



FOOTHILLS STATION

±29 ACRE MIXED-USE DEVELOPMENT
ROSEVILLE, CA

FOR LEASE

±29 ACRES INFILL SITE | CORPORATE CAMPUS OR MIXED-USE DEVELOPMENT | BUILD-TO-SUIT | FLEXIBLE ZONING



TSI

ROSEVILLE
DMV

LIGHT
AND
INDUSTRIAL USE

SELF
STORAGE

MEDICAL OFFICE

LIGHT INDUSTRIAL

OFFICE
94K

RETAIL

FOOTHILLS BLVD
±28,209 CPD

PLEASANT GROVE BLVD
±46,103 CPD

HWY 65



MIXED-USE DEVELOPMENT



FLEXIBLE ZONING



INSPIRED WORK SPACES



±74,312 CARS PER DAY



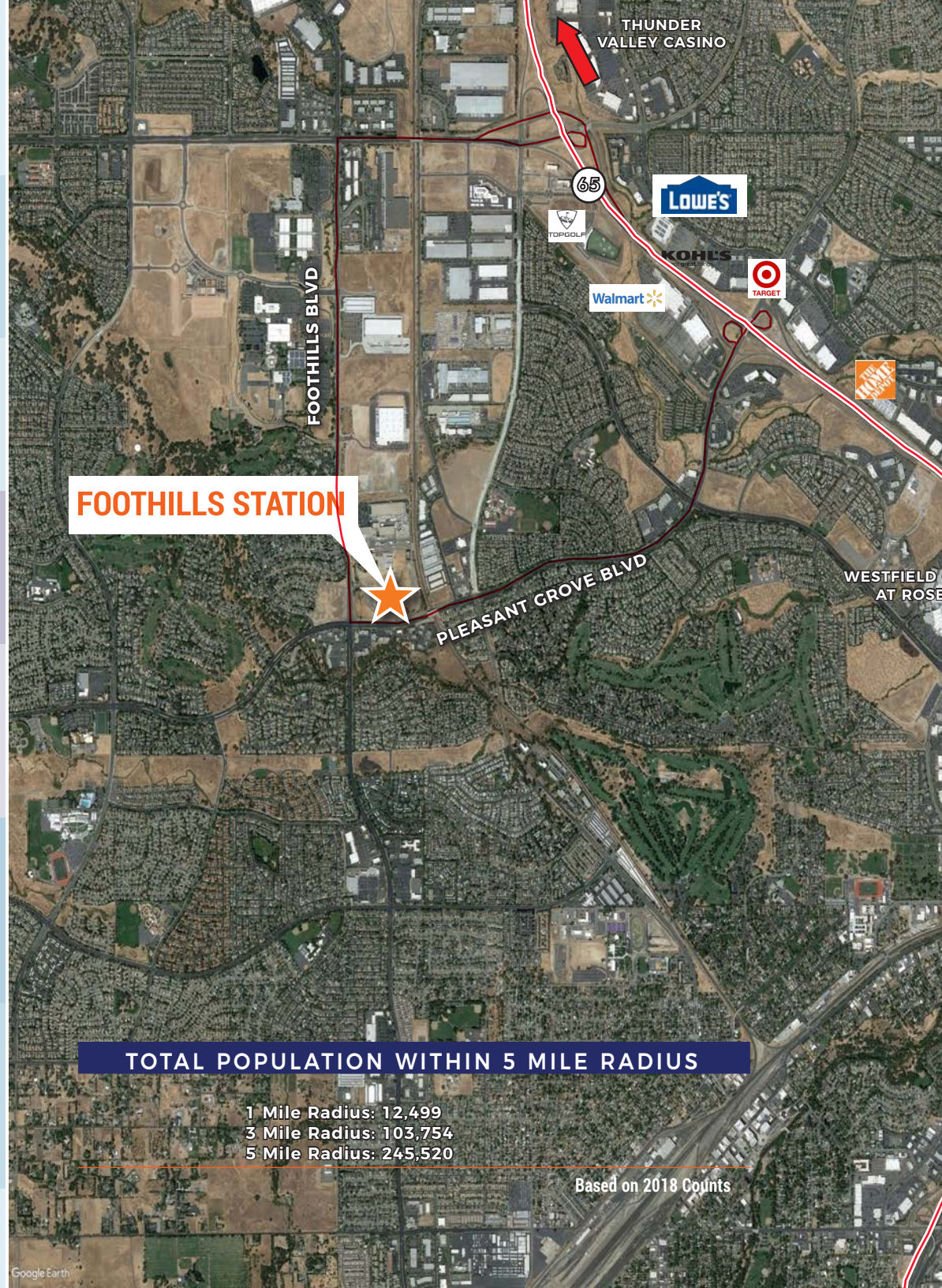
UPSCALE, URBAN SHOPPING



CASUAL TO GOURMET DINING



HIGH POPULATION DENSITY & TRAFFIC COUNTS

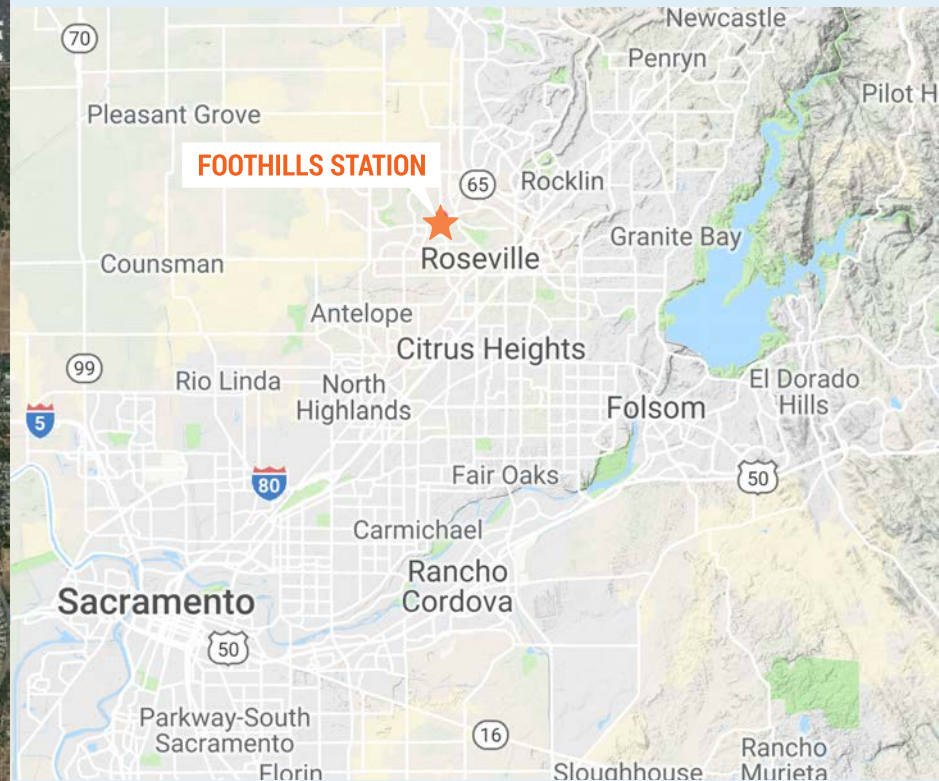
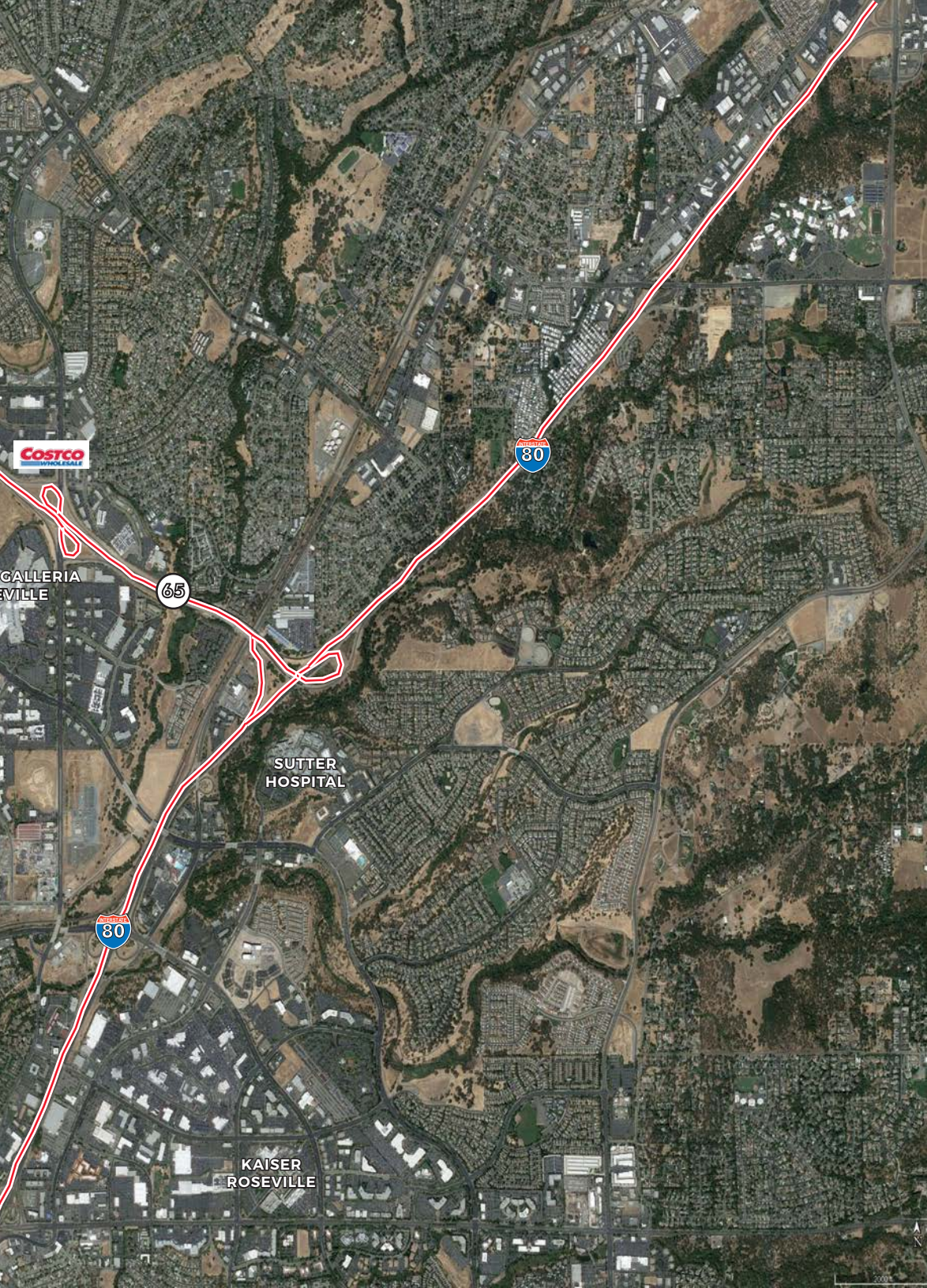


FOOTHILLS STATION

TOTAL POPULATION WITHIN 5 MILE RADIUS

- 1 Mile Radius: 12,499
- 3 Mile Radius: 103,754
- 5 Mile Radius: 245,520

Based on 2018 Counts



INTRODUCTION

Located in Roseville's fastest growing affluent community just west of Interstate 80 and just minutes from Highway 65, Foothills Station is a 29-acre infill site with flexible zoning and amazing traffic counts. Although the site is perfect for a mixed-use development with everything from retail, hotels, and office to light industrial, it is also one of the few remaining infill sites of its size in Roseville, making it ideal for a large scale corporate campus.

Close to everywhere you want to be, Foothills Stations offers the community a progressive, creative destination experience in a neighborhood that draws employers and visitors.

The professional and medical office component can be planned to best suit tenants' needs while also offering tenants a combined retail culture that is unequalled in South Placer County. The Region's top architects and designers are ready to assist you with creating your perfect business layout.



IDEAL FOR BUILD-TO-SUIT CORPORATE CAMPUS OR MIXED-USE DEVELOPMENT.

■ Ideal for build-to-suit corporate campus or mixed-use development. The Project can accommodate tenant types from general office, big and mid-size box stores, fast food, drug stores, fueling stations with convenience mart and car wash. May be possible to rezone for other uses such as hotel, medical office or senior housing.

■ Exceptionally well-located development offering access to a multitude of residences and commercial businesses including TSI Headquarters, the new Panattoni Industrial Park, HP Campus, and a new assisted living facility.

■ Minutes from planned Placer Valley Sports Complex (old Placer County Fairgrounds).

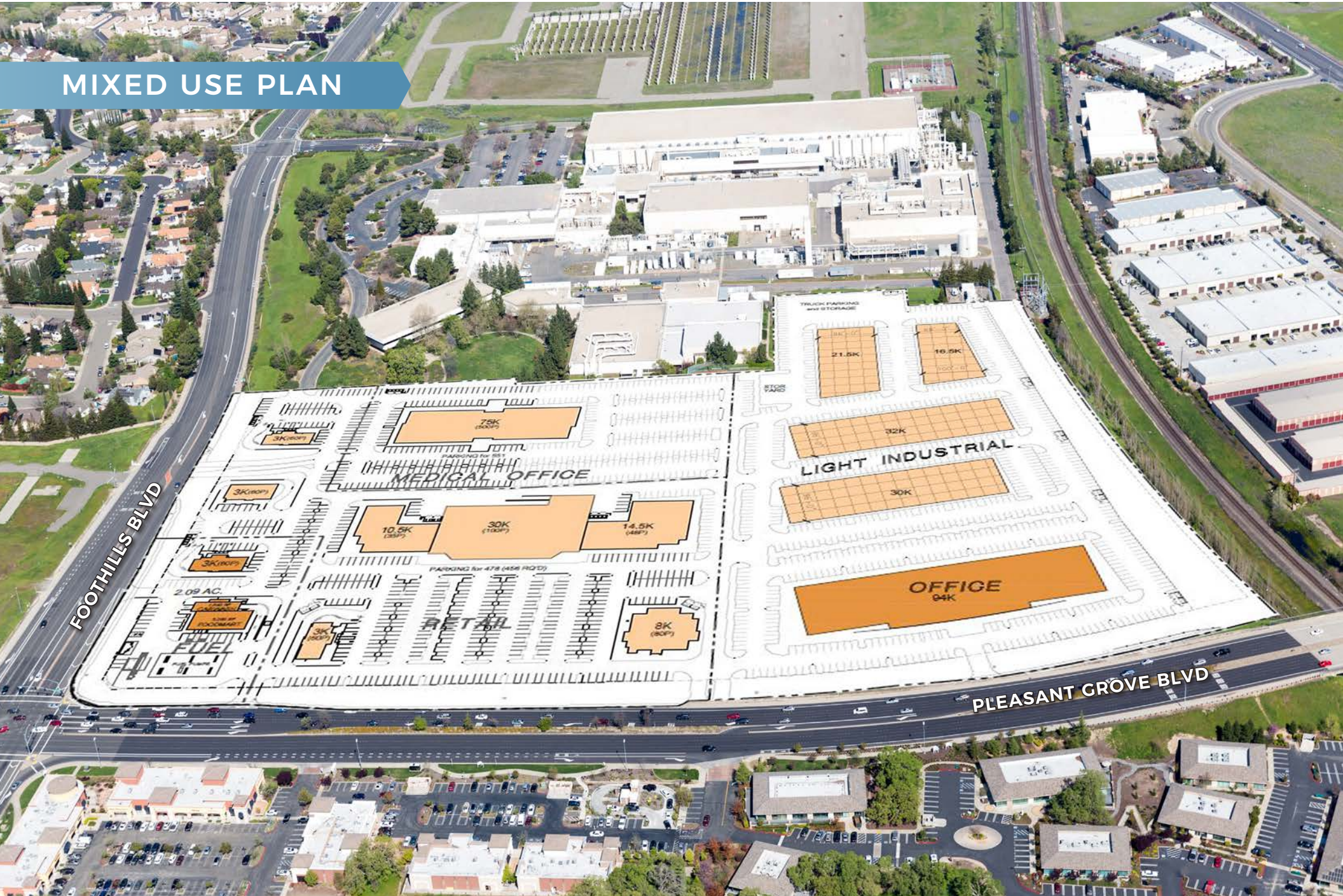
■ In the heart of West Roseville with excellent access to Highway 65 and just three miles to the I-80 interchange providing direct local and regional access to the site.

■ Located at the signalized intersection of Pleasant Grove Boulevard and Foothills Boulevard.

■ Located adjacent to the West Roseville Specific Plan, with notable growth of residences.

■ Ground lease or build-to-suit.

MIXED USE PLAN



CORPORATE CAMPUS OPTION





AFFLUENT DEMOGRAPHICS

The City of Roseville's Average Household Income is \$108,676, with the Median Household Income of \$80,658, an increase of 18.3% over the past 5 years.

Placer County is home to 16% of all jobs in the Sacramento MSA. (CA Employment Development Dept).



GROWING WORKFORCE

The workforce is approximately 70,030, an increase of 19.2% over the last 5 years.



EXPLODING GROWTH

Roseville's population surpassed 134,000 residents, an increase of 9.7% over the past 5 years.



STRONG RETAIL SUBMARKET

The Roseville submarket is the largest retail submarket in Sacramento MSA and posted 76,041 SF of absorption in 2017.



WEST ROSEVILLE

West Roseville includes 7 specific plan areas that will eventually total ±29,000 housing units on ±8,400 acres; it will also include a mix of commercial and industrial uses along with more parks, schools and open space.



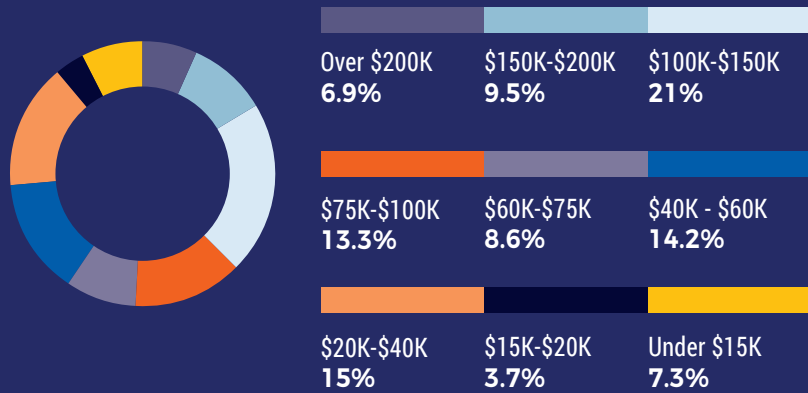
LOW RETAIL VACANCY RATES

Roseville's Retail Submarket vacancy has returned to its pre-recession lows - vacancy currently stands at 4.6%.

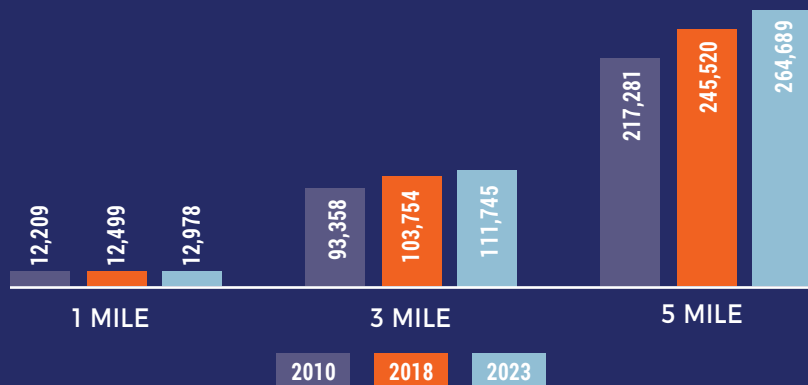


ROSEVILLE DEMOGRAPHIC QUICK FACTS

ROSEVILLE ANNUAL SALARY BREAKDOWN

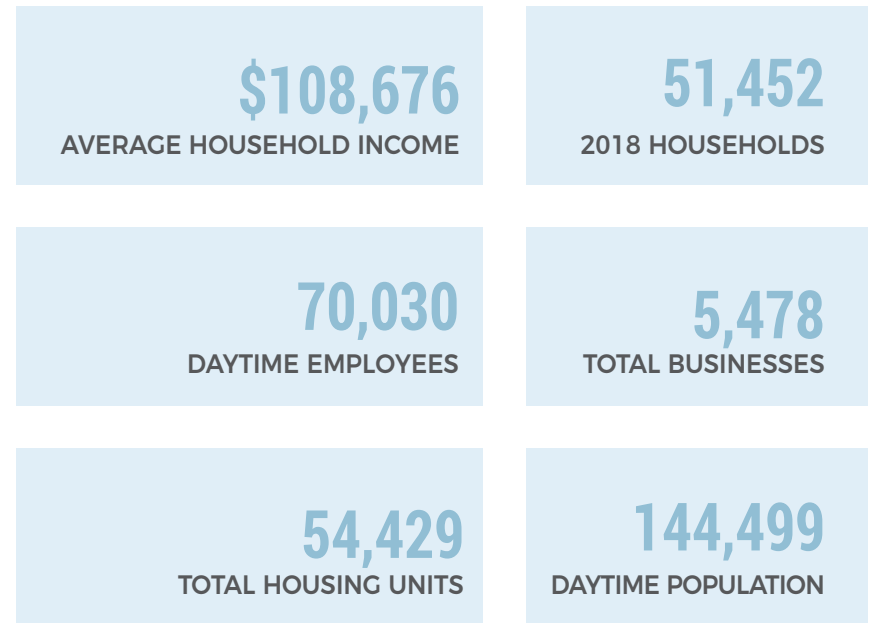


TOTAL POPULATION WITHIN 5 MILE RADIUS



THE CITY OF ROSEVILLE IS LOCATED IN PLACER COUNTY AND ENCOMPASSES 43.056 SQUARE MILES.

Source: www.roseville.ca.us



TRAFFIC AADT COUNTS

LOCAL STREETS	
Foothills @ Pleasant Grove	±74,312 ADT (Oct 2018)

SOURCES
www.roseville.ca.us

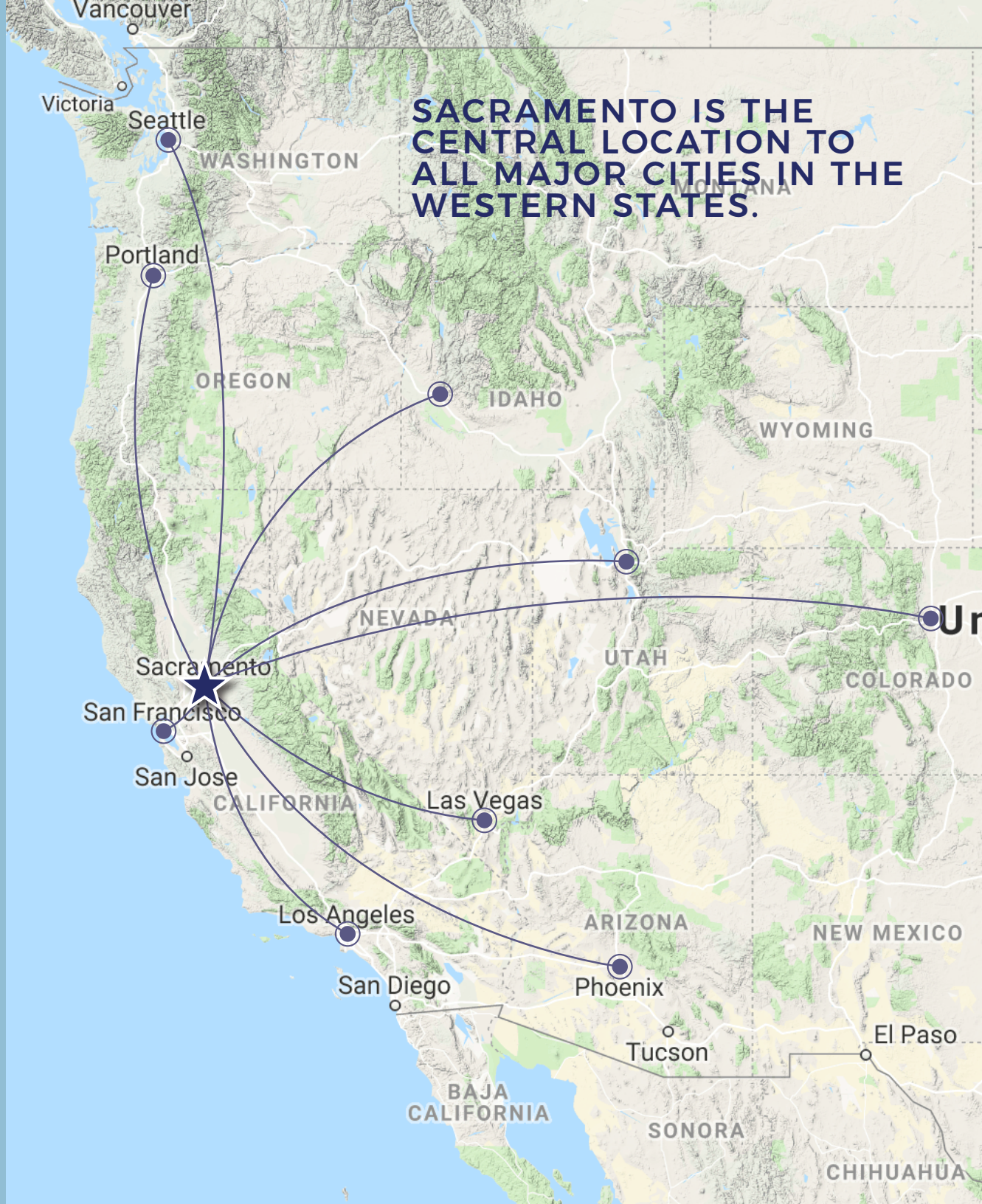
DRIVE TIME MAP

LOCAL & REGIONAL APPROXIMATE DRIVE TIMES AND MILEAGE

	DRIVE TIMES	MILEAGE
Stockton	1 hr 13 min	71.0 miles
Oakland	1 hr 46 min	101 miles
San Francisco	1 hr 56 min	107 miles
San Jose	2 hr 19 min	139 miles
Fresno	3 hr 7 min	189 miles
Los Angeles	6 hr 4 min	408 miles
Reno	1 hr 54 min	117 miles

WESTERN U.S. APPROXIMATELY DRIVE TIMES

	DRIVE TIMES	MILEAGE
Denver, CO	17 hr 2 min	1,152 miles
Phoenix, AZ	11 hr 28 min	779 miles
Seattle, WA	11 hr 38 min	744 miles
Salt Lake City, UT	8 hr 59 min	635 miles
Las Vegas, NV	8 hr 50 min	581 miles
Portland, OR	9 hr 4 min	572 miles
Boise, ID	8 hr 6 min	537 miles



SACRAMENTO IS THE CENTRAL LOCATION TO ALL MAJOR CITIES IN THE WESTERN STATES.

ROSEVILLE, CALIFORNIA

Roseville is located in South Placer County. Placer County has been one of the fastest growing regions in California for the last 25 years.

Roseville is the strongest market in all of Sacramento and continues to be the leader in absorption of space quarter after quarter. With the local communities of Roseville Granite Bay, Rocklin and Lincoln it allows for housing for the executives to the staff of employees in a variety of income levels. The City of Roseville is by far one of the best planned cities in California with continued growth in residential and commercial real estate

According to the State Department of Finance, Roseville's population is currently projected to be 134,073 people and is projected to increase to nearly 147,000 residents by 2025. Contributing to Roseville's diverse economy and supporting its expanding population is the healthcare industry. The city of Roseville is home to two regional trauma centers and numerous medical office complexes with major expansions underway.

With a qualified workforce and strong business sector, Roseville's 3.8 percent unemployment rate is the 20th lowest unemployment rate among 480 California cities.

Driving the employment rate is a 19% increase in job growth in Roseville over the past five years, to 77,000 jobs. Roseville reports at their recent State of The City Address in September 2016, that Roseville has more jobs than residents in the 18-65 working age group, making Roseville a job center that provides employment for the region. The workforce is ready for employment, with an impressive 39 percent of our residents who are age 25 and older having attained a bachelor's degree.

Additionally, Roseville reports that their business climate is noted for being among the most affordable cities to do business in the state with a supportive climate for entrepreneurs.





Imagery ©2019, DigitalGlobe, Landsat / Copernicus, U.S. Geological Survey, USDA Farm Service Agency

AREA AMENITIES

RESTAURANTS



REGIONAL MALL & LIFESTYLE CENTER

The 1,120,000 Sq. Ft. Galleria at Roseville regional mall anchored by Nordstrom, JC Penney, and Macy's with 135 additional upscale stores.

The Fountains at Roseville is anchored by Whole Foods and showcases retailers such as DSW Shoes and Dave & Busters.

HOTELS



HEALTH CLUBS



GOLF COURSES



Del Webb Golf Course



Whitney Oaks Golf Club

Twelve Bridges Country Club



TOPGOLF



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AFFILIATED BUSINESS DISCLOSURE AND CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are

approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

FOOTHILLS STATION

±29 ACRE MIXED-USE DEVELOPMENT

CREATING COMMUNITIES. BUILDING VALUE.

ABOUT THE DEVELOPER

The Pappas Family has been in the real estate business in Sacramento, California for over 40 years. During that time, the family has established itself as one of the most respected and successful development companies in the region. Mr. Louie Pappas began as a broker and continued on as a land developer buying large parcels of land, taking them through the entitlement process and selling them to different parties. As the family's portfolio grew, they began building and developing shopping centers and office buildings. Today Pappas Investments has built and/or manages over 2,000,000 square feet of retail and office space in the greater Sacramento Region alone.

FOR MORE INFORMATION PLEASE CONTACT
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Pappas Investments