

FOR SALE OR BUILD-TO-SUIT

BLUE OAKS COMMERCE CENTER

BLUE OAKS & WASHINGTON BOULEVARD

Roseville, CA 95765



THE PROPERTY

- + ±35.30 total acres
net of proposed
roadways
- + Six parcels from
±4.59 acres
- + Office, industrial,
retail uses permitted



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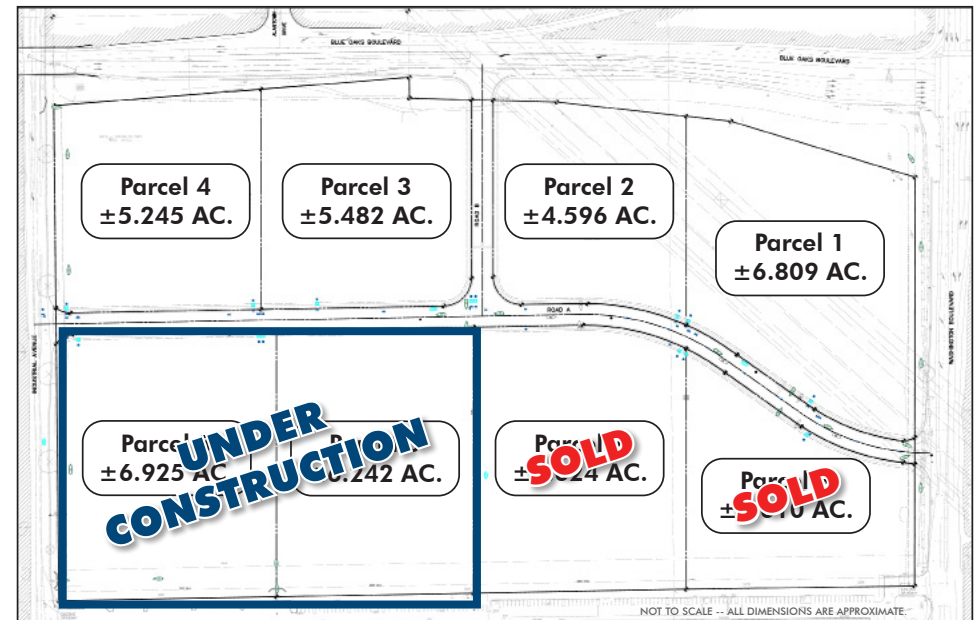
BLUE OAKS & WASHINGTON BLVD.
Roseville, CA 95765



LOCATION MAP



PARCEL MAP



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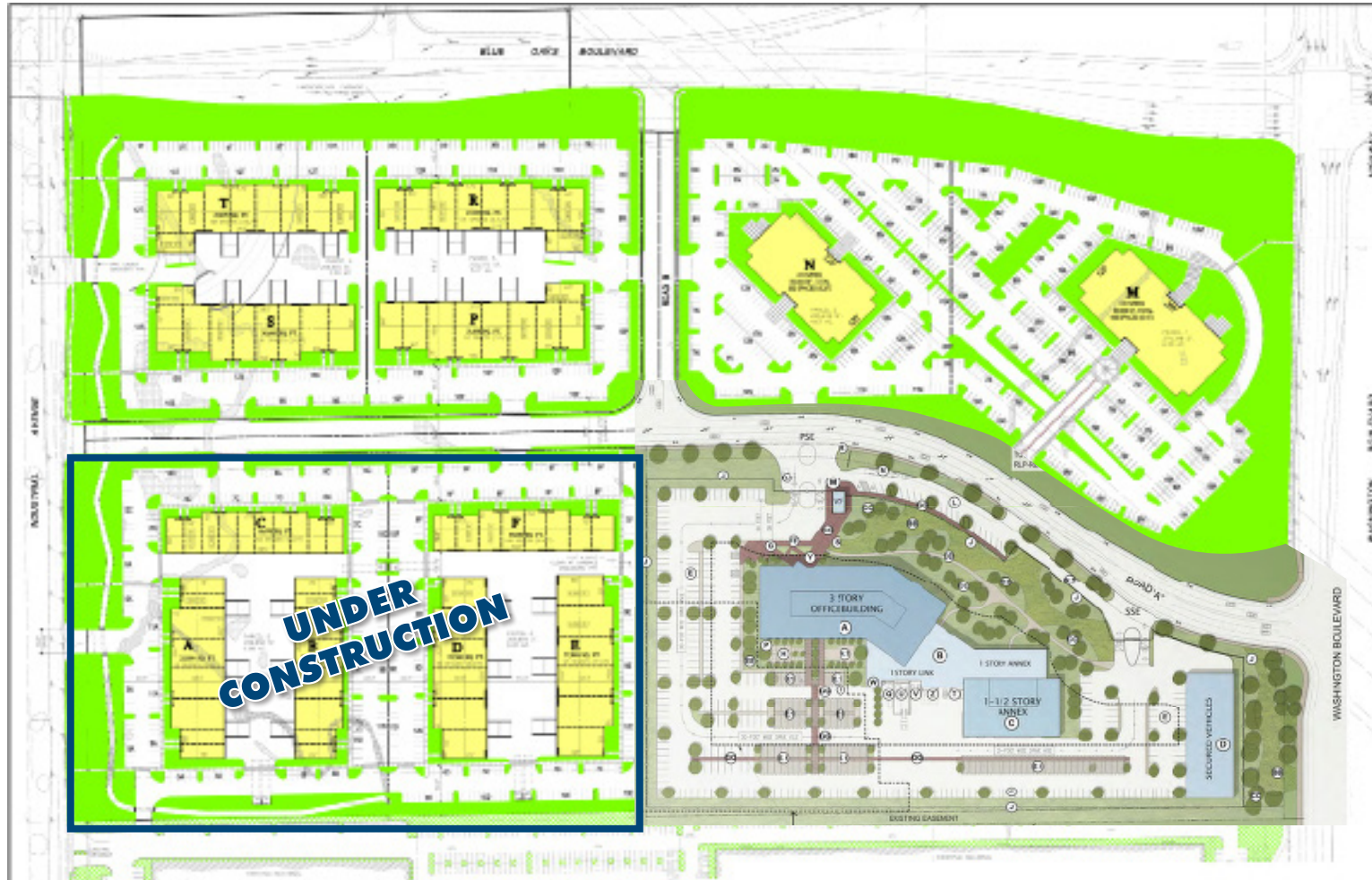


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ORIGINAL SITE PLAN PROPOSED



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AREA AMENITIES

The Subject Property is located on Blue Oaks Boulevard near the Blue Oaks off ramp of Highway 65. The amenities in this area provide immediate access to a diverse array of retailers and restaurants. Immediately off the Blue Oaks Boulevard off ramp is the Blue Oaks Marketplace (which includes a Melting Pot and other smaller eateries) as well as the Blue Oaks Town Center (which includes Stein Mart, Office Depot, Petco, Shoe Pavilion and RC Willey, as well as numerous eateries such as Starbucks, Johnny Carino's, Chevy's and Subway).

On the east of Highway 65 is the Blue Oaks Boulevard and Longtree intersection. South of this intersection is a dense concentration of amenities such as large retail stores (Target, Kohl's, PetSmart, WinCo, Lowe's and Nugget Supermarket), eateries (such as Starbucks, Peet's Coffee, Jamba Juice, In & Out, Quizno's), banking and financial institutions (such as US Bank, Golden 1, Citibank, Lyon Real Estate, Placer Title), and gas stations (Chevron).

On the west side of Highway 65 is Pleasant Grove Boulevard and Roseville Parkway, which are well known for containing a number of commercial strip malls. Some retailers in this area include Safeway, Long's Drugs, Wal-Mart, Sam's Club, Sleep Train, Panera, Peet's Coffee, Etrade, Union Bank and Umpqua Bank.

Just a few minutes south on Highway 65 is the off ramp to the Galleria at Roseville, the largest shopping mall in the Roseville/Rocklin submarket. The mall is anchored by large department stores such as Nordstrom and Macy's, and provides around ± 180 different retailers and eateries. There are also commercial strip malls across the street

from the Galleria that include additional large retail stores such as Babies-R-U's, Best Buy, Marshalls, Red Robin and P.F. Chang's.

In addition, immediately north on Industrial Avenue is the Thunder Valley Casino, which includes sit-down restaurants such as the regionally known High Steaks Steakhouse, the Red Lantern, and the Feast Buffet. Other national and local credit fast food chains at this location include Peet's Coffee & Tea, Fatburger, Pizza Hut, Beach Hut Deli and Panda Express.

Finally, Highway 65 connects to I-80 just a short 5 minute drive south of the Subject Property, thus providing freeway access from Roseville and Rocklin to Downtown Sacramento or to the Sacramento International Airport. I-80 also intersects with I-5 before continuing west to San Francisco.



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PRICE LIST*

Parcel	Acreage	Square Feet	Price	Price/SF
1	±6.809	±296,611	\$7,415,275	\$25
2	±4.596	±200,210	\$5,005,250	\$25
3	±5.482	±238,783	\$5,492,009	\$23
4	±5.245	±228,490	\$5,255,270	\$23
5	±6.925	±301,660	UNDER CONSTRUCTION	
6	±6.242	±271,916	UNDER CONSTRUCTION	
7	SOLD			
8	SOLD			
Totals	±35.299 AC	±1,537,624		
*Prices are subject to change at any time without notice.				

Interior roadway infrastructure is complete. All parcels will benefit from the following offsite improvements:

- + Utilities in the street, fronting each parcel (water, sewer, storm drain, electricity, fiber, natural gas)
- + Curb, gutter and sidewalk
- + No improvement bonds

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