

MIXED USE • CREATIVE • MODERN

CLASS A OFFICE/ HOSPITALITY DEVELOPMENT SITE FOR SALE

LAND PARCELS A & C FOR SALE

FOR SALE

PARCEL A
5.6 ACRES
PROPOSED
BUILDING

EXISTING BUILDING
NOT PART OF SALE

FOR SALE

PARCEL C
4.6 ACRES
PROPOSED
BUILDING

STONE POINT
CORPORATE CENTER
ROSEVILLE, CA



ROSEVILLE, CALIFORNIA

PROJECT HIGHLIGHTS



STONE POINT
CORPORATE CENTER
ROSEVILLE, CA

STONE POINT CORPORATE CENTER is a Class A mixed use office and retail development in Sacramento's most attractive submarket - Roseville, CA. Stone Pointe Corporate Center is the only five-story multi-tenant office development in Roseville. The property is centrally located and provides easy immediate access to I-80 and Highway 65. The mixed-use development includes approximately 430,000 SF of Class A office space and 40,000 SF of high-end retail fronting Eureka Road, offering numerous retail and restaurant options within walking distance.

THE OFFERING

Two (2) shovel ready parcels of land entitled for 130,000 square feet of office space each, totaling 260,000 square feet. Each parcel has existing and planned site improvements which include utilities, common areas, landscaping, and parking lot.

PROPERTY ADDRESS

Parcel A: 1484 Stone Point Drive, Roseville, CA 95661 - **5.6 Acres**
Parcel C: 1470 Stone Point Drive, Roseville, CA 95661 - **4.6 Acres**

PROMINENT ROSEVILLE LOCATION

Roseville is a wealthy enclave that is the location of choice for executive housing in the Sacramento region - it is located 16 miles from the California State Capitol - the world's 6th largest economy. While the city's population is growing at one of the highest rates in the United States, average household income is nearly 37%. One-third of Roseville's working population has obtained a bachelor's degree or higher level of academic achievement, attracting top employers bolstering future economic growth and vitality.

WORLD-CLASS HEALTHCARE

Roseville has attracted national and multi-national healthcare service provider corporations such as Sutter Health, Adventist Health, Kaiser Permanente, and California-based McKesson Corporation:

- **ADVENTIST HEALTH** is developing a 22 acre 275,000 SF Corporate Headquarters Campus immediately adjacent to Stone Point Corporate Center.
- **KAISER PERMANENTE** is expanding Riverside Medical Offices in Roseville with a five-story 194,000 SF medical office building, which will add 150 new jobs.
- **SUTTER HEALTH** - Sutter serves the Roseville Community with a modern 790,000 SF medical campus on 57 Acres and a supporting 300,000 SF administration office located at 9000 Foothills Blvd.

SITE • PLAN

Adventist Health
UNDER CONSTRUCTION

FOR SALE
PARCEL C

BUILDING B
OFFICE PROPERTY
FIVE-STORY 130,000 SF
NOT PART OF SALE

FOR SALE
PARCEL A

EUREKA ROAD

STONE POINT RD

ROCK RIDGE DRIVE

STONE POINT
CORPORATE CENTER
ROSEVILLE, CA

SITE • DETAILS



PARCEL A FOR SALE

ENTITLED: 130,000 SF
5-STORY OFFICE DEVELOPMENT

5.6 ACRES

PARCEL C FOR SALE

ENTITLED: 130,000 SF
5-STORY OFFICE DEVELOPMENT

4.6 ACRES



AERIAL



FOR SALE
PARCEL A

FOR SALE
PARCEL C



STONE POINT
CORPORATE CENTER
ROSEVILLE, CA

LOCAL • AMENITIES



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PROPOSED
BUILDING

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