

8020

FOOTHILLS BLVD

ROSEVILLE, CA

Fully Entitled and Design Approved

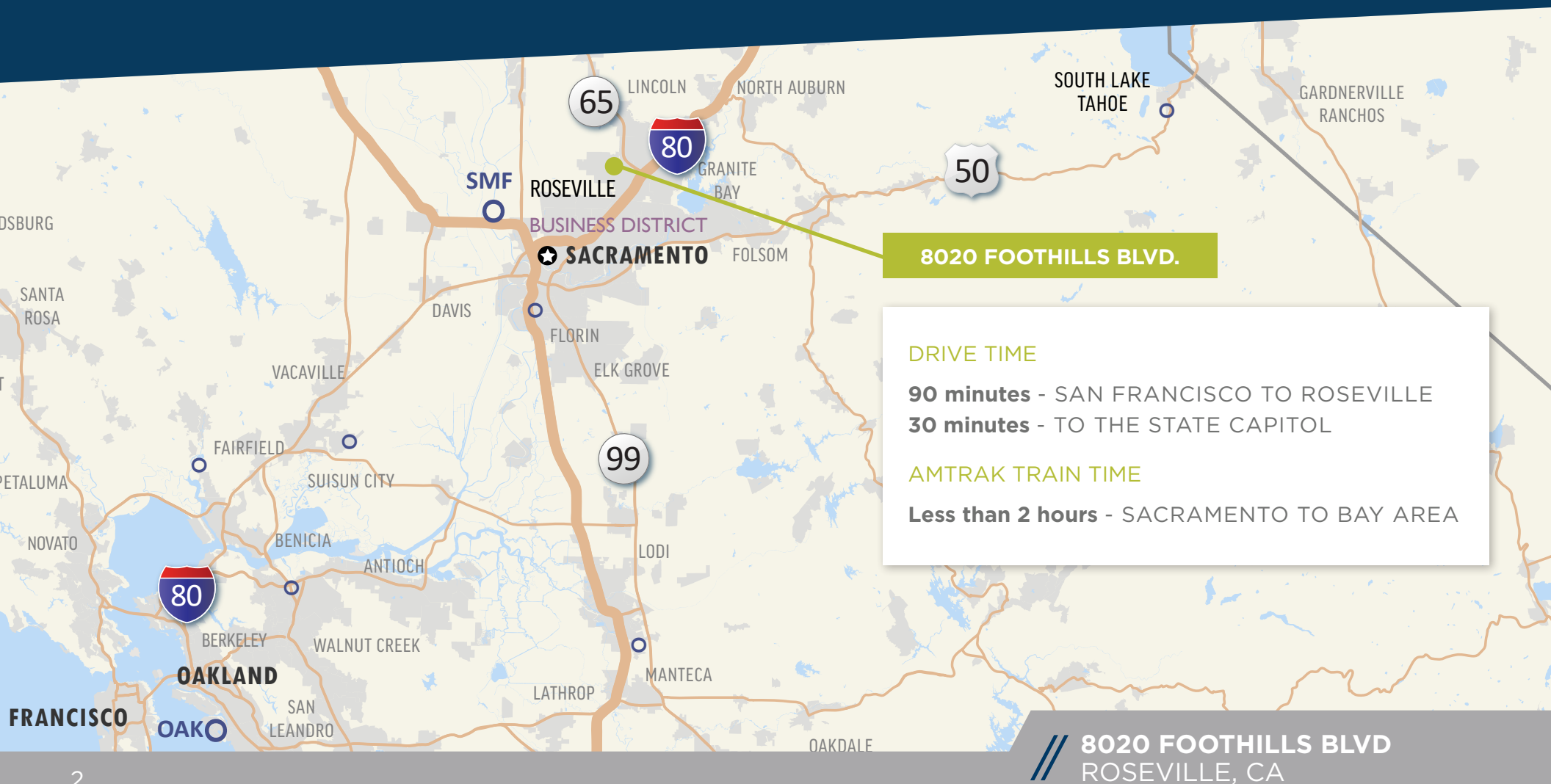
TENANT SIGNAGE

**R&D/cGMP Facility**  
**For Sale or Lease (BTS)**  
**155,000 SF**  
*Delivery Q1 2024*

 **CUSHMAN &  
WAKEFIELD**

The Greater Sacramento region continues to offer high-quality product of scale at a discount to San Francisco and other Bay Area markets. The region's strong market fundamentals and continual development position the area to benefit from the growth of a diverse user base. The Greater Sacramento region offers strong demographics, residential density, prominent amenities, and a high quality of life that contributes to the market's thriving demand.

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. Located at 8020 Foothills Boulevard just south of Blue Oaks Boulevard, the property has excellent access to Highway 65, Interstate 80 and all major thoroughfares in the area. It is well located approximately 20 miles northeast of downtown Sacramento & the State Capitol and just 25 miles from Sacramento International Airport.



# // PROPERTY FEATURES



±155,000 SF (DIVISIBLE TO 80,000 SF)



27'+ CLEAR HEIGHT



CLASS A NEW CONSTRUCTION



11 DOCK DOORS



4,000+ AMPS OF POWER



PRIVATE OUTDOOR AMENITY SPACE



ESFR SPRINKLERS



ABUNDANT PARKING (4+/1000)



AMPLE NATURAL LIGHT



PROFESSIONAL & RESPONSIVE PROPERTY MANAGEMENT AND ENGINEERING



NUMEROUS RETAIL AMENITIES WITHIN A SHORT DISTANCE



ADJACENT TO THE CAMPUS OAKS DEVELOPMENT

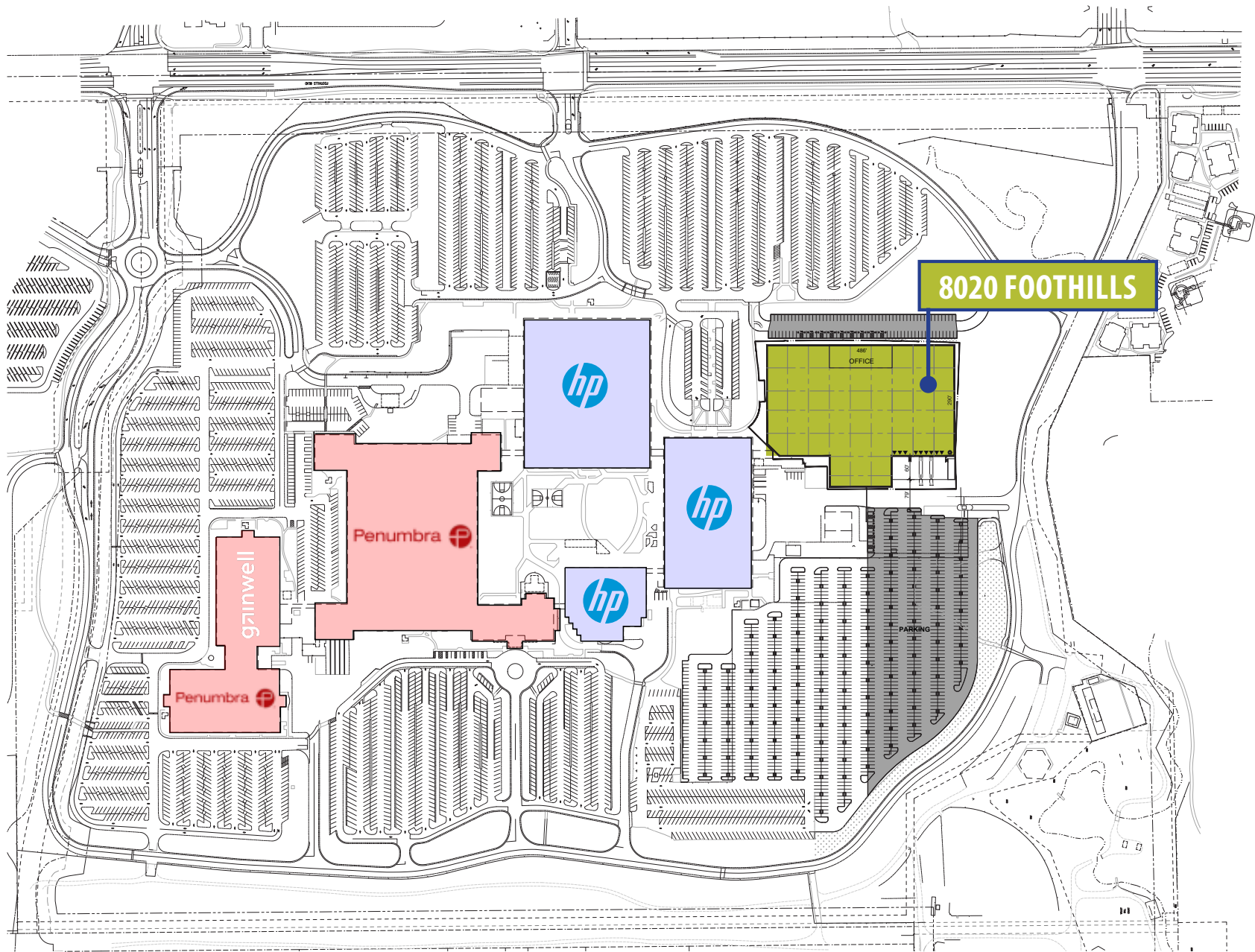


CONVENIENTLY LOCATED NEAR HIGHWAY 65 VIA BLUE OAKS BLVD



// 8020 FOOTHILLS BLVD  
ROSEVILLE, CA

# // SITE MAP





**HIGHLAND RESERVE MARKETPLACE**  
 KOHL'S  
 BevMo!  
 Jamba Juice  
 LOWE'S  
 IN-N-OUT  
 PETS MART  
 CVS

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

**SIERRA VIEW COUNTRY CLUB**

**DIAMOND OAKS GOLF COURSE**

**Sams CLUB**

**TOPGOLF**

**Residence Inn Marriott**

**HOME2 SUITES BY HILTON**

**Albertsons**

**FedEx**

**MCKESSON**

**amazon**

**8020 FOOTHILLS**

**Hewlett Packard Enterprise**

**Penumbra**

**Eokeva**

**WOODCREEK GOLF CLUB**

**FOOTHILLS BLVD**

**ROSEVILLE PARKWAY**

**gainwell**

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

**24 FITNESS**

**STARBUCKS COFFEE**

**SUPERCUTS**

**PIZZA EXPRESS**

**Nugget**

**Jamba Juice**

**Sutter Health**

**DXC technology**

**BLUE OAKS BLVD**

**8020 FOOTHILLS BLVD  
 ROSEVILLE, CA**

# ADDED POPULATION DENSITY AND AMENITIES

Roseville's population boom and significant user expansions have led to heightened demand for population density and popular amenities. In recent years, Roseville has been well-regarded for its executive housing availabilities, such as the Granite Bay community which features single-family homes for a median price of \$900,000.

8020 Foothills Blvd is adjacent to the new Campus Oaks Development, which includes 948 residential units, a new 10-acre park adjacent to the Property, and numerous new retail amenities, including restaurants and a Nugget Market grocery store.



8020 FOOTHILLS BLVD

CAMPUS OAKS  
DEVELOPMENT

8020 FOOTHILLS BLVD  
ROSEVILLE, CA



8020

FOOTHILLS BLVD

ROSEVILLE, CA

TENANT SIGNAGE

STRADA | INVESTMENT GROUP

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