

FOR SALE

8020

FOOTHILLS BLVD

ROSEVILLE, CA



APN: 481-270-050-000



SIZE: 4.21 ACRES



ZONING: M1-SA (LIGHT INDUSTRIAL)



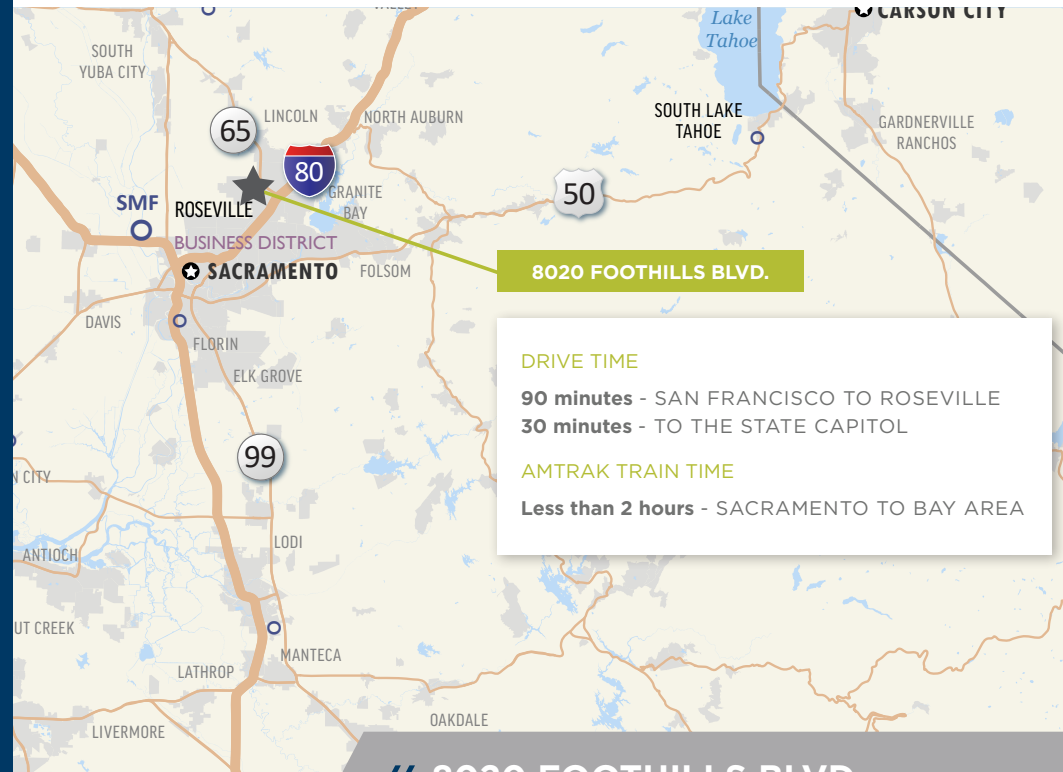
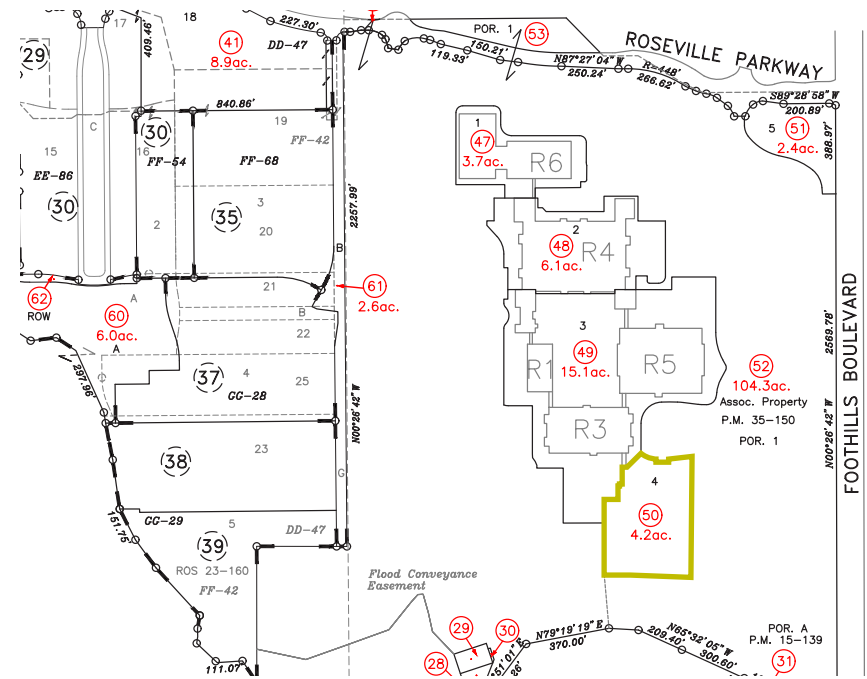
ASKING SALE PRICE: \$1,500,000



**CUSHMAN &
WAKEFIELD**

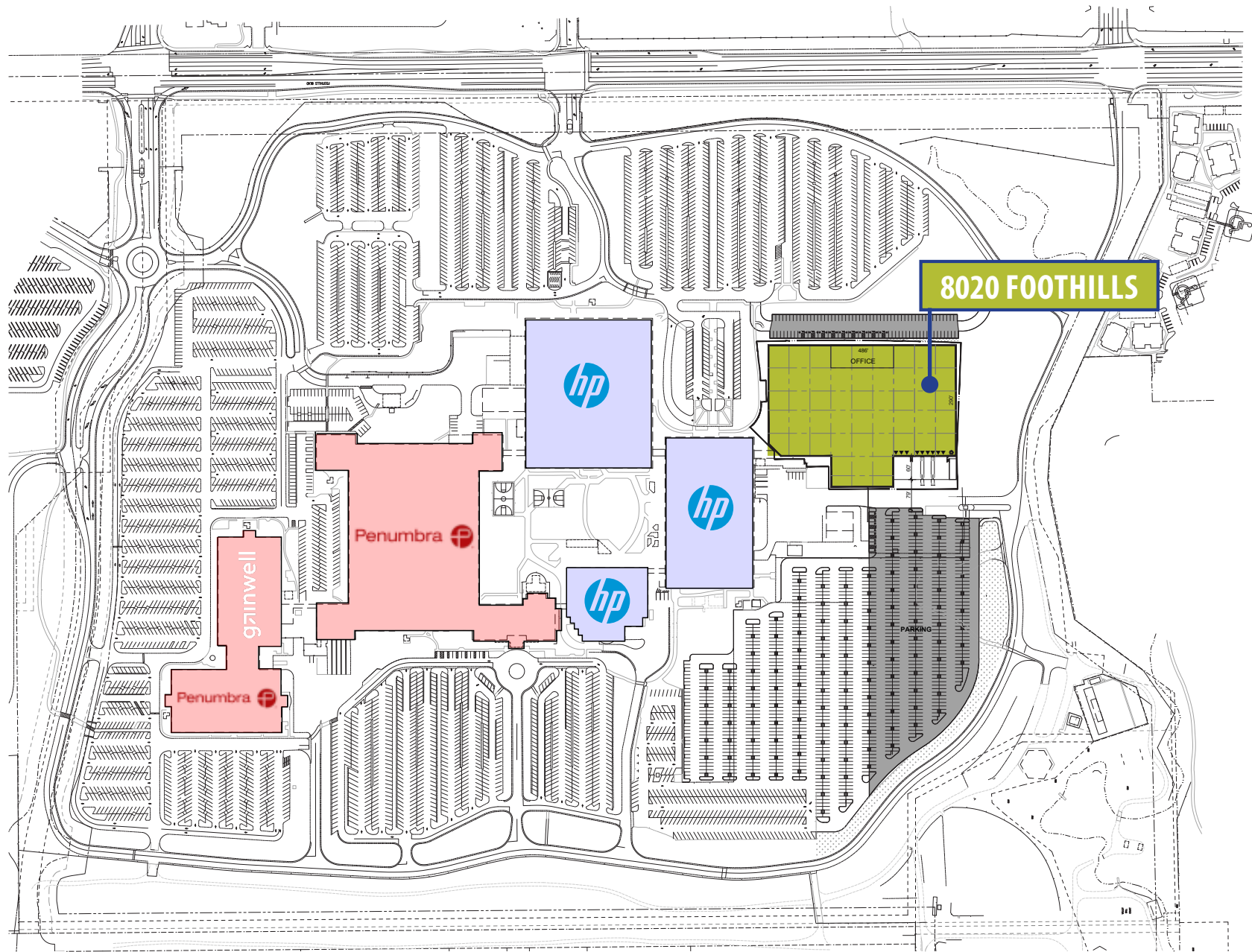
// PROPERTY FEATURES

- ★ Ideal centrally-located parcel on a corporate R&D campus
- ★ Fully entitled 155,000 square foot building approved for the site
- ★ One block away from the new Bosch semi conductor plant which will be producing chips for the auto industry
- ★ Roseville utilities significantly lower than any other utility providers in the region
- ★ Significant services and amenities proximate to the site
- ★ Ability to maximize building coverage on the land parcel by providing proximate parking outside of parcel lines on Association Property
- ★ No association fees until a building is constructed



// 8020 FOOTHILLS BLVD
 ROSEVILLE, CA

// SITE MAP - APPROVED CONCEPTUAL PLAN





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FOOTHILLS BLVD
ROSEVILLE, CA



SITE

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

STRADA | INVESTMENT GROUP



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