



SUBLEASE OPPORTUNITY

±287,328 RSF | CLASS A OFFICE SPACE
8000-8050 FOOTHILLS BLVD, ROSEVILLE, CA

8050

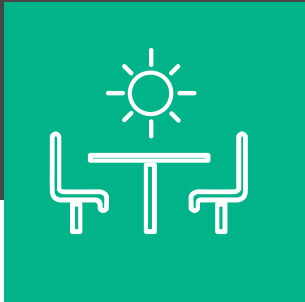
OPPORTUNITY HIGHLIGHTS

APRIL 2030 LEASE EXPIRATION

\$1.10 NNN PSF/MO/NNN LEASE RATE

±287,328 TOTAL RSF ACROSS 4 BUILDINGS

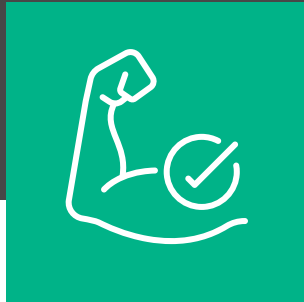
ABOVE MARKET PARKING RATIO (5:1,000)



OUTDOOR SEATING AND MEETING AREAS



CAFÉ SPACE WITH GRADE LEVEL LOADING

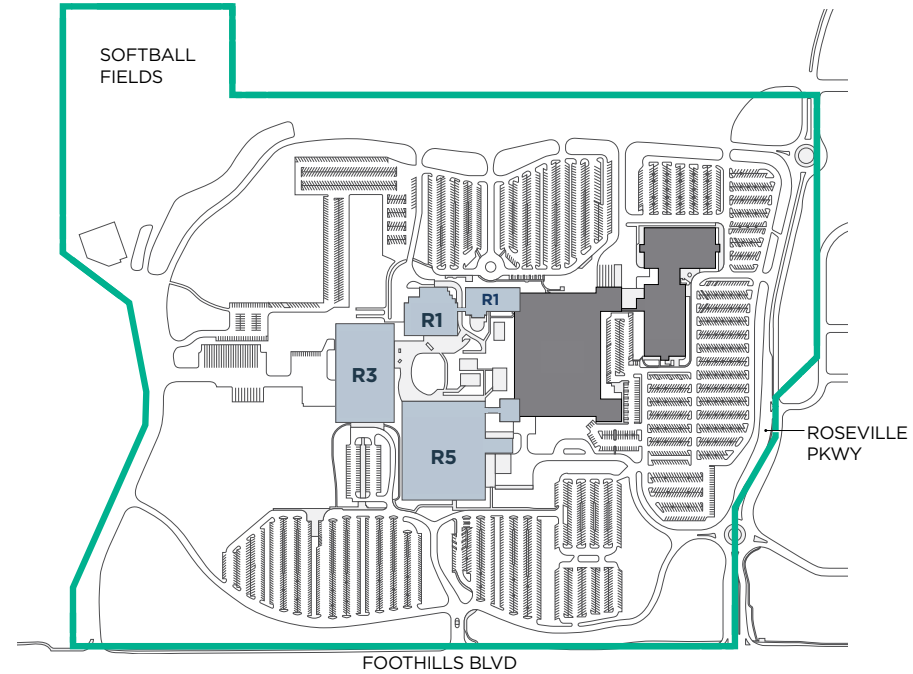


ON-SITE FITNESS CENTER AND OUTDOOR SPORTS FACILITIES

- BASKETBALL
- VOLLEYBALL
- BASEBALL
- SOFTBALL



SITE PLAN



8000

FLOOR 1: ±44,434 RSF
FLOOR 2: ±76,706 RSF
CLASS A OFFICE SPACE

8010

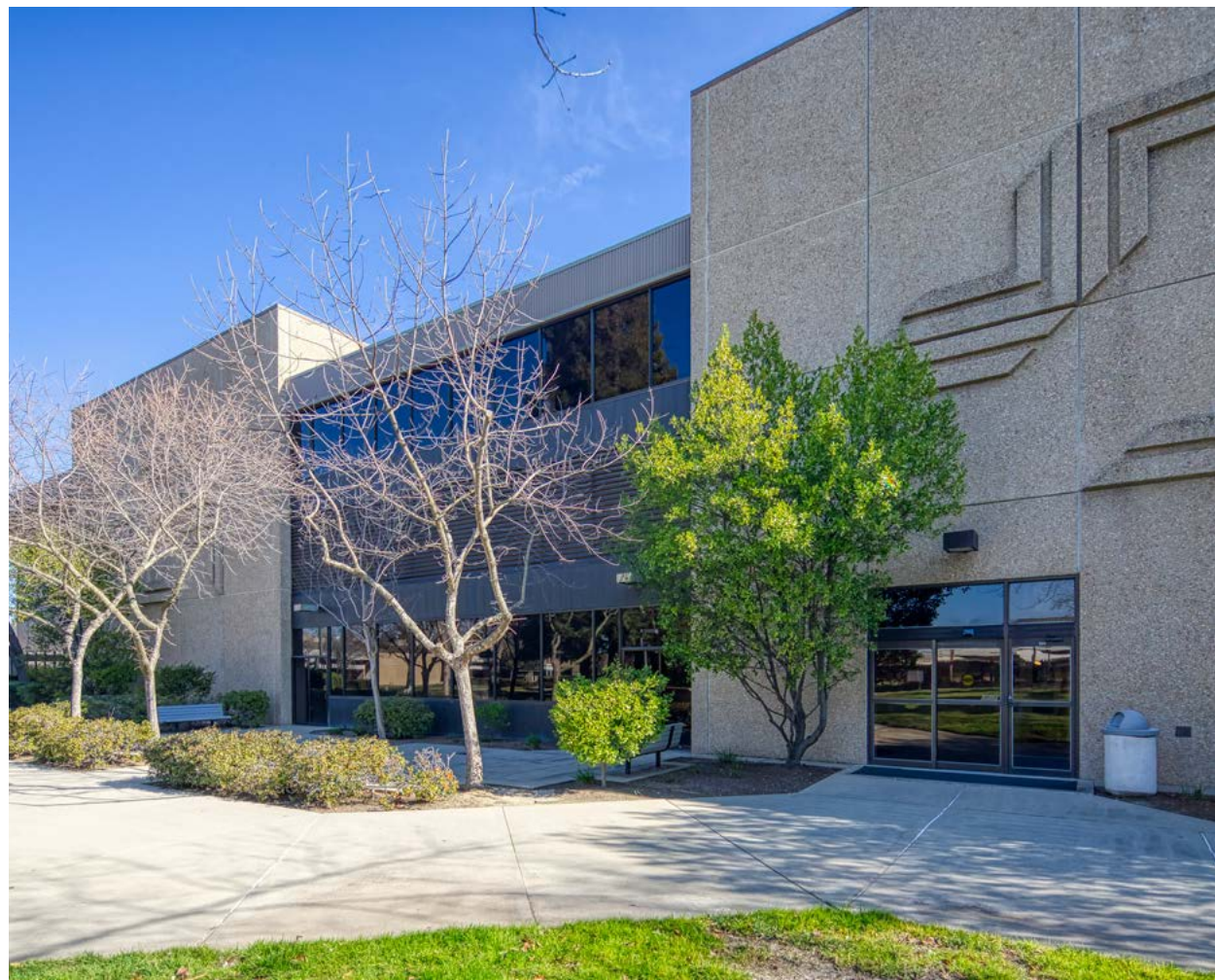
±32,911 RSF
FORMER CAFÉ SPACE
POSSIBLE LIGHT MANUFACTURING

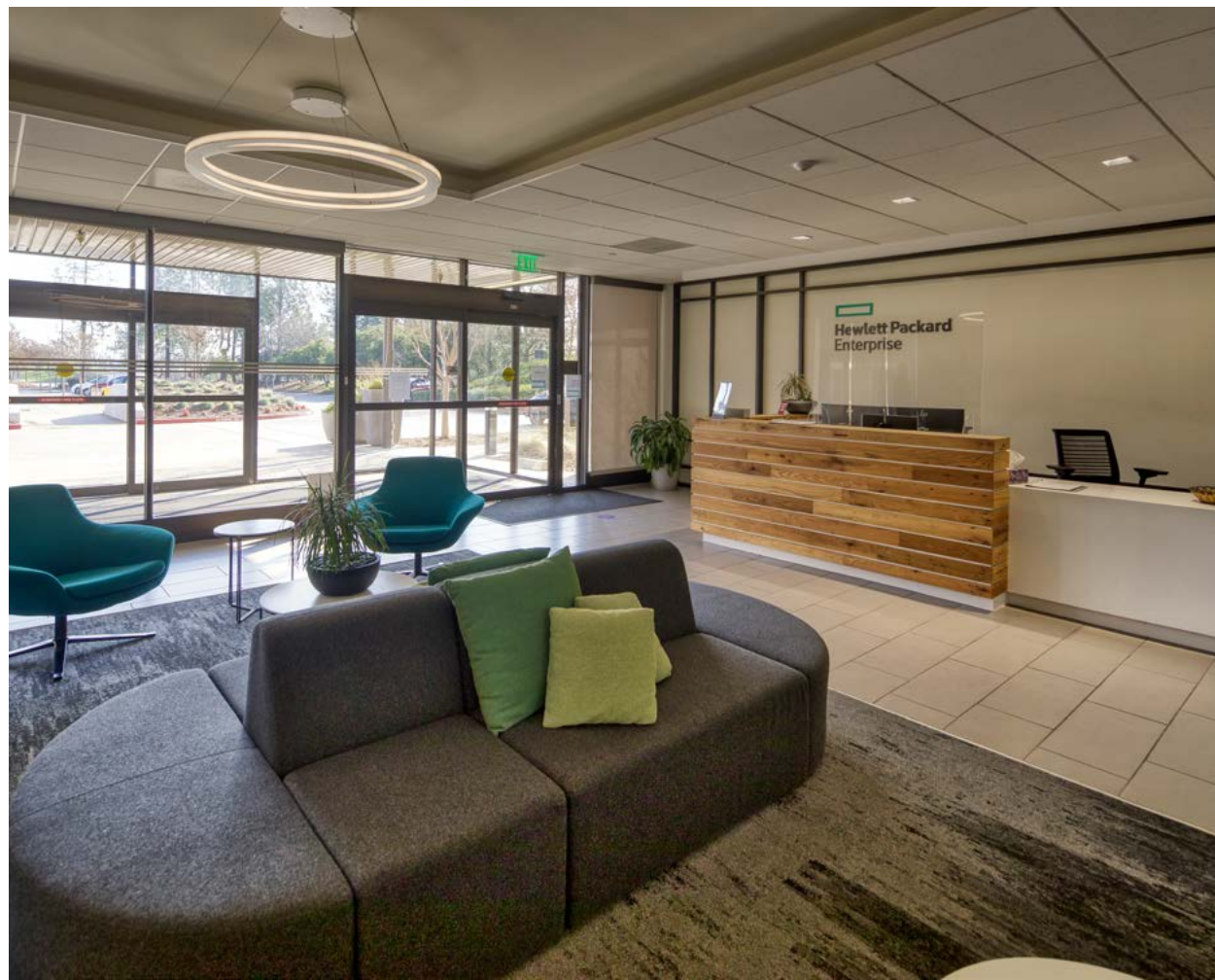
8030

±20,371 RSF
*FORMER CREDIT UNION/
VISITOR CENTER*

8050

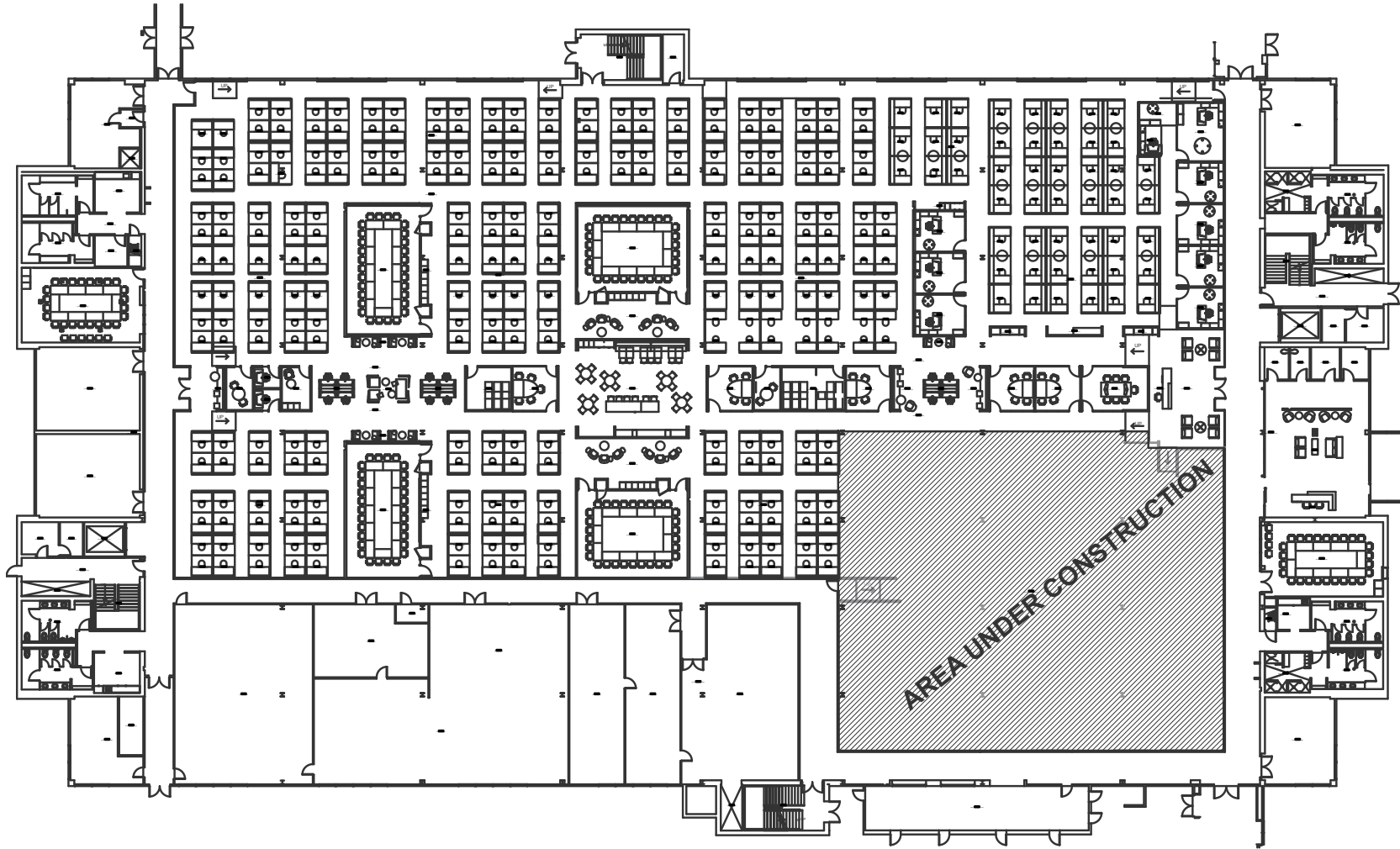
FLOOR 2: ±112,906 RSF
CLASS A OFFICE SPACE





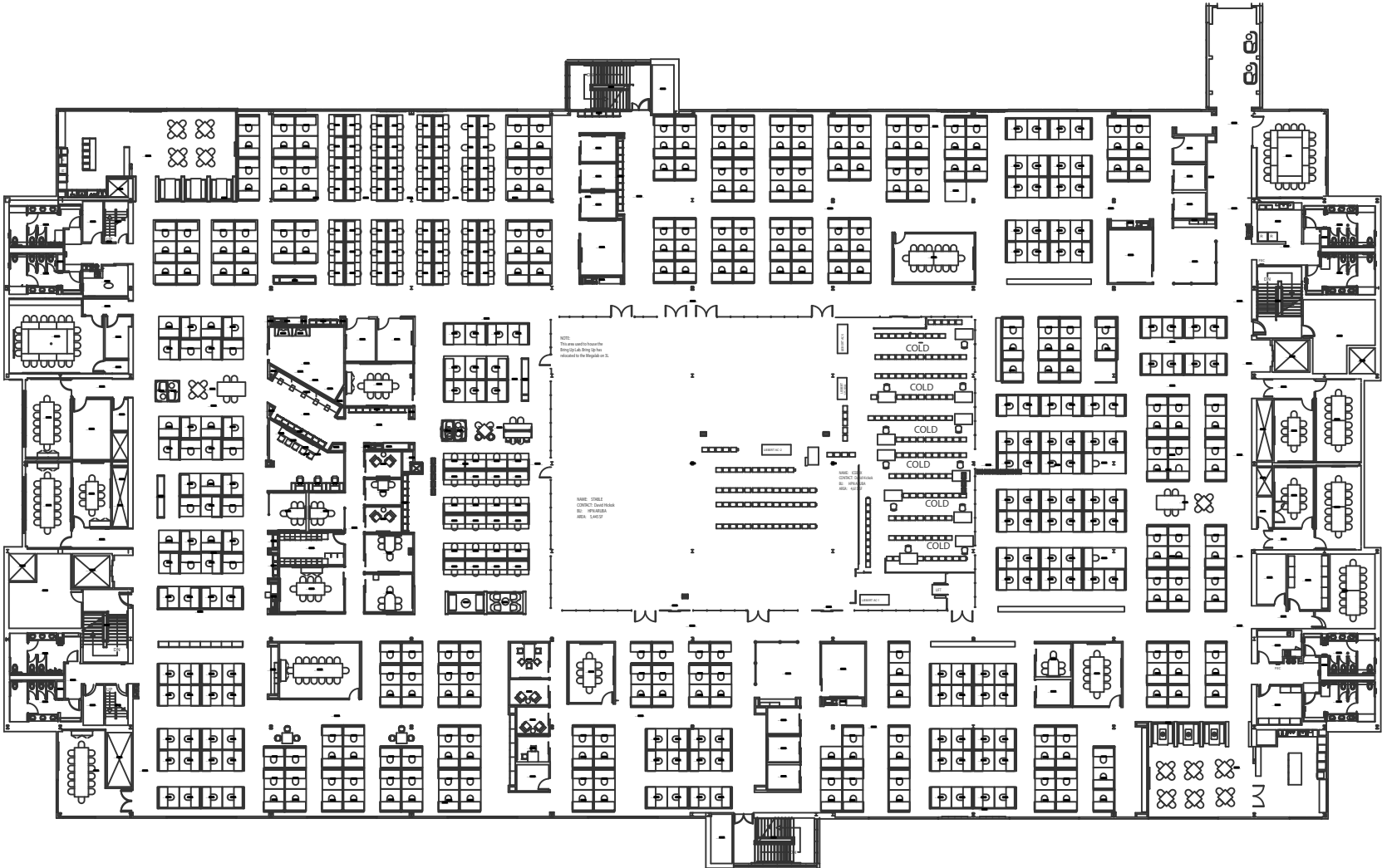
FLOOR 1 | ±44,434 RSF

8000 FOOTHILLS BLVD.



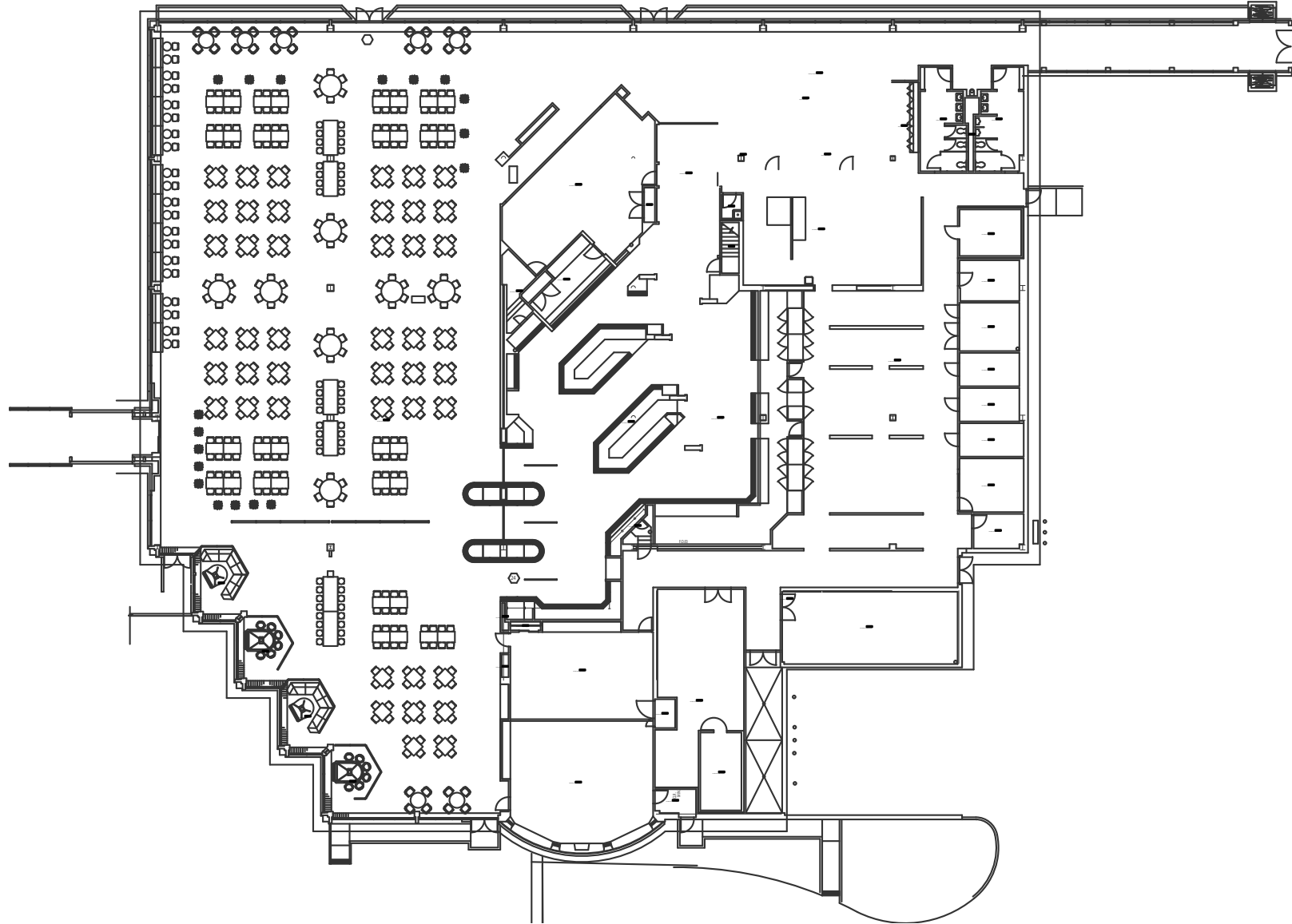
FLOOR 2 | ±76,706 RSF

8000 FOOTHILLS BLVD.



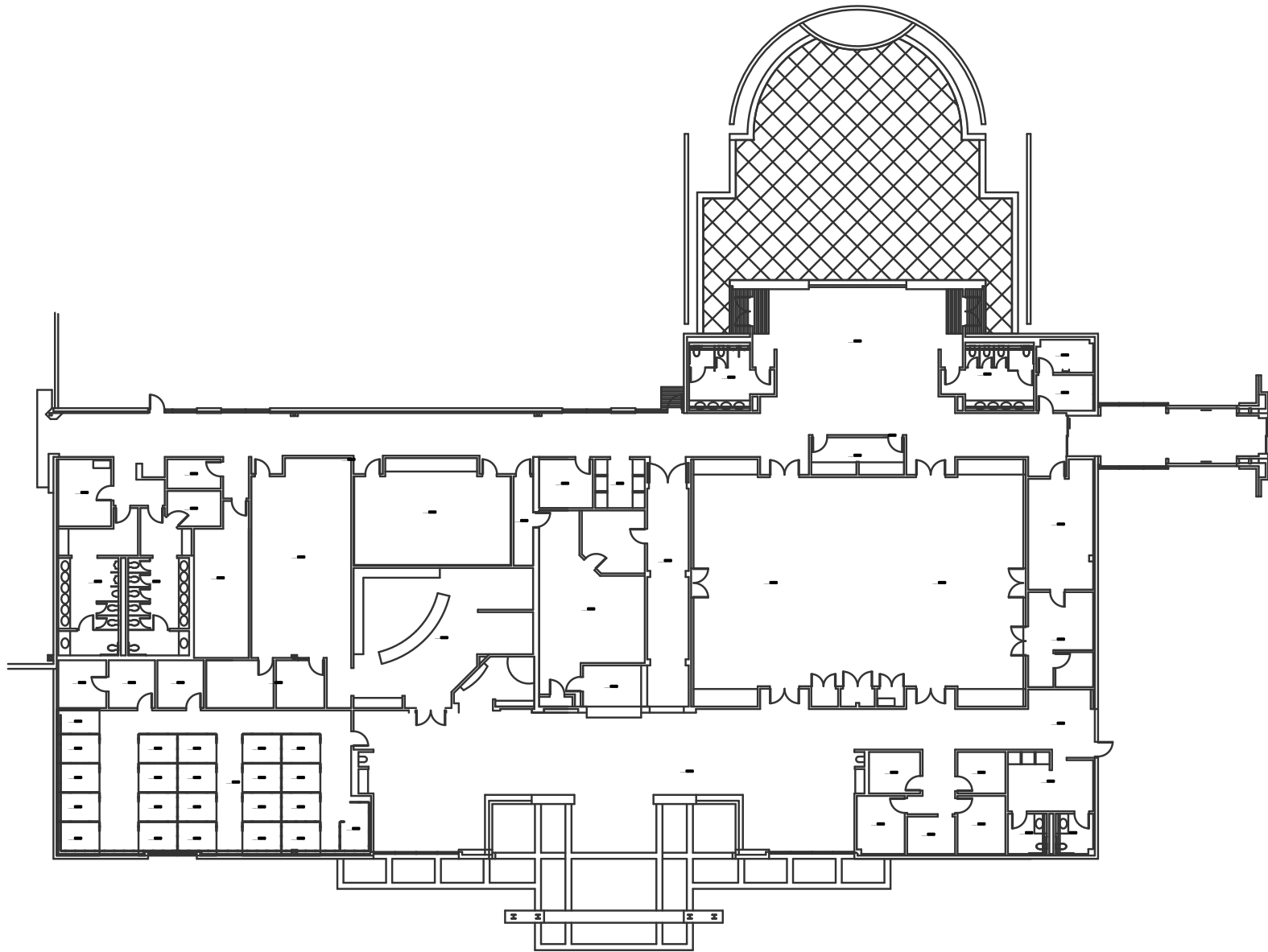
CAFETERIA | ±32,911 RSF

8010 FOOTHILLS BLVD.



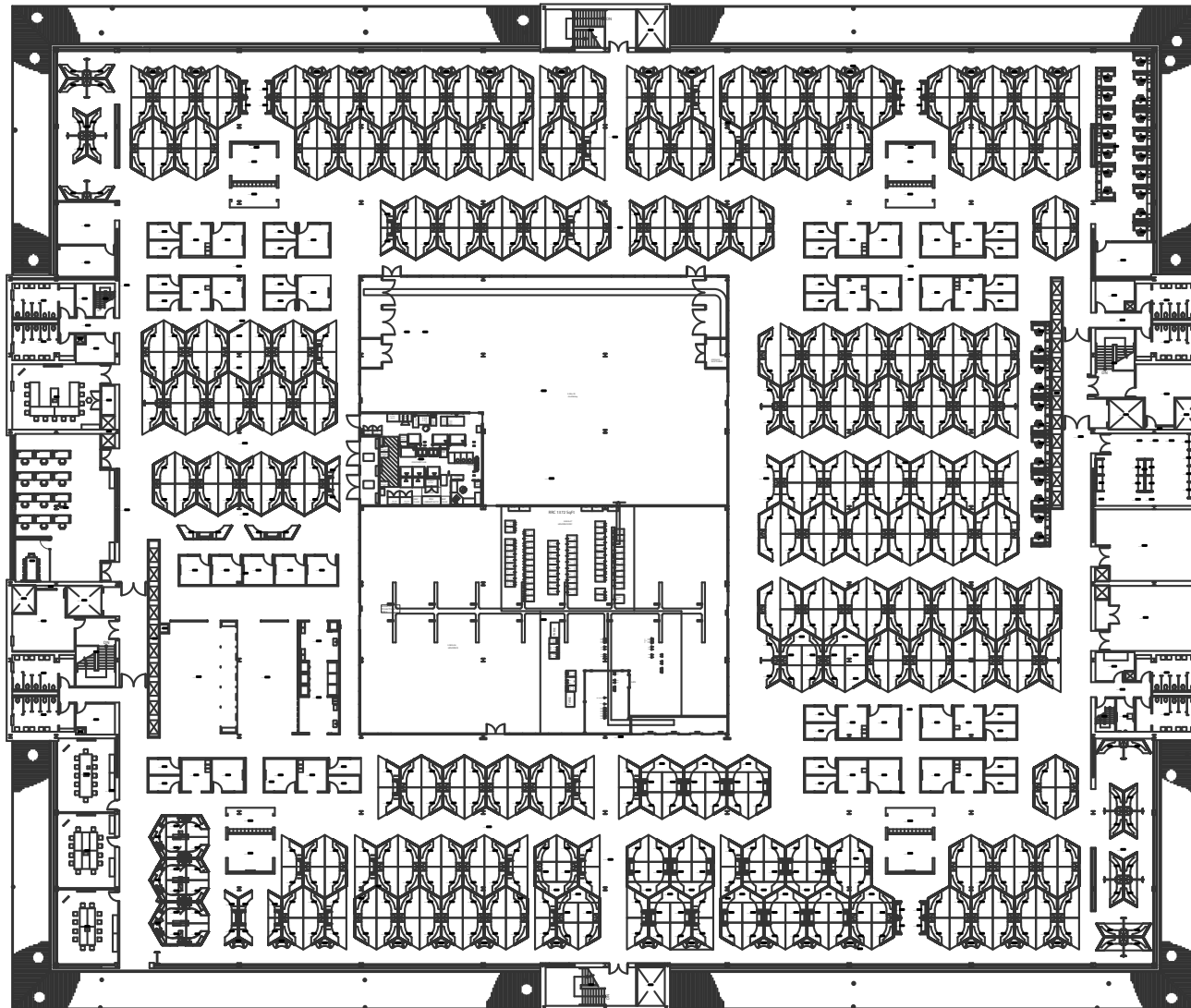
VISITORS CENTER | ±20,371 RSF

8030 FOOTHILLS BLVD.

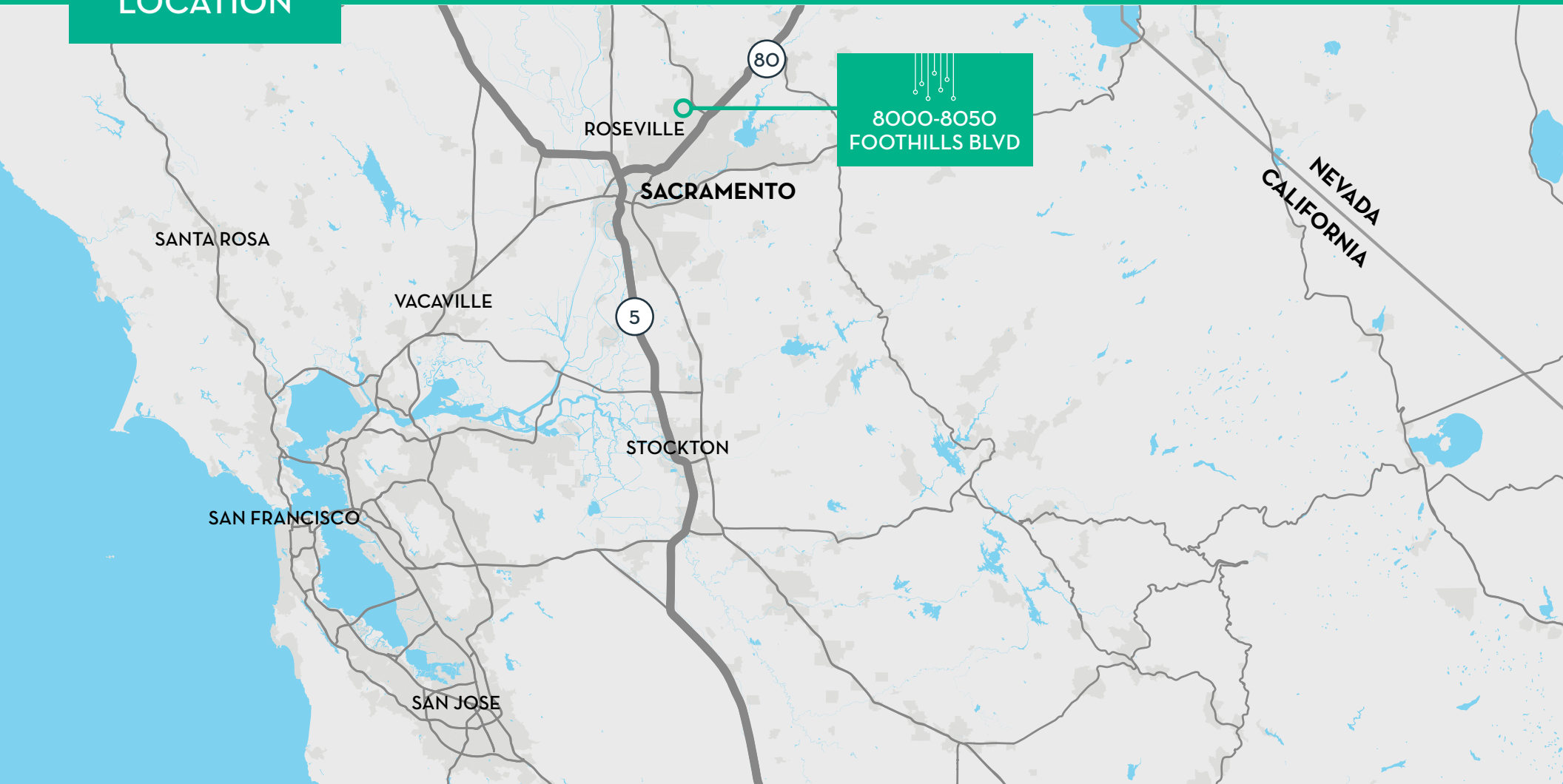


FLOOR 2 | 112,906 RSF

8050 FOOTHILLS BLVD.



LOCATION



Located at the intersection of Foothills Boulevard and Roseville Parkway, future subtenants will benefit from convenient access to Highway 65 and the I-80.

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



HIGHLAND RESERVE MARKETPLACE
KOHLS
BevMo!
IN-N-OUT
Jamba Juice
PETSMART
LOWE'S
CVS

WESTFIELD GALLERIA AT ROSEVILLE
JCPenney
Crate & Barrel
macy's
NORDSTROM
Apple

SIERRA VIEW COUNTRY CLUB

DIAMOND OAKS GOLF COURSE

Sams

TOPGOLF

Residence Inn
Marriott

MCKESSON

amazon

HOME2
SUITES BY HILTON

Albertsons

FedEx

8000-8050
FOOTHILLS BLVD



Penumbra

Eokeva

WOODCREEK GOLF CLUB

CAMPUS OAKS DEVELOPMENT
948 UNITS, 500,000 SF RETAIL/COMMERCIAL,
235 ACRES TOTAL

24 FITNESS

STARBUCKS COFFEE

SUPERCUTS



Nugget



Sutter Health

gainwell

CORPORATE NEIGHBORS & AMENITIES

ROSEVILLE MARKET OVERVIEW

Roseville is a progressive city located 15 miles from Downtown Sacramento and has become the premier business and residential location within the Sacramento region. The strength and balance of Roseville's diverse economy has allowed the city to thrive. Companies locate in Roseville to benefit from a highly qualified workforce, low operating costs, excellent schools, range of housing options and a stable political climate. The city has an uncommonly strong credit rating of AA+ from Standard and Poors.

- One of the **top 35** places to live in America
- Ranked in the **top 100** cities in the country for safety
- Ranked in the **top 30** healthiest places to live in America
- Ranks in the **top 25** best cities to retire in America
- Ranked in the **top 10** cities in California to raise a family
- One of the **50 cities** with the best public schools in America



STATISTICS

145,000+

Population

37.6

Median age

89,400+

Jobs

5.2%

Unemployment

6,200+

Number of
Businesses

\$587,300+

Median home
sale price

\$76,712

Median
household income

TOP INDUSTRIES

- Public administration (8.3%)
- Healthcare (7.6%)
- Construction (7.2%)
- Education services (7.1%)
- Finance & insurance (7%)
- Computer/electronic products (6.7%)
- Professional, scientific & technical services (6.3%)

TOP EMPLOYERS

(Private Sector)



PROPERTY DESCRIPTION

PARCEL NUMBER

017-231-048-000

ACREAGE

140.77 Acres (entire park)

ROOFING

Buildings R3 and R5: 60-mil thermoplastic polyolefin installed over rigid tapered insulation. Metal stud framing. Solar paneled. Building R1: Built up roof with stone ballast.

STRUCTURE/EXTERIOR WALLS

Buildings R3 and R5: Exposed aggregate precast concrete panel walls with reveals, prefinished metal wall panels, painted smooth finish plaster, aluminum storefront walls and windows, dark tinted single pane glazing, prefinished standing seam shade elements, exposed painted steel structure, and plastered or prefinished metal slat soffits.

Building R1: Prefinished smooth or corrugated metal wall or fascia panels, aluminum storefront walls or windows, and dark or green-tinted single pane glazing.

POWER

2 Generators plus UPS serve buildings R3 & R5. Size range 250-350 kw.

HVAC

- Air distribution for R3 and R5 are provided by custom modular air handling systems. There are 11 units ranging from 30-60 tons for R5 and 10 units of 15-30 tons for R3.
- R1 is heated and cooled by four (4) roof-mounted packaged air conditioning units.

WATER/PLUMBING

- The Park is served by three (3) gas fired boilers located in the basement of R3.
- The Park is served by a 12" water main connected to the below-grade city utility main.
- Natural gas service is provided to the Park via a 6" diameter main line with above ground metering.

ZONING

M1/SA - Professional Offices, Research & Development, Light Industrial.

PARKING

The Campus has a total of 3,961 surface parking spaces, including 52 designated disabled accessible parking spaces. The parking areas are illuminated with individual shoebox-type metal halide lighting discharge fixtures on ±30' metal lighting poles.

LANDSCAPING

The property is heavily wooded and landscaped with wild native grasses, deciduous and evergreen trees, irrigated landscape beds, planter boxes with seasonal flowering plants, shrubs, and grass sod ground cover. Landscaped areas at the property are served by an automatic irrigation system.





8000-8050 FOOTHILLS BLVD

FOR MORE INFORMATION, PLEASE CONTACT:

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[VIEW SITE SPECIFIC COVID-19 PREVENTION PLAN](#)

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