SHOPS TO BEL AIR GROCERY-ANCHORED SHOPPING CENTER

100% OCCUPIED | ROSEVILLE, CA (SACRAMENTO MSA)

RANKED IN TOP 17%
Strip/Retail Shopping Centers Nationwide
(Out of 19,447 surveyed)

RANKED IN TOP 20%
within a 15-Mile Radius
(103 surveyed)

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NETLEASEDINVESTMENTS

OFFERED AT $9,250,000
7.00% CAP RATE

PREMIER SUBURBAN NORTHERN CALIFORNIA LOCATION WITH STRONG DEMOGRAPHICS

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

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Lee & Associates hereby advise all prospective purchasers of Net-Leased Investment property as follows:

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As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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EXECUTIVE SUMMARY

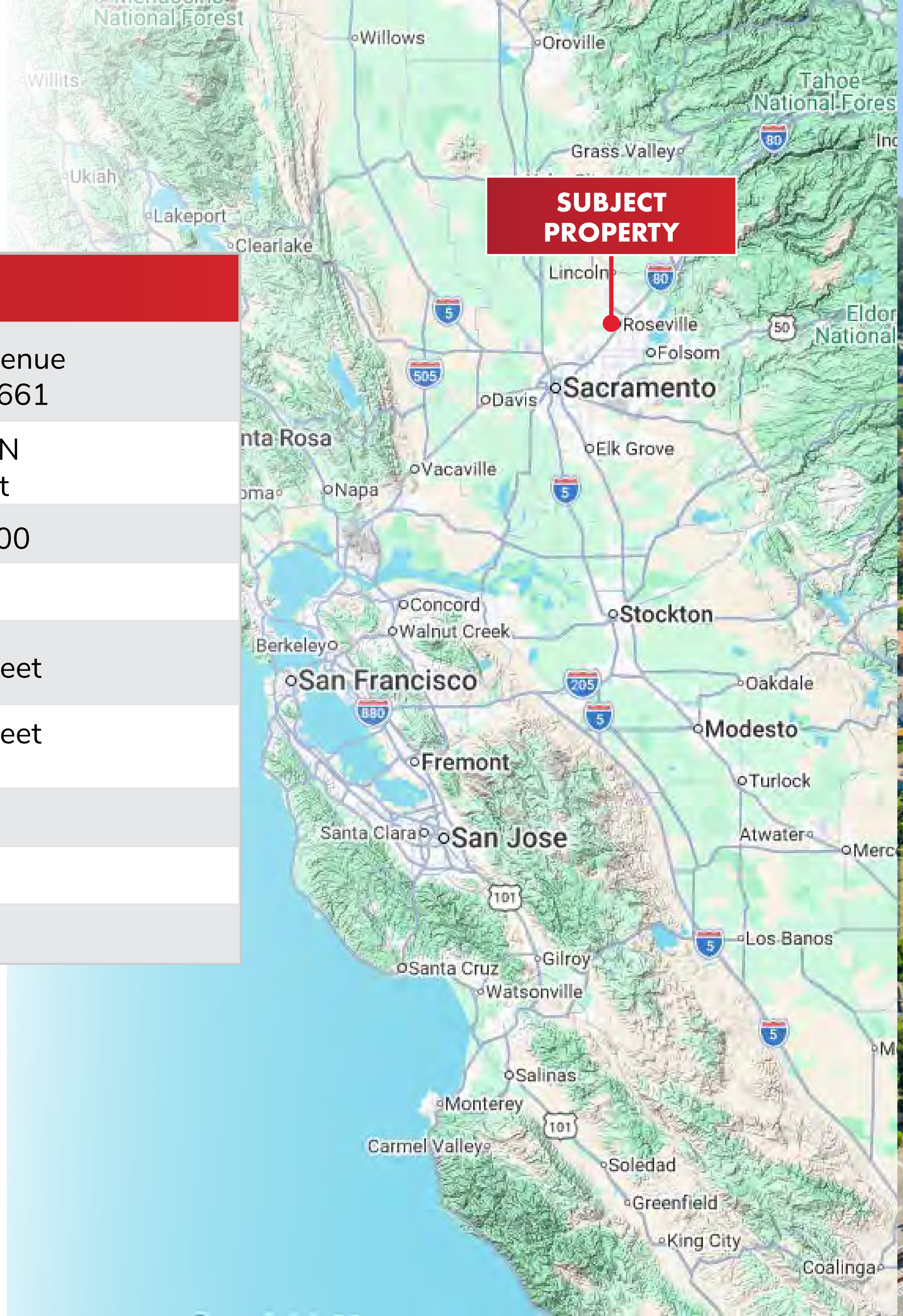
OFFERING SUMMARY

LIST PRICE	CAP RATE	PRICE/SF	NOI
$9,250,000	7.00%	$382	$646,840

1. Continental Cleaners
2. UPS Store
3. Sheldon Family Veterinary
4. S. Lounge Nail & Spa
5. Rose Garden Chinese Restaurant
6. JiLongXing Massage
7. Beauty Bungalows
8. Chicha Peruvian Kitchen & Cafe

OFFERING SUMMARY

PROPERTY SUMMARY	
Address	1079 Sunrise Avenue Roseville, CA 95661
Property Type	Multi-Tenant NNN Retail Investment
APN #'s	470-250-015-000
Occupancy	100%
Gross Leasable Area (GLA)	24,220 Square Feet
Lot Size	91,476 Square Feet (2.10 Acres)
Year Built	1983
Year Remodeled	2025
Ownership	Fee Simple



TENANTS		
1	Continental Cleaners	1,600 SF
2	UPS Store	1,400 SF
3	Sheldon Family Veterinary	2,995 SF
4	S. Lounge Nail & Spa	3,225 SF
5	Rose Garden Chinese Restaurant	4,000 SF
6	JiLongXing Massage	2,000 SF
7	Beauty Bungalows	7,000 SF
8	Chicha Peruvian Kitchen & Cafe	2,000 SF

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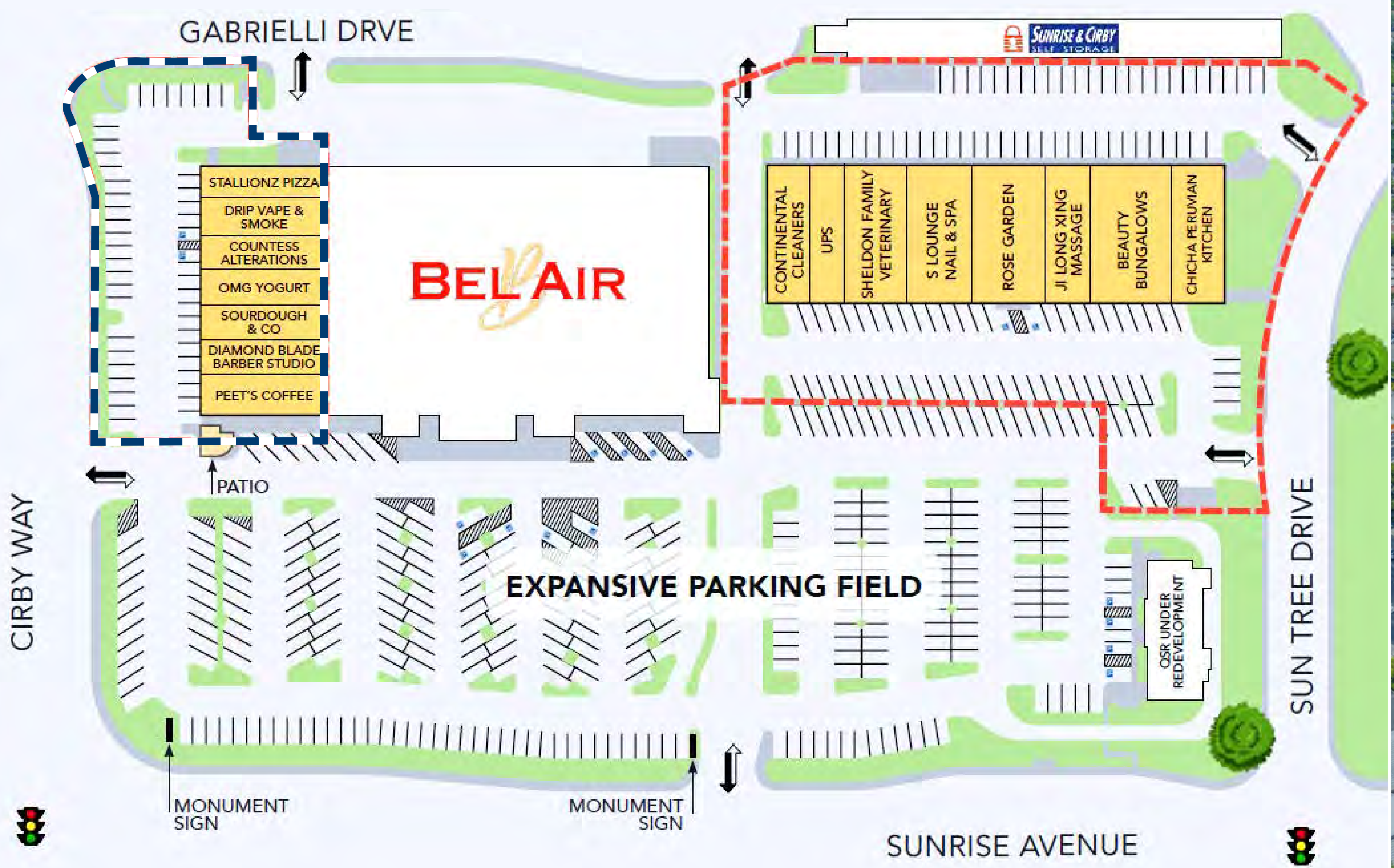
INVESTMENT SUMMARY

SITE PLAN



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INVESTMENT HIGHLIGHTS

100% OCCUPIED NEIGHBORHOOD SHOPPING CENTER

Long-term operating history and a diversified mix of service-oriented and daily-needs tenancy

- Shadow anchored by Bel Air Grocery, providing consistent daily traffic and strong co-tenancy synergy for the in-line shop tenants.
- Tenant mix primarily comprised of internet-resistant uses, including food service, personal care, medical, and neighborhood service tenants.

SIGNALIZED, HARD-CORNER LOCATION

At Sunrise Avenue and Cirby Way

- Combined traffic counts of 67,460 vehicles per day (CoStar, 2024).
- Multiple points of Convenient Ingress/Egress and Storefront Visibility provide both ease of access for customer traffic and brand identity for subject property tenants.

AFFLUENT DEMOGRAPHICS & DENSELY POPULATED 1-MILE TRADE AREA

Strong average household incomes and a substantial daytime population base driving consistent consumer demand.

RADIUS	1 MILE
POPULATION	14,180
DAYTIME/EMPLOYEES	5,223
AVERAGE HH INCOME	$109,659

LONG-TERM HISTORICAL OCCUPANCY AND LEASING PERFORMANCE

Stable in-place cash flow and long-term asset durability

- Replaceable in-place rents provide a new owner with income durability in a proven neighborhood retail location, allowing for conservative and defendable future cash flow projections.

ATTRACTIVE 7.00% GOING-IN CAP RATE

Compelling yield relative to comparable grocery-anchored retail investments in Northern California

- Limited direct competition for shop space within the immediate trade area.
- Safeway across the street does not feature shop space, concentrating small-shop demand at the subject property.

RECENT AND ONGOING PROPERTY IMPROVEMENTS

Center remodel in progress

- Center remodel currently underway, enhancing overall curb appeal and tenant retention.
- Pad redevelopment within the immediate vicinity expected to further enhance the overall retail environment and drive incremental traffic to the center.

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RENT ROLL

TENANT	SUITE	SQUARE FOOTAGE	LEASE START	LEASE END	RENT/ SF	MONTHLY RENT	INCREASES	LEASE TYPE	OPTIONS	COMMENTS
Continental Cleaners	1079 A	1,600	10/1/2010	12/31/2028	$1.88	$3,005	1/1/2028 | $3,080	NNN	1 (5-Year) @ FMV	Tenant Remburses for Property Mgt & CapEx Reserves 15% Admin Fee on CAM (excluding property taxes and insurance)
UPS Store	1079 B	1,400	11/28/2008	4/30/2036	$2.38	$3,337	2% Annually Starting 5/1/2028	NNN	NONE	Tenant Remburses for Property Mgt & CapEx Reserves 15% Admin Fee on all CAM 5% Annual Cap on Controllable CAM
Sheldon Family Veterinary	1079 C-E	2,995	1/2/2024	4/30/2034	$2.39	$7,149	3% Annually	NNN	2 (5-Year)	Tenant Remburses for Property Mgt & CapEx Reserves 15% Admin Fee on all CAM
S Lounge Nail & Spa	1079 F-G	3,225	7/1/2020	9/30/2030	$1.70	$5,481	3% Annually	NNN	1 (5-Year) @ FMV (Not to be less than 103% of previous year rent)	Tenant Remburses for Property Mgt & CapEx Reserves 15% Admin Fee on all CAM
Rose Garden Chinese Restaurant	1079 H-I	4,000	10/1/2010	6/30/2031	$2.00	$8,000	3% Annually	NNN	1 (5-Year) @ FMV (Not to be less than 103% of previous year rent)	Tenant Remburses for Property Mgt & CapEx Reserves 10% Admin Fee on all CAM
Ji Long Xing Massage	1079 J	2,000	2/1/2023	7/31/2028	$2.19	$4,371	3% Annually	NNN	1 (5-Year) @ FMV (Not to be less than 103% of previous year rent)	Tenant Remburses for Property Mgt & CapEx Reserves 15% Admin Fee on CAM (excluding property taxes and insurance)
Beauty Bungalows	1079 K-M	7,000	10/15/2024	4/30/2035	$2.06	$14,420	3% Annually	NNN	1 (5-Year) @ FMV (Not to be less than 103% of previous year rent)	Tenant Remburses for Property Mgt & CapEx Reserves 15% Admin Fee on all CAM
Chicha Peruvian Kitchen & Café	1079 O	2,000	11/22/2021	12/31/2031	$2.27	$4,532	3% Annually	NNN	1 (5-Year) @ FMV (Not to be less than 103% of previous year rent)	Tenant Remburses for Property Mgt & CapEx Reserves 15% Admin Fee on all CAM
TOTAL SQUARE FOOTAGE:		**24,220**				**$50,295**	**Total Monthly Rent**			
TOTAL AVAILABLE:		**0**	**0%**	**Vacancy**		**$603,535**	**Total Annual Rent**			
TOTAL OCCUPIED:		**24,220**	**100%**	**Occupancy**						

INCOME & EXPENSE

ANNUALIZED OPERATING DATA

	Current		
Scheduled Gross Income (SGI):	$603,535		
Expense Reimbursement:	$405,595		
Total Operating Income:	$1,009,130		
Gross Operating Income:	$1,009,130		
Total Operating Expenses:	($362,290)		
Net Operating Income (NOI):	**$646,840**	**7.00%**	**Capitalization Rate**

OPERATING EXPENSES

	Amount	$/Square Foot
Taxes (1.03%):	$95,275	$3.93
Insurance:	$26,613	$1.10
CAM:	$202,805	$8.37
Management:	$37,597	$1.55
Total Expenses:	**$362,290**	**$14.96**
		$1.25

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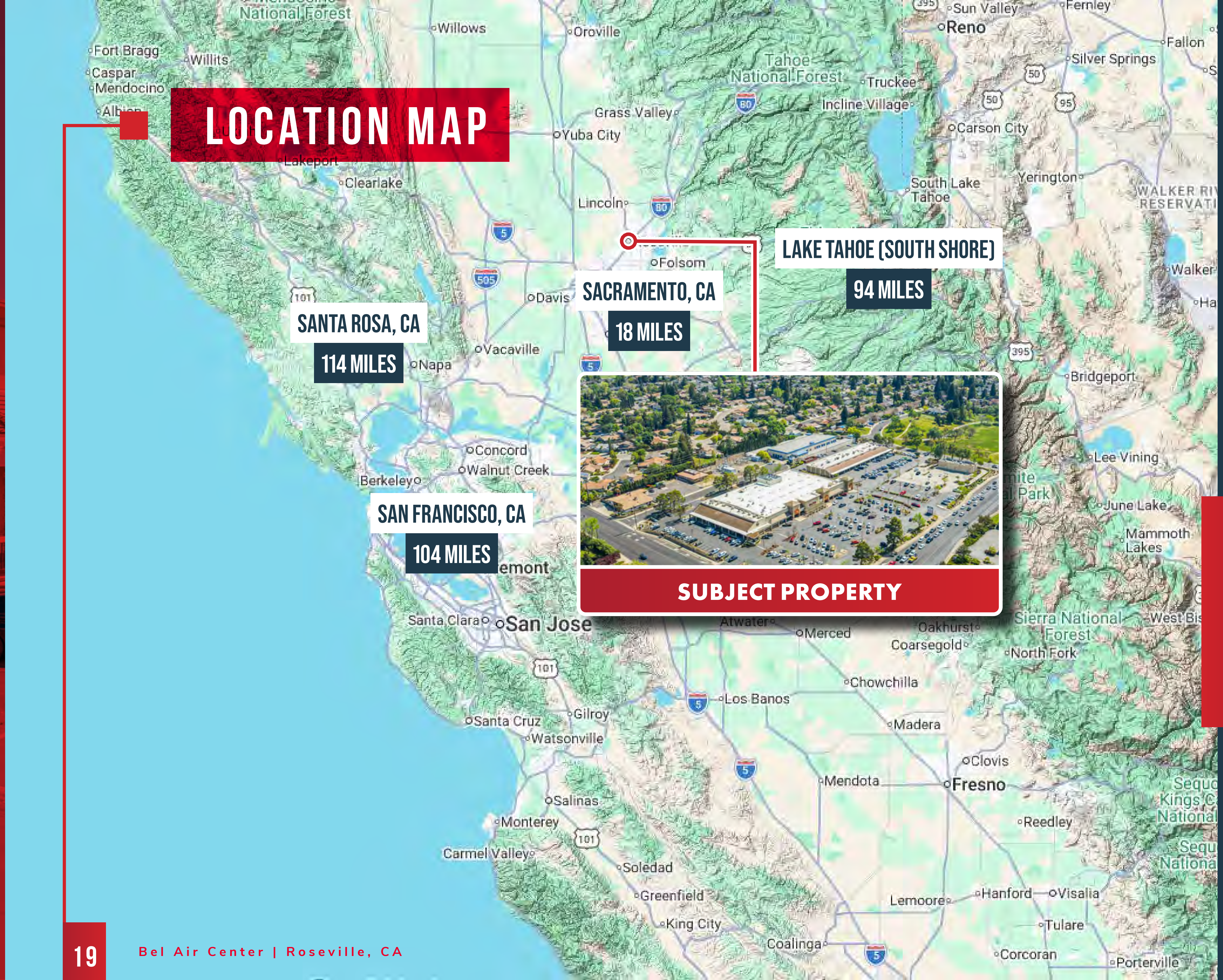
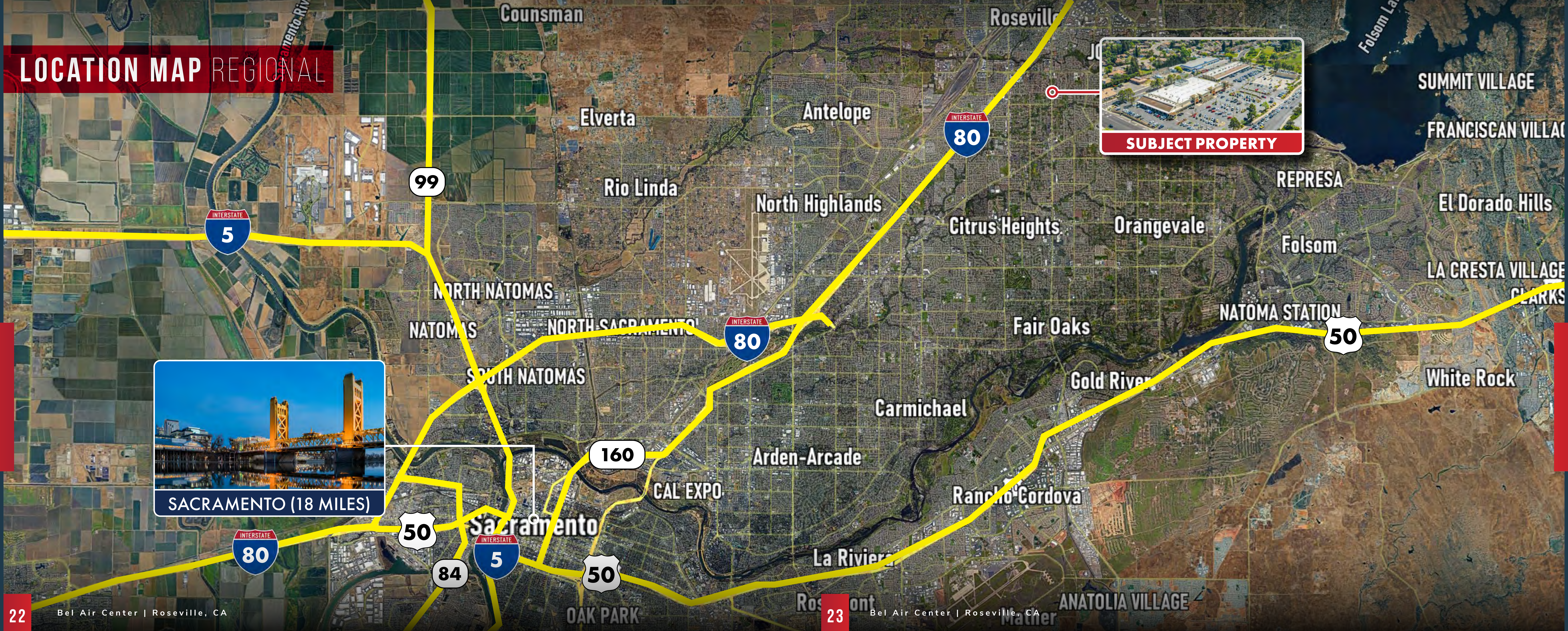
PROPERTY OVERVIEW

LOCATION MAP



LOCATION MAP TRADE AREA

LOCATION MAP REGIONAL



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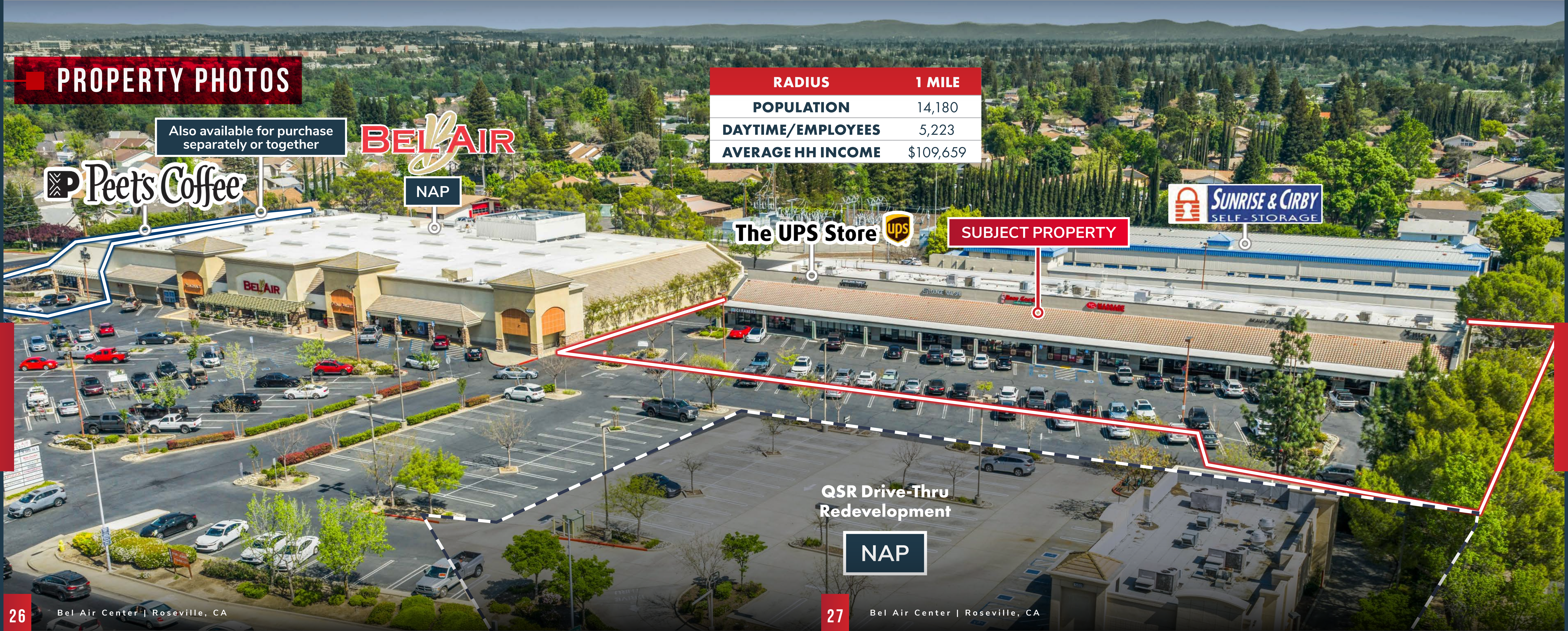

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AERIAL OVERHEAD

TENANTS

1	Continental Cleaners	1,600 SF
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AERIAL OVERHEAD | NEIGHBORING SHOPS

ALSO AVAILABLE SEPARATELY OR TOGETHER

1	Stallionz Pizza	1,000 SF
2	Drip Vape & Smoke	1,100 SF
3	Countess Alterations	1,000 SF
4	OMG! Yogurt	1,000 SF
5	Sourdough & Co	1,000 SF
6	Diamond Blade Barber Studio	1,000 SF
7	Peet's Coffee & Tea	2,100 SF

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AERIAL NORTHEAST

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AERIAL WEST

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AERIAL NORTHWEST

04 AREA OVERVIEW

DEMOGRAPHICS

COMMUNITY	1 MILE	3 MILE	5 MILE
POPULATION	14,180	111,272	307,117
HOUSEHOLDS	5,585	43,335	117,464
EMPLOYEES	5,223	52,236	100,205
MEDIAN AGE	36.8	39.1	37.9
INCOME	**1 MILE**	**3 MILE**	**5 MILE**
AVERAGE	$109,659	$121,573	$130,448
EXPENDITURE	**1 MILE**	**3 MILE**	**5 MILE**
TOTAL	$602.61 M	$4.95 B	$13.88 B
EDUCATION	$13.51 M	$111.67 M	$313.58 M
FOOD, BEVERAGE	$69.84 M	$567.32 M	$1.58 B
ENTERTAINMENT	$33.61 M	$275.56 M	$770 M

DRIVE TIMES

I-80 .... 6 MIN
CA-65 .... 8 MIN
SACRAMENTO .... 26 MIN
SACRAMENTO INT'L AIRPORT .... 27 MIN

TRAFFIC COUNTS

CIRBY WY .... 29,680 VPD
SUNRISE AVE .... 37,780 VPD
I-80 .... 182,938 VPD
CA-65 .... 112,559 VPD

ABOUT ROSEVILLE, CA

ROSEVILLE, CA is a high-growth suburban market within the Sacramento MSA, distinguished by strong population expansion, above-average household incomes, and a highly diversified service-based economy. The city functions as a dominant regional retail hub—anchored by major shopping destinations like the Westfield Galleria—which drives significant sales tax revenue and positions Roseville among the top retail markets in the state. Supported by a skilled labor force, affluent demographics, and business-friendly infrastructure such as municipally owned utilities, the local economy remains stable, consumption-driven, and well-positioned for continued residential and commercial growth.

Expanding Population

Roseville has grown ~10% since 2020 and continues expanding at ~2% annually, fueling housing and retail demand.

Strong Employment Base

Employment is stable and growing (~1.8% YoY), reflecting a healthy local labor market with over 76,800 jobs.

Retail Powerhouse

Roseville ranks among California's top retail sales cities, acting as a regional shopping destination.

Business Friendly

City-owned utilities and services lower operating costs, enhancing business attraction and retention.

ABOUT SACRAMENTO, CA

SACRAMENTO, the capital of California and the core of a six-county metropolitan region, serves as a stable, government-anchored economy with increasing diversification into healthcare, education, technology, and logistics. Historically driven by public sector employment, the city has evolved into a more balanced economic base supported by population growth, in-migration from higher-cost coastal markets, and expanding private-sector investment.

Sacramento benefits from relative housing affordability compared to the Bay Area, attracting both residents and businesses, while its strategic location along major interstate and rail corridors strengthens its role as a distribution and logistics hub. With steady job growth, a large labor pool, and continued urban development, Sacramento's economy is characterized by stability, scalability, and long-term growth potential.

2.4M — POPULATION (MSA)

$135M+ — METRO GDP (2024)

1.1M+ — CIVILIAN LABOR FORCE

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