

A photograph of a modern, two-story office building with a curved facade. The building features large glass windows and a prominent red horizontal band across the middle. The name "THE ZEPHYR" is displayed in gold lettering on this red band. The entrance is centrally located with glass doors. The building is surrounded by landscaping, including trees and shrubs, and a paved parking area is visible in the foreground.

THE
ZEPHYR

OFFERING MEMORANDUM

100% Leased Office Building – Class A Tenant Mix
\$21,593,000 (\$303/SF) – 6.5% CAP

1025 CREEKSIDE RIDGE DR, ROSEVILLE, CA

Exclusively Listed By

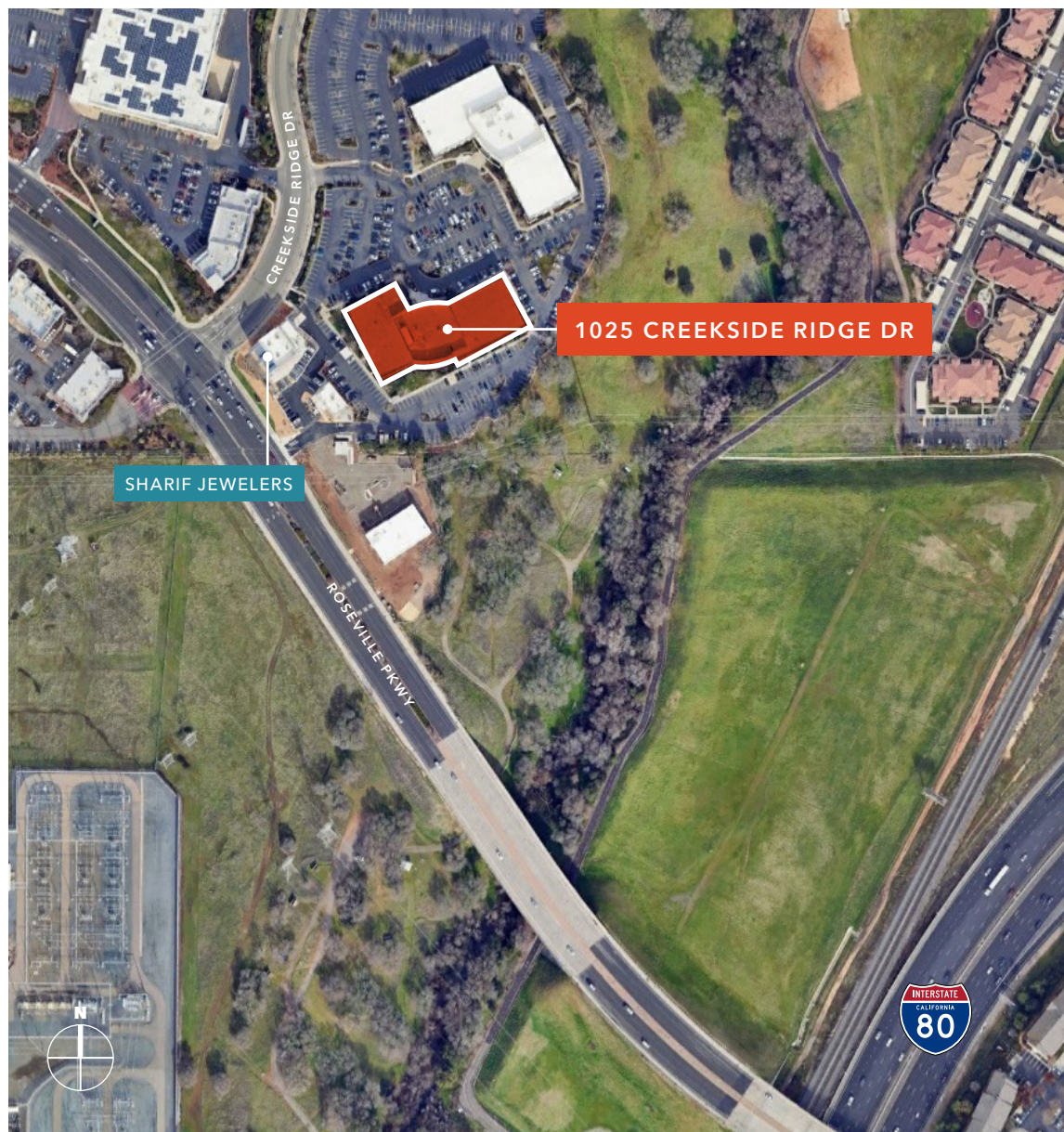
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±71,314 SF LEASED INVESTMENT OPPORTUNITY

*Kidder Mathews is pleased to present
1025 Creekside Ridge Dr, Roseville, CA*

PROPERTY INFORMATION

| | |
|--------------------------|---|
| ADDRESS | 1025 Creekside Ridge Drive Roseville, CA 95678 |
| PARCEL NO. | 015-166-058-000 |
| LAND AREA | ±4.8 AC |
| PARKING | 4.5/1,000 SF |
| TYPE | Office |
| COMPLETION DATE | 2003 |
| ZONING | RC-Regional Commercial |
| CURRENT OWNER SINCE 2014 | Mima Capital LLC |
| DEVELOPER | The Evergreen Company |
| ARCHITECT | Perkins, Williams & Cotterill |



Property Highlights

| | |
|---------------------------|--|
| NUMBER OF PARKING STALLS: | 327 parking spaces, 2 van accessible parking spaces, 6 accessible parking spaces, 54 compact parking spaces |
| ELECTRIC CAR CHARGING: | Tesla charging station is located across the street |
| RESTROOMS: | 4 lobby restrooms updated to 2025 CA building code and ADA standards. Showers in the ground floor restrooms. |
| POWER: | 2,000 AMP 480/277V 3 phase service |
| ROOF: | 36,000 SF ±BUR (4-Ply built-up-roof), ±1,190 SF parapet wall |
| HVAC: | 161 ton Mammoth and 11.5 ton Carrier unit / 60 ton and 79 ton Reznor gas furnaces |
| WATER HEATER: | 66 gallon electric tank, 18 gpm sump pump, 85 & 35 gpm booster pump, and a 132 gallon expansion tank |
| HIGH SPEED FIBER: | Fidium & AT&T |
| ALARM MONITORING: | Suites have their individual alarm systems |
| FOB CARD READER SYSTEM: | Brivo Hosting - Sacramento Doors and Locks services the card reader |
| AMENITIES: | Across the street from the Galleria Mall (the premier shopping area for the entire Sacramento Region) |



TENANT PROFILES



Since Swinerton Builders' establishment in 1888, Swinerton has been a 100% employee-owned national construction company on the cutting edge of innovation, operating with accountability and integrity. With 24 regional offices across the United States, their total revenues are reaching \$4.8 billion in 2024, with a record backlog of \$5.2 billion.



The Hanover Insurance Group is a major US-based property and casualty insurer founded in 1852, offering personal and commercial coverage through independent agents. With over 170 years of experience and high financial ratings their current revenues exceed approximately \$6.24 billion.



Lennar Homes of California, Inc.

Lennar Homes of California offers new, energy-efficient single-family homes, condos, and 55+ master planned communities throughout the United States. They are publicly traded with revenues of \$34.2 billion for the fiscal year ended November 30, 2025, driven by 82,583 home deliveries.



TENANT PROFILES



Mackay & Somps multi-disciplinary teams provide a full array of services for land development and public infrastructure projects throughout Northern California and Central California. From entitlements through construction, MacKay & Somps integrates our engineering, planning, and surveying expertise to get projects built.

TRC Intermediate Holdings, LLC

TRC is a leading, global consulting, engineering and construction management firm that provides environmentally focused and digitally powered solutions. TRC has been a pioneer in adaptability and innovation for more than 55 years, setting the standard for consulting, construction, engineering and management services.



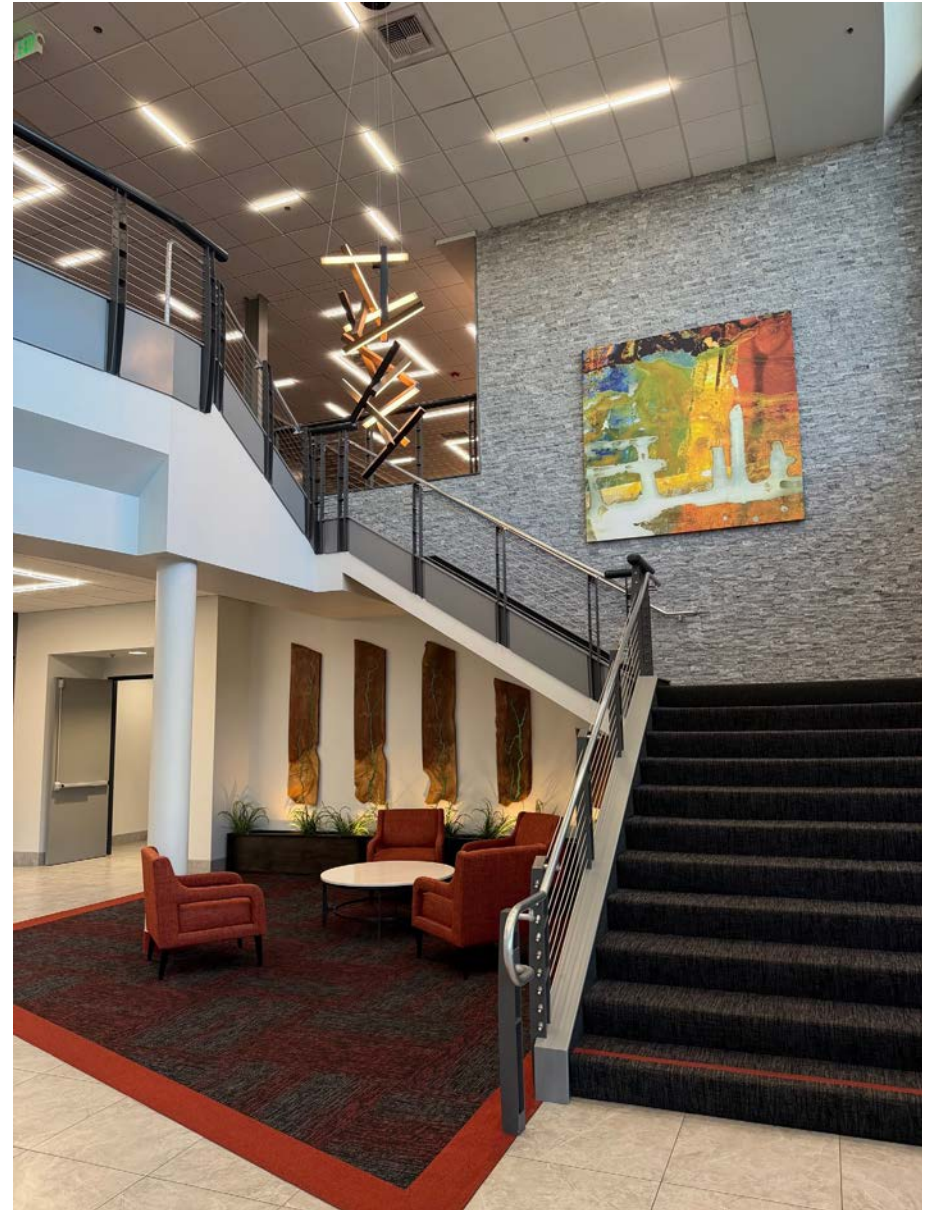
Ken Gooch Insurance Agency, LLC

Ken Gooch Insurance Agency offers personalized insurance services specializing in home, auto, and business coverage. Through Farmers Insurance, Ken Gooch provides tailored policies to meet specific client needs while priding themselves on providing personalized service and expert guidance.



Building Engineering & Maintenance, Inc. (BEM Inc.) is a Roseville, California-based, privately held company (incorporated in 2015) that specializes in office tenant improvements, property management, commercial maintenance, and development projects. They performed the Lobby and bathroom remodels in 2020 along with all Tenant Improvements in 1025 Creekside.

PROPERTY OVERVIEW

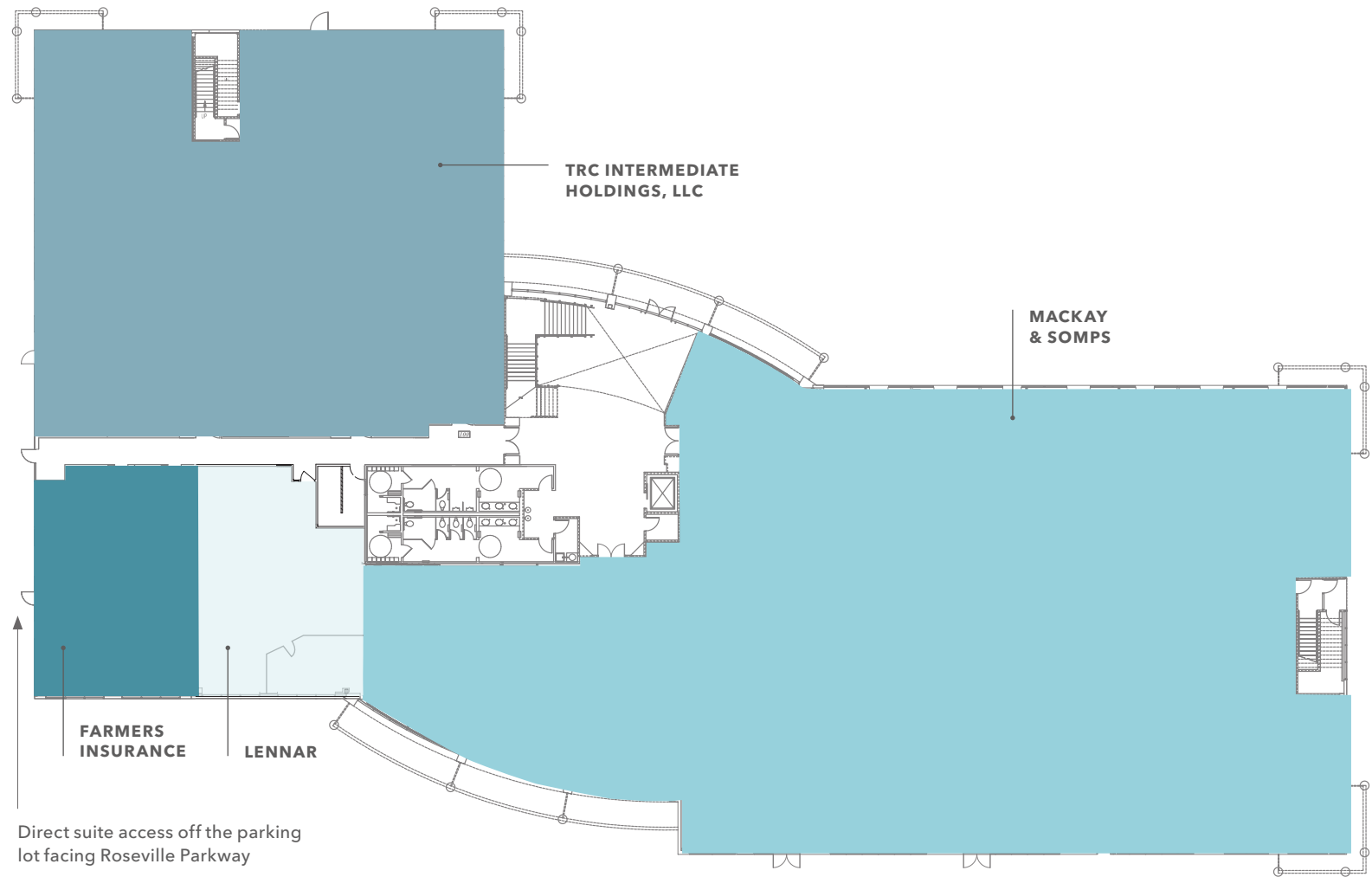


INCOME & EXPENSE

| January - December | 2025 | | |
|----------------------------------|---------------------|-----------------------------------|------------------------|
| Revenue | | Repairs & Maintenance | |
| RENTS | 2,071,929.45 | JANITORIAL SUPPLIES | 16,983.71 |
| RENT ABATEMENT | -9,717.90 | ADDTL JAN/PROP CLEAN UP | 475.00 |
| CAM ESTIMATE | 31,416.45 | WINDOW WASHING | 4,537.00 |
| ADMIN FEE | 59.06 | FIRE/LIFE SAFETY SYSTEMS | 1,654.04 |
| Net Rental Revenue | 2,093,687.06 | LOCKS & DOORS | 3,149.81 |
| | | ELECTRICAL REPAIRS | 560.00 |
| | | HVAC REPAIRS | 6,267.00 |
| Common Area Expenses | | LANDSCAPING REPAIRS | 2,323.43 |
| Utilities | | LIGHTING REPAIRS | 3,093.41 |
| ELECTRICITY | 111,226.80 | PLUMBING REPAIRS | 979.53 |
| GAS | 19,942.98 | ROOF REPAIRS | 7,680.00 |
| WATER | 3,916.97 | REPAIRS/MAINTENANCE | 20,030.82 |
| SEWER FEES | 3,661.34 | Total Repairs/Maintenance | 67,733.75 |
| TRASH | 15,755.88 | | |
| Total Utilities | 154,503.97 | Taxes & Insurance | |
| | | PROPERTY TAXES | 197,364.86 |
| Contracted Services | | PROPERTY INSURANCE | 14,236.81 |
| FIRE/LIFE SAFETY MONITORING | 2,122.00 | Total Taxes & | 211,601.67 |
| FIRE LIFE SAFETY TELECOM | 5,514.54 | Total Common Area Expenses | 690,133.73 |
| JANITORIAL SERVICES | 118,600.00 | | |
| LANDSCAPING SERVICE | 40,500.24 | Total Income | 1,403,553.33 |
| ELEVATOR MAINTENANCE | 10,142.93 | | |
| HVAC MAINTENANCE | 15,195.00 | 6.5% CAP | \$21,593,000.00 |
| PEST CONTROL | 1,780.00 | | |
| PROPERTY MANAGEMENT FEE | 62,439.63 | | |
| Total Contracted Services | 256,294.34 | | |

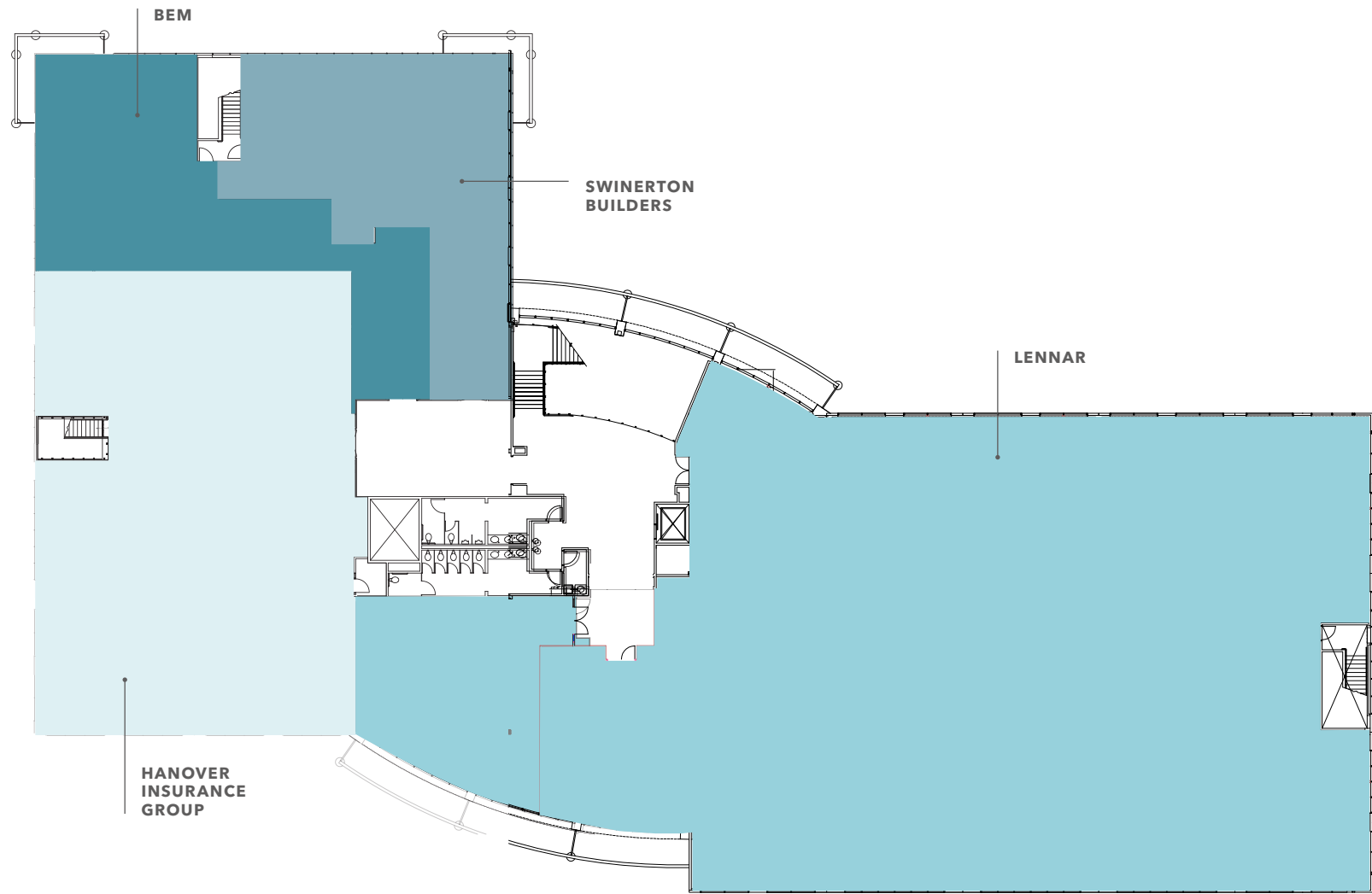


FIRST FLOOR PLAN



FLOOR PLAN NOT TO SCALE

SECOND FLOOR PLAN



FLOOR PLAN NOT TO SCALE

PROPERTY OVERVIEW



MARKET OVERVIEW



*Demographics
within a
5 mile radius*

237K
POPULATION

27%
BACHELORS OR HIGHER

89K
HOUSEHOLDS

\$123K
MEDIAN HH INCOME

\$644K
MEDIAN HOME VALUE

40.5
MEDIAN AGE





1025 CREEKSIDE RIDGE

*For more information on
this property, please contact*

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