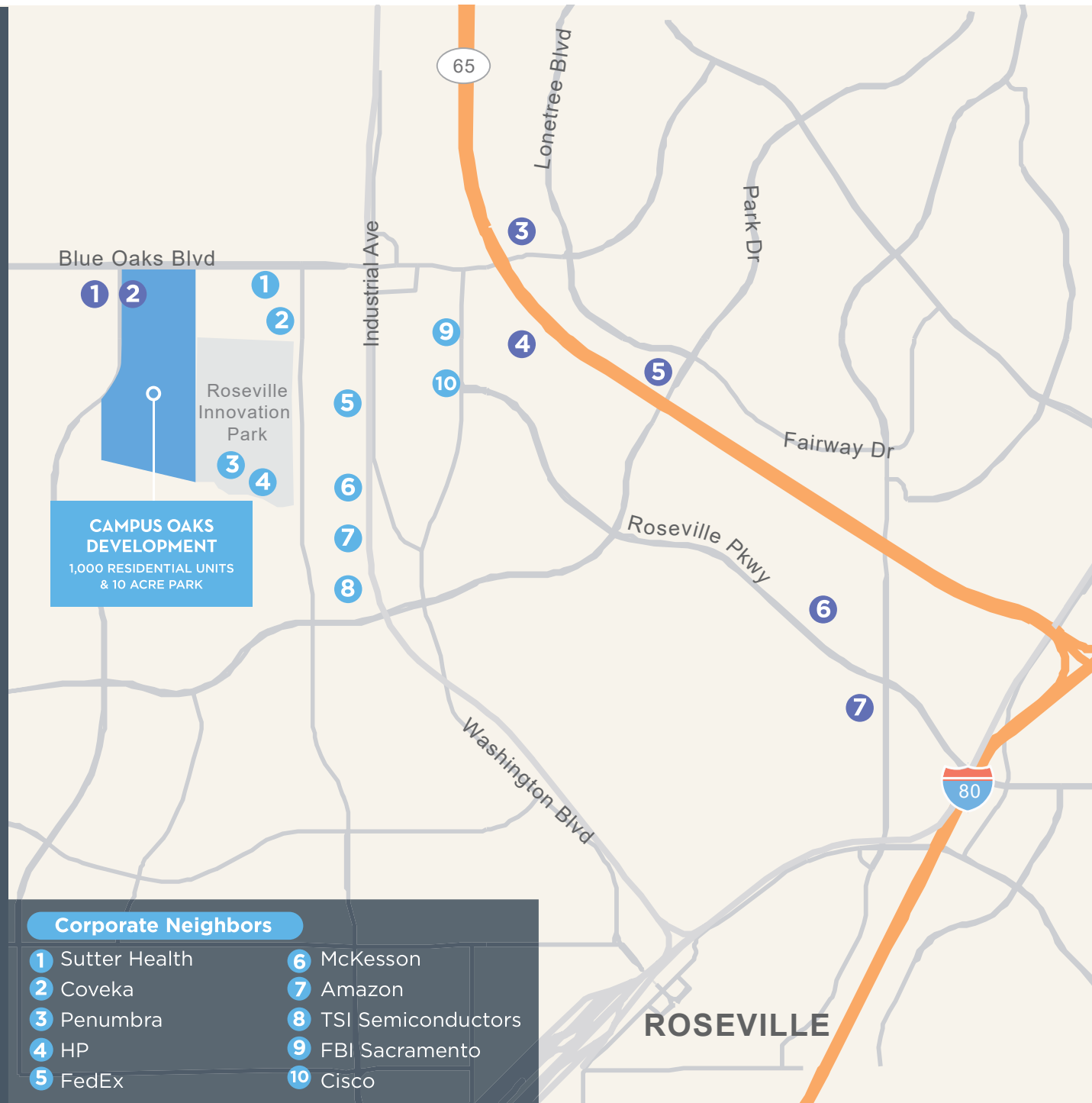
# AMENITIES MAP

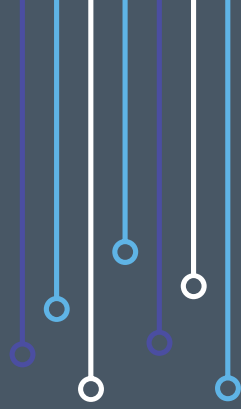
## Retail

- 1** Safeway Retail Center
- 2** Nugget Markets Development
  - Nugget Markets
  - Smashburger
  - Starbucks
  - Mod Pizza
- 3** Blue Oaks Town Center
  - Lucille's Smokehouse
  - Chevys Restaurants
  - Starbucks
- 4** Freedom Point Plaza
  - Topgolf
- 5** Highland Reserve Marketplace
  - Jamba Juice
  - Blaze Pizza
  - In-N-Out
- 6** Roseville Galleria
  - Nordstrom
  - Ruth Chris Steakhouse
  - Shake Shack
  - Il Fornaio
  - Land Ocean
- 7** Fountains at Roseville
  - Yard House
  - Whole Foods Market
  - Mikuni
  - Zocalo
  - Anthropoligie

## Corporate Neighbors

- |                        |                             |
|------------------------|-----------------------------|
| <b>1</b> Sutter Health | <b>6</b> McKesson           |
| <b>2</b> Coveka        | <b>7</b> Amazon             |
| <b>3</b> Penumbra      | <b>8</b> TSI Semiconductors |
| <b>4</b> HP            | <b>9</b> FBI Sacramento     |
| <b>5</b> FedEx         | <b>10</b> Cisco             |





# ROSEVILLE

## INNOVATION PARK



FOR MORE INFORMATION, PLEASE CONTACT:

**RON THOMAS**

Executive Director | Managing Principal  
916 288 4801 | [ron.thomas@cushwake.com](mailto:ron.thomas@cushwake.com)  
CA License No: 01193241

**CHRIS SCHWARZE**

Executive Director  
916 288 4803 | [chris.schwarze@cushwake.com](mailto:chris.schwarze@cushwake.com)  
CA License No: 01291261

**nuveen**  
REAL ESTATE



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