

1200 CIRBY WAY & 1079 SUNRISE BLVD

ROSEVILLE, CA 95661



RETAIL PROPERTY FOR LEASE
BEL AIR CENTER



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	72,400 SF
Available SF:	1,000 - 1,325 SF

PROPERTY HIGHLIGHTS

- Bel Air Market anchored shopping center
- Over 55,000 cars per day at the intersection of Sunrise Avenue and Cirby Way
- Strong population and income demographics within a 1-mile, 2-mile and 3-mile radius
- Under new Ownership of Red Mountain Group
- Bel-Air Market is a very well-known supermarket owned by the Raley's Family and draws over 37,000 visitors to the center per month
- Other nationally recognized tenants include Peets Coffee, KFC, and UPS Store
- Available space has a Vanilla Shell Buildout

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BEL AIR CENTER



SUITE	TENANT	SF
1079A	Continental Cleaners	1,600 SF
1079B	The UPS Store	1,400 SF
1079C-E	Sheldon Family Veterinary	2,995 SF
1079F	Available	1,325 SF
1079G	S Lounge Nail & Spa	1,900 SF
1079H-I	Rosegarden Chinese	4,000 SF

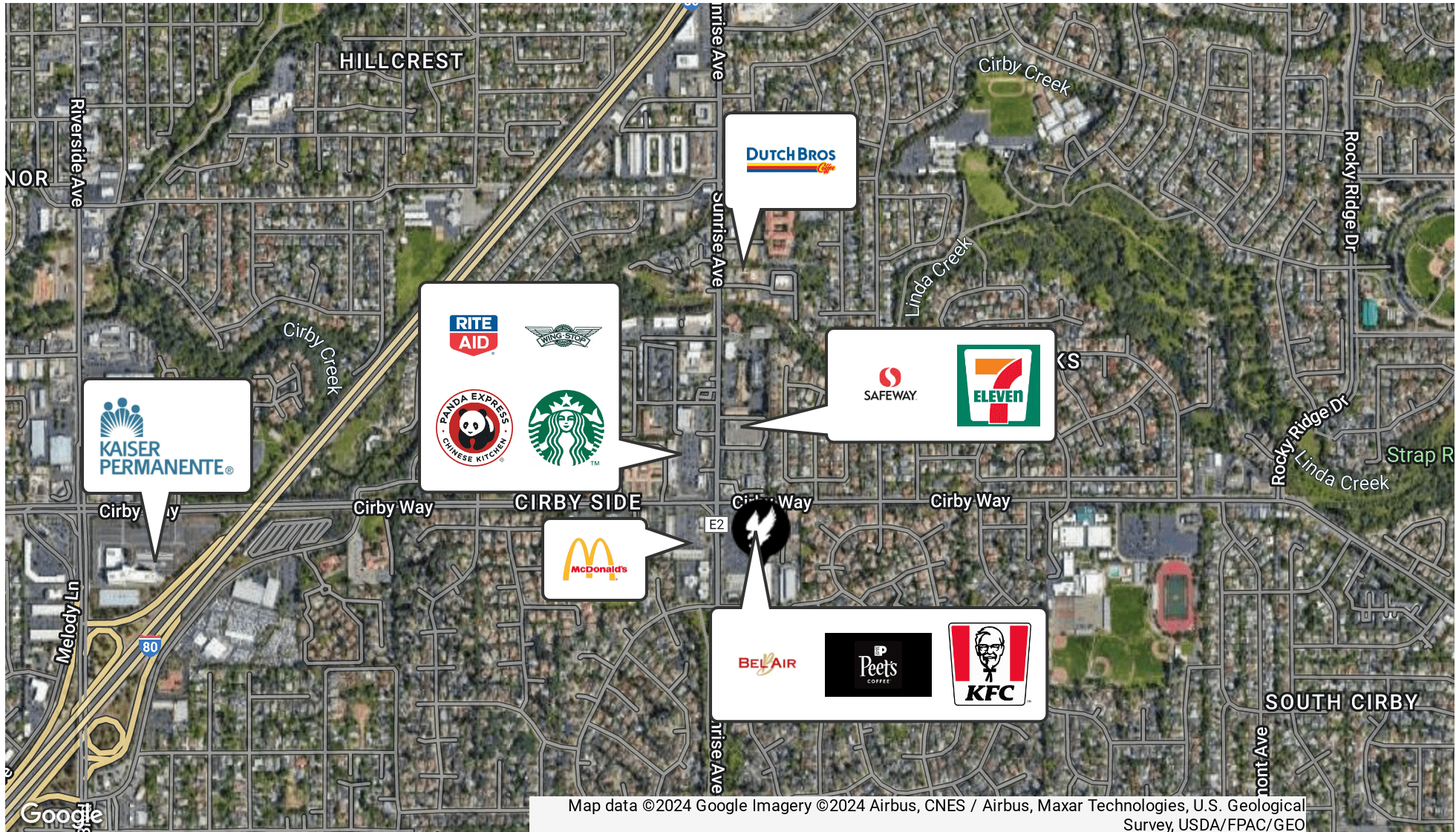
SUITE	TENANT	SF
1079J	JiLongXing Massage	2,000 SF
1079K-M	Beauty Bungalows (Coming Soon)	7,000 SF
1079O	Chica's Peruvian	2,000 SF
1200A-B	Peet's Coffee	2,100 SF
1200C	Blade Barber	1,000 SF
1200D	Pet Wash	1,000 SF

SUITE	TENANT	SF
1200E	OMG! Yogurt	1,000 SF
1200F	Alterations	1,000 SF
1200G	Drip Vape and Smoke	1,100 SF
1200H	Stallionz Pizza	1,000 SF

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RETAILER MAP



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RETAIL PROPERTY FOR LEASE

BEL AIR CENTER 1079 SUITE-F



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RETAIL PROPERTY FOR LEASE

BEL AIR CENTER 1200 SUITE D



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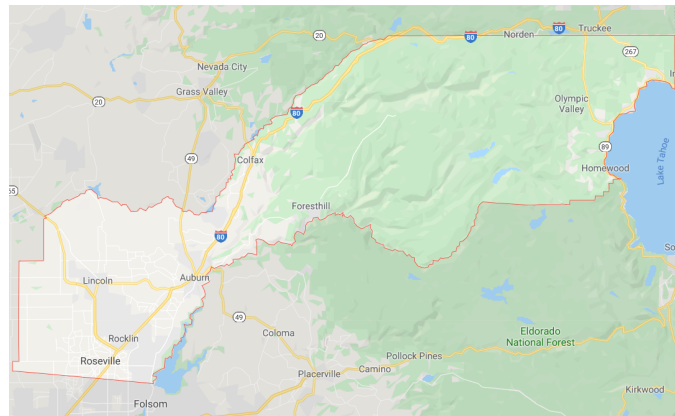
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PLACER COUNTY OVERVIEW



ECONOMY

- Placer County covers a wide area of Northern California, so there is a lot of job diversity. Jobs are spread between the government, business, education, health, construction, and trade sectors.
- California continues to be the largest economy in the United States, and top 5 in the world. From 2017 to 2018, we saw a 6.3% increase in California's GDP, which was supported by the various industries around the state.



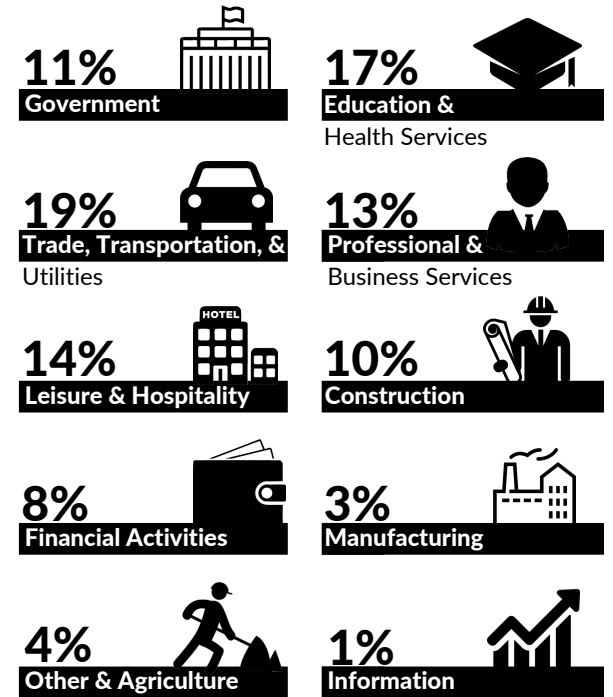
EMPLOYERS

- Alpine Meadows Ski Resort
- Composite Engineering, Inc.
- Costco Wholesale
- Hewlett-Packard
- Kaiser Permanente
- Ritz-Carlton
- Sutter Health
- Thunder Valley Casino
- Union Pacific Railroad Co.

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2018 EMPLOYMENT DISTRIBUTION



TOTAL EMPLOYMENT

- Placer County experienced a 4.5% increase in employment from 2017 to 2018, which was higher than the national average of 1.6% employment increase.
- Quarter 2 of 2019 ended with a 2.8% increase, and if this continues, we could expect a gain of over 9,000 workers for all of 2019.

PLACER COUNTY OVERVIEW

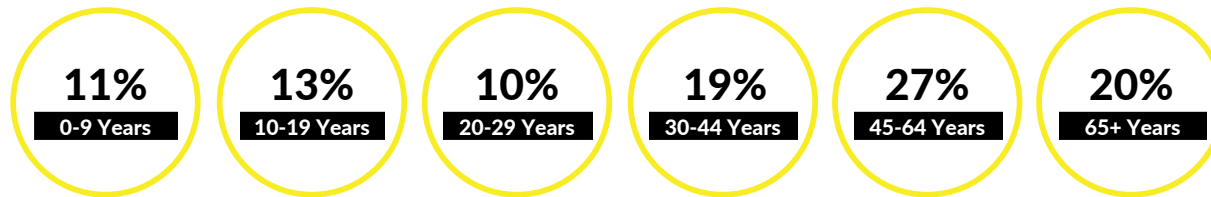


DEMOGRAPHICS

- Placer County had a population of 393,149 people in 2018, which was nearly a 2% increase from 2017. If it continues at this rate we could expect a gain of over 30,000 people in the next 5 years.
- Over 37% of people over 25 years old in Placer County have attained a bachelor's degree or higher.
- The median household income in Placer County continues to be one of the highest in the state coming in at \$80,488 in 2017.

2018 Population 393K	2018 Households 139K	2018 Median Age 42.1	2017 Median Household Income \$80,488
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POPULATION BY AGE



QUALITY OF LIFE

Placer County is a large county that stretches from the Sacramento area to North Lake Tahoe at the Nevada border. This county has Roseville on one end and Tahoe on the other with Interstate 80 connecting the two. Placer county is very centrally located, and is only a short drive from various activities. Whether you are going to a NBA game with the Sacramento Kings, wine tasting in Amador or Napa Counties, or trying a winter sport in the Sierra Nevada Mountains, Placer County is the place to be. Sierra College is located in the Roseville area, but other colleges such as Sacramento State and the University of California Davis are extremely close. This area is also home to many small towns such as Newcastle, which is famous for their mandarin oranges. There are tons of hidden gems in Placer County, so you will never run out of things to do and new places to explore.

Sources: Bureau of Labor Statistics; Bureau of Economic Analysis; United States Census Bureau; Employment Development Department

SPORTS



EDUCATION



ENTERTAINMENT



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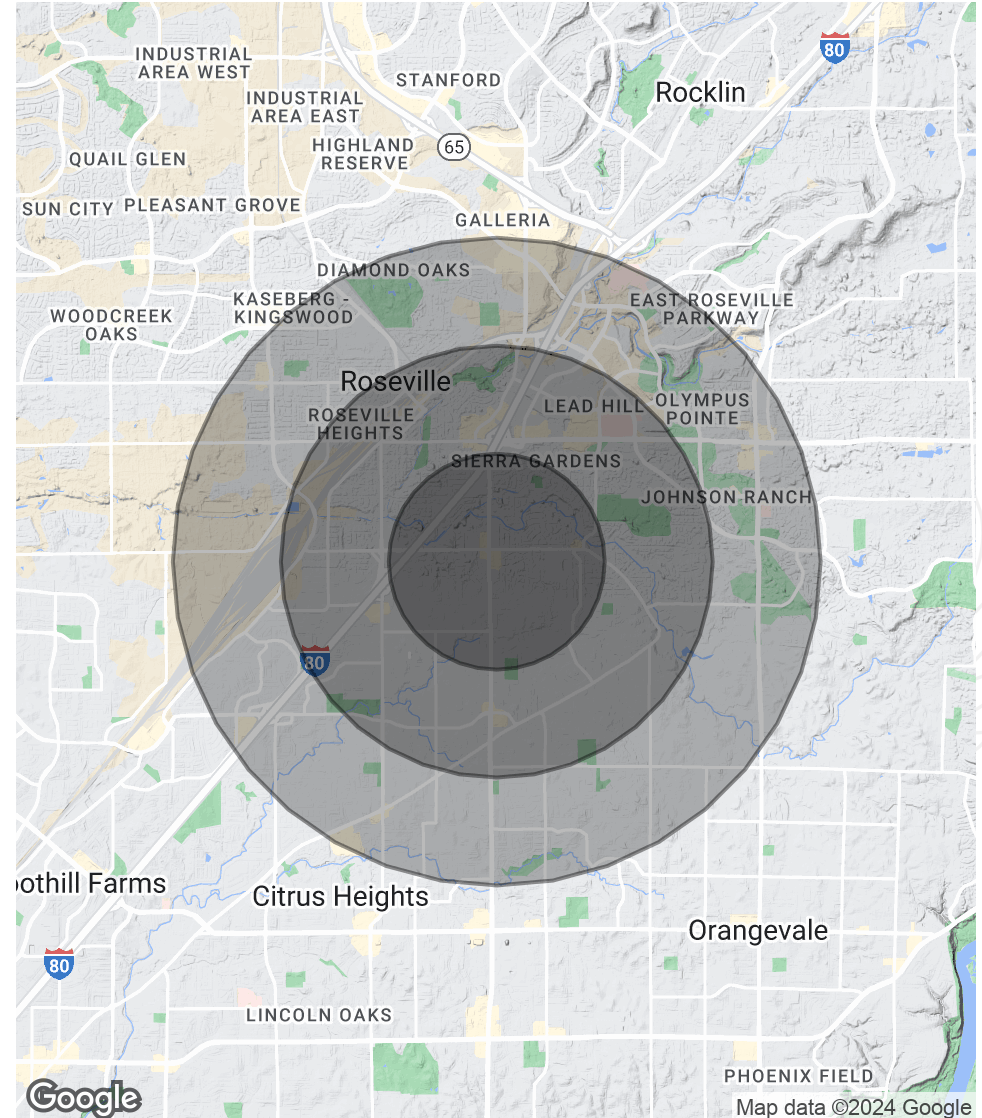
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AREA DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	15,277	55,351	113,529
Average Age	42.7	38.9	37.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,120	21,794	43,298
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$97,896	\$95,414	\$101,837
Average House Value	\$435,720	\$383,052	\$386,276

* Demographic data derived from 2021 Costar Data



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