



Investment Opportunity | Offering Memorandum

Multi-Tenant Retail

**1701 Santa Clara Drive
Roseville, California**

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Investment Summary



Offering Memorandum

1701 Santa Clara Drive | Roseville, CA



Investment Highlights

Property Summary

Colliers | Fresno and The Vollman Company is proud to present a Multi-Tenant Retail Building, conveniently located at 1701 Santa Clara Drive along Douglas Boulevard in Douglas Plaza. This premier retail development offers a unique opportunity for a high-end investment property within one of Roseville's most prominent shopping centers. This multi-tenant building offer excellent exposure to Douglas Avenue, well-positioned on the City of Roseville's main traffic throughfare, shepherding daily commuters between Interstate 80 and the prominent neighborhoods of East Roseville and Granite Bay.

This property is well-mained and is classified as a Class "B" standalong mixed-use retail center. Additionally, abundant parking surrounding the building along with 7 ingress/egress access points.



This desirable investment opportunity offers convenient access to all amenities along Douglas Boulevard, including:

- Banking, shopping, restaurants, entertainment, Class A office and more.
- Easy access to Interstate 80, providing an ideal location for utmost access to all of Roseville and surrounding area.

Property Specifics

Civic Address

1701 Santa Clara Drive
Roseville, California

Parcel & Lot Area

013-280-016 (±1.2 Acres; ±52,272 SF)

Total Rentable SF

±15,403 SF

Tenancy

Multi-tenant; six (6) units

Year Built / Renovated

1982 / 2018

Current Zoning

C2 (City of Roseville)

Parking

± 62 spaces / 3.96 per 1,000 SF, plus common

Asking Price

\$6,000,000

Projected

Proforma NOI (2023)

\$383,429.64

Current NOI

\$356,429.64

CAP Rate

Projected Lease-Up: 6.4% |

Current: 5.9%



Key Highlights

- Parking ratio of 3.96 spaces per ±1,000 RSF, plus reciprocal parking
- Monument signage opportunities for current and future tenants
- Vacant suite provides opportunity increasing NOI
- Well-positioned on a main traffic thoroughfare
- High demand for small pad retail/office

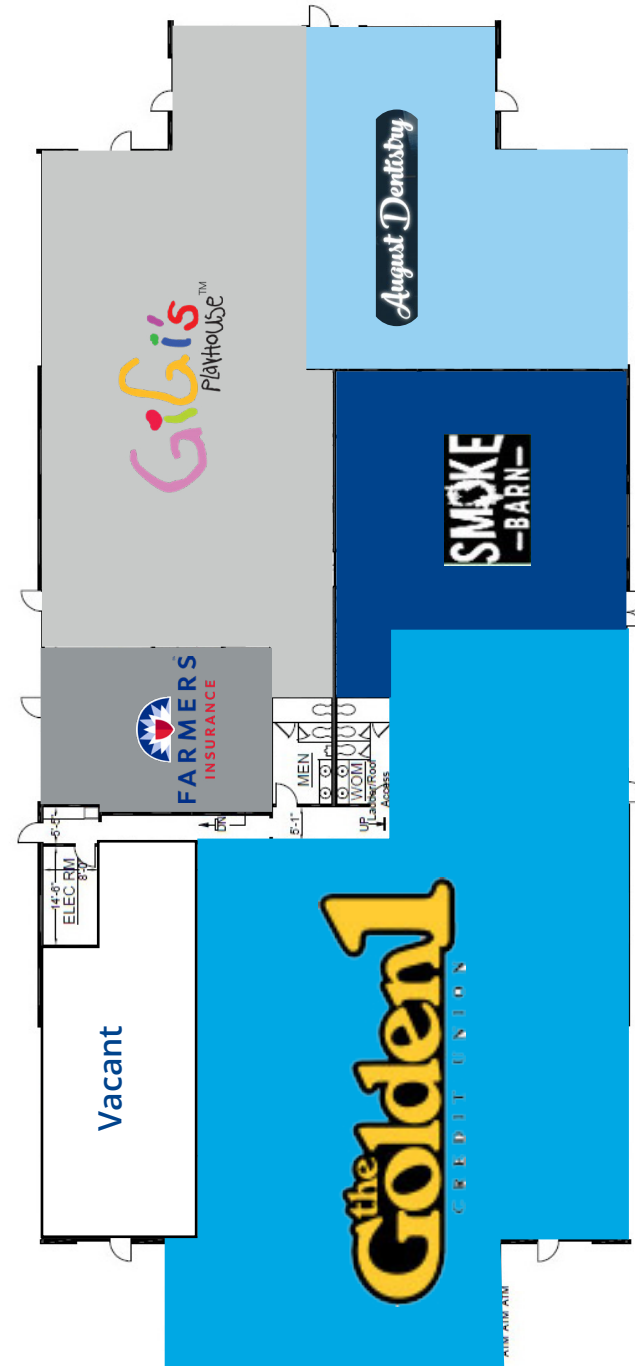
Site Plan

1701 Santa Clara Dr

Tenant	Suite	± SF
August Dentistry	100	2,082 SF
Smoke Barn	110 -A	1,765 SF
Golden 1 Credit Union	140	6,021 SF
Vacant	150	1,275 SF
Amandeep Insurance (Farmers Insurance)	160	800 SF
GiGi's Playhouse	170	3,460 SF
Total SF:		± 15,403 SF



Parking



Parking

Tenant Roster & Descriptions

Golden 1 Credit Union



Founded in 1933, the founders created a financial cooperative in Sacramento, California with the vision to come together to help other hard-working Californians. Today, they continue to affirm their mission to deliver financial solutions with value, convenience, and exceptional service to their members. This has made Golden 1 Credit Union California's leading credit union and one of the largest in the United States. With more than 70 branches across California and assets of nearly \$14 billion, membership is open to all Californians. Currently Golden 1 Credit Union has 1 million members, and is growing.

Farmers Insurance



Serving America since 1928, Farmers Insurance Group of Companies make up one of the country's largest insurer's of vehicles, homes, and small businesses and provide a wide variety of other insurance and financial services products. Farmers is proud to serve more than 10 million households with more than 19 million individual policies across all 50 states through the efforts of over 48,000 exclusive and independent agents and nearly 21,000 employees.

August Dental



August Dentistry offers general dentistry, invisalign and teeth whitening services. Dr. Lirio earned his dental degree at Herman Ostrow School of Dentistry at the prestigious University of Southern California. Continuing his education each years, Dr. Lirio provides a high standard of quality care to his patients.

Gigi's Playhouse



Gigi's Playhouse is the ONLY network of Down Syndrome Achievement Centers providing life-changing therapeutic, educational, and career training programs for 30,000+ individuals of all ages. It is a non-profit with over 55+ brick and mortar locations across the U.S. and Mexico offering free programs and empower families by maximizing opportunities for daily achievement and lasting acceptance. Gigi's Playhouse's mission is "To change the way the world views Down syndrome and to send a global message of acceptance for all."

Smoke Barn



Smoke Barn is a local small business that is a one stop smoke shop that offers a large selection of disposable vapes, CBD, cigarettes, cigars and an assortment of accessories.



Building Occupancy

August Dentistry: 13.46%
2,082 SF
Lease Expires: 9/30/2029

Smoke Barn: 11.37%
1,765 SF
Lease Expires: 5/31/2027

Golden 1 Credit Union: 36.35%
6,021 SF
Lease Expires: 10/31/2024

Vacant: 11.42%
1,275 SF

Farmers Insurance: 5.21%
800 SF
Lease Expires: 7/31/2024

Gigi's Playhouse: 22.20%
3,460 SF
Lease Expires: 12/31/2025

Tenant Rent Roll



Presentation Rent Roll & Current Term Tenant Summary | As of Oct-2022 for 15,403 Square Feet

Tenant Name	SqFt	Deposit	Monthly Charges	Expenses	Start Date	End Date
August Dental	2,082	\$6,400	\$5,281.67	Tenant	2/01/2019	9/30/2029
Smoke Barn	1,765	\$2,979.78	\$2,647.50	Tenant	2/01/2022	5/31/2027
Golden 1 Credit Union	6,021	\$0.00	\$15,353.55	Tenant	11/01/2014	10/31/2024
Vacant	1,275	N/A	\$2,550.00	Tenant	Proforma	N/A
Farmers Insurance	800	\$1,880.00	\$1,880.00	Tenant	2/01/2019	7/31/2024
*Gigi's Playhouse	3,460	\$5,190.00	\$5,190.00	Tenant	3/01/2020	12/31/2025
Totals	15,403		\$32,602.72 (\$ 650.25)** \$31,952.47	NNN		

*** Proforma NOI: \$364,258.16 @ 6% = \$6,000,000

*Does not currently pay property tax

**Gigi's Tax absorption

***Includes 5% vacancy factor





Pricing & Financial Summary Proforma (Projected 2023)



Property	Douglas Plaza
Property Address	1701 Santa Clara Drive
Property Size	± 15,403 Rentable SF
Offering Price	\$6,000,000
Lease Type	NNN
Projected Proforma NOI (Using existing and future rents)	\$383,429.64
Projected CAP Rate	6.4%
Construction Year / Renovated	1982 / 2018
Lot Size	± 1.2 Acres (±52,272 SF)
No. of Parking Spaces	±62 Total Spaces

Projected Investment Proforma Valuation

Projected Annual Gross Income	\$391,232.64
Less: 6.6% Tax Absorption	(\$7,803.00)
Net Operating Income (NOI) (minus non-recoverable expenses)	\$383,429.64
Offer Price	\$6,000,000

Annual Operating Expenses 1701 Santa Clara Drive

(Projected 2023)

Taxes (Current) - Increases pass thru	\$35,142
Insurance	\$7,085
Security & Safety	\$6,870
Building Maintenance	\$17,063
Water	\$2,968
Janitorial	\$5,452
Utilities	\$1,517
Trash	\$6,106
Legal & Accounting	\$452
Miscellaneous	\$4,730
Management	\$19,250
Projected Annual Operating Expenses	(\$106,635)

Investment Proforma The Bottom Line

Offer Price	\$6,000,000
Net Operating Income (NOI)	\$364,258.16
Projected CAP Rate	6%



Pricing & Financial Summary Proforma (Actual 2022)



Property	Douglas Plaza
Property Address	1701 Santa Clara Drive
Property Size	± 15,403 Rentable SF
Offering Price	\$6,000,000
Lease Type	NNN
Actual Proforma NOI (Using existing information)	\$356,429.64
CAP Rate	6%
Construction Year / Renovated	1982 / 2018
Lot Size	± 1.2 Acres (±52,272 SF)
No. of Parking Spaces	±62 Total Spaces

Actual Investment Proforma Valuation

Projected Annual Gross Income	\$4364,232.64
Less: 6.6% Tax Absorption	(\$7,803.00)
Net Operating Income (NOI)	\$356,429.64
Valuation	\$6,000,000
CAP Rate	6%

Annual Operating Expenses 1701 Santa Clara Drive

(Actual 2022)

Taxes	\$35,142
Insurance	\$10,313
Security & Safety	\$7,526
Building Maintenance	\$23,751
Water	\$2,800
Janitorial	\$4,346
Utilities	\$1,639
Trash	\$7,444
Legal & Accounting	\$485
Miscellaneous	\$4,651
Management	\$15,750
Projected Annual Operating Expenses	(\$113,847)

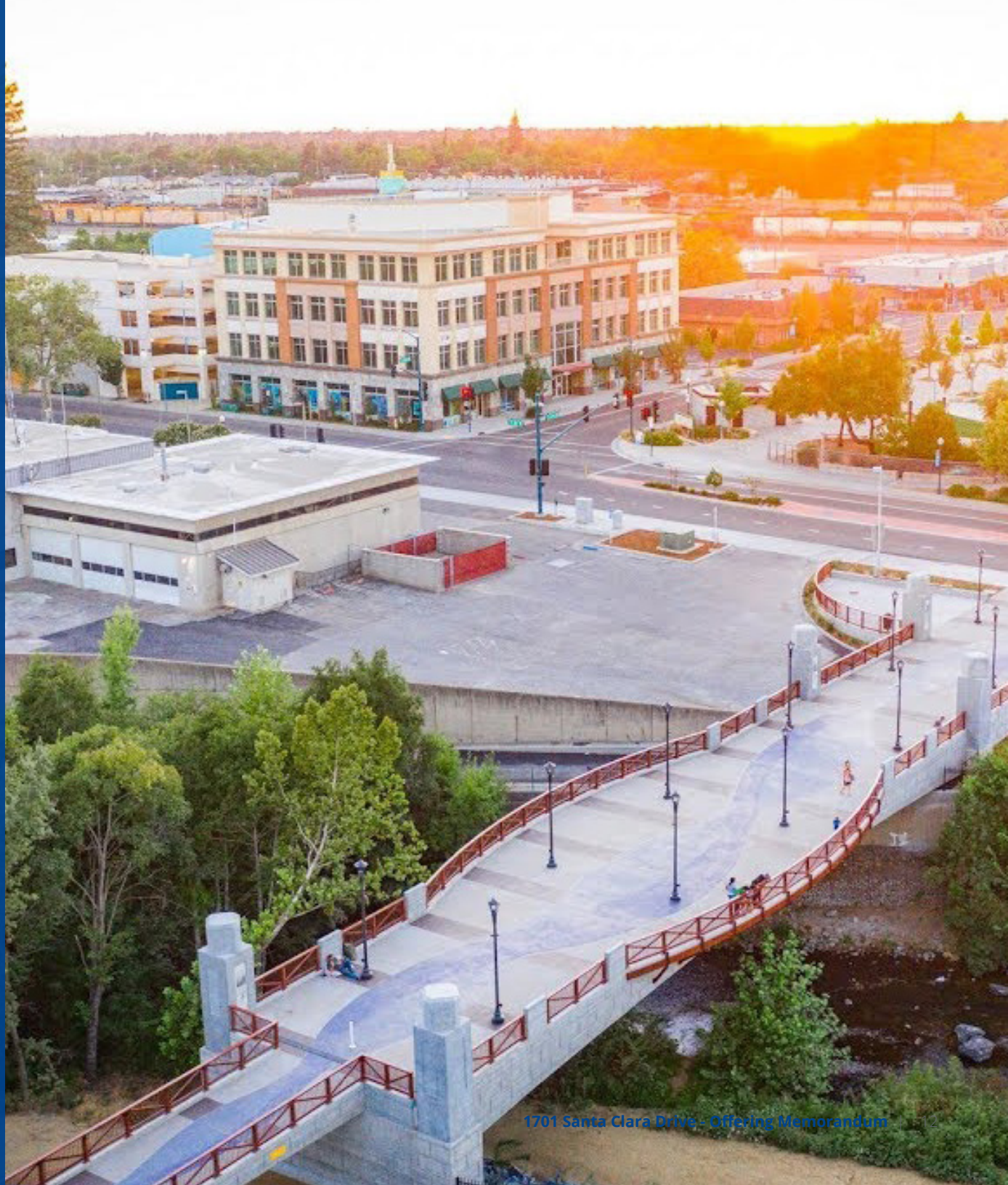
Investment Proforma The Bottom Line

Valuation	\$6,000,000
Net Operating Income (NOI)	\$356,429.64
CAP Rate	6%



Market Knowledge

Offering Memorandum
1701 N Santa Clara Drive | Roseville, CA



1701 Santa Clara Drive - Offering Memorandum

Sacramento Retail Submarket Snapshot Table

Market	Asset Value	Vacancy %	Net Absorpt.	Under Const.	Inventory	Market Rent	12 Mo. Sales Vol.
Roseville/Rocklin Submarket	\$4.3B	4.8%	86.1K	110K	15.6M	\$26.36	\$414M
South Sacramento Submarket	\$3.2B	5.6%	60.2K	73.9K	14.1M	\$20.13	\$283M
Arden/Watt/Howe Submarket	\$2.7B	10.1%	(19.5K)	52.8K	11.9M	\$21.87	\$208M
Orangevale/Citrus Hts Submarket	\$1.8B	7.5%	83.5K	0	8.3M	\$20.38	\$92M
DTown/Midtown/E Sac Submarket	\$1.7B	5.8%	(21K)	29.5K	6.4M	\$24.69	\$69.9M
Elk Grove Submarket	\$1.7B	1.5%	121K	5.7K	6.1M	\$26.65	\$38.7M
Folsom Submarket	\$1.6B	1.5%	28.9K	0	5.8M	\$27.85	\$29.8M
Highway 50 Corridor Submarket	\$1.2B	10.6%	(29.9K)	124K	5.6M	\$18.35	\$81.9M
Rio Linda/N Highlands Submarket	\$1.2B	4.1%	35.5K	0	5.3M	\$17.88	\$36.3M
El Dorado Submarket	\$1B	4.9%	(1K)	0	4.2M	\$23.05	\$27.2M
Natomas Submarket	\$1B	3.4%	31.8K	4K	3.9M	\$25.88	\$10.4M
Auburn/Loomis Submarket	\$983B	4.1%	10.6K	12.2K	3.7M	\$20.16	\$24.9M
Outer El Dorado City Submarket	\$757M	3.6%	(27.9K)	0	3.1M	\$25.08	\$63.9M
Woodland Submarket	694M	2.8%	95.5K	50K	3.6M	\$20.27	\$21.9M
Carmichael Submarket	\$616M	8.9%	25.3K	0	2.9M	\$18.39	\$28.9M
Davis Submarket	\$549M	6.0%	36.2K	0	2.2M	\$29.09	\$9.9M
Outer Placer County Submarket	\$524M	2.7%	50.9K	11.3K	1.9M	\$24.43	\$10.6M
West Sacramento Submarket	519M	5.4%	(24.1K)	0	2.4M	\$21.79	\$44.9M
Lincoln Submarket	468M	2.9%	10.2K	7.7K	1.6M	\$25.68	\$4.4M
Outer Sacramento County Submarket	331M	1.3%	21.3K	0	1.4M	\$19.55	\$6.1M
Outer Yolo County Submarket	107M	0.7%	(1.9K)	0	413K	\$22.50	\$1.7M



Market Data as reported by:  CoStar

Roseville/Rocklin Submarket Summary

Roseville Retail Investment Sales Summary

Sales activity over the past 12 months activity has been strong, totaling \$412 million. The strong activity is a result of outsized performances in both 4Q21 and 1Q22, pushing totals ahead of the \$149 million five-year average. That largest sale of the year was the acquisition of the Blue Oaks Town Center by Rhino Investments out of Henderson, NV. The sale totaled 19 properties for \$77.5 million (\$144 /SF) and was occupied by RC Willey and Sportsman's Warehouse.

Pricing on a per-SF basis has been relatively flat in recent years, reaching \$270/SF, beating both the Sacramento mark of \$240/SF but very close to the five-year average of \$260/SF. Cap rates have been slowly declining since 2016 and continue that trend. The current submarket average of 6.0% is slightly below the metro-wide figure of 6.2% with little reason to see significant deviations in the near term.

Sacramento Market Summary

The Sacramento region has benefited from near-record net migration since the start of the pandemic as Bay Area residents have relocated throughout northern California, with Sacramento as a top destination. Alongside the growth in population came an increase in the median household income, which reached \$69,000, more than 5% above the national average.

These changing dynamics have led to an improved retail landscape. New retailers, like Anthropologie and Salt & Straw, recently

signed leases at the Ice Blocks in Midtown. The region's larger spaces have been seeing interest, as well. Early in the year, a number of leases 10,000 SF or more have signed, the largest of which is Falling Prices taking 30,100 SF in the Downtown/Midtown/East Sacramento Submarket.

As demand returns, so does investment, which has increased significantly since the beginning of 2022 and has continued since, resulting in total sales volume of \$1.5 billion over the past 12 months. A number of large properties have sold recently, pushing activity to record levels. Overall, the

Sacramento retail market is showing some of the best fundamentals it has for some time. The vacancy rate is only 5.6% and has ticked down slightly over the past year, and tenant activity is increasing with activity among the area's large, long-vacant retail seeing interest. As a result, capital markets are improving, with owners showing an increased interest in the metro, with record sales activity in recent quarters. If current trends continue, the pandemic could result in an improved local retail market and is well positioned for growth in the coming periods.

Roseville/Rocklin Market Summary

Roseville/Rocklin is one of Sacramento's most affluent submarkets, and the area's high incomes translate into strong buying power and an abundance of retail product. By square footage, Roseville/Rocklin is the metro's largest retail submarket.

Vacancies have been largely flat over the past 12 months with the submarket rate of 4.8% resting lower than Sacramento figure of 5.6%. Demand has built on its momentum from 2021, starting the new year off strong and totaling 86,000 SF over the past 12 months.

Rent growth is positive growing by 2.9% over the past 12 months and is below the five-

Quick Stats

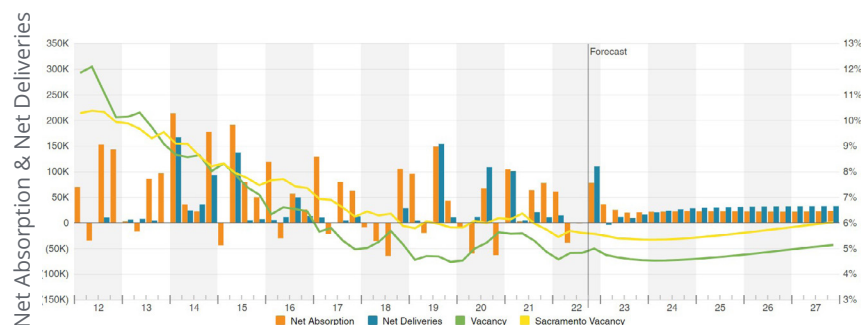
Market	Market
Market Rent/SF	\$26.36
Vacancy Rate	4.8%
Vacancy SF	751K
Availability Rate	4.7%
Available SF	739K
Existing Buildings	980
Inventory SF	15.6M
Average Building SF	15.9K
Under Constr. SF	110K
12 Mo Delivered SF	23.4K
YTD Mo Transactions	94
Market Sale Price/SF	\$272
Avg. Mkt. Sale Price	\$4.4M
Mo Sales Volume	\$414M
Market Cap Rate	6.0%

year average of 5.4%. Rents in the area are nearly 20% higher than the metro average and are surpassed only by a small handful of submarkets.

Sale activity dipped slightly through the pandemic but remained relatively constant. Sales volume sits at \$412 million with more than \$20 million trading in 21Q3, but trades have been limited to smaller buildings of late.

Roseville/Rocklin weathered the pandemic well and is now showing signs of growth. Growth will likely be slow in the coming periods, but the outlook remains optimistic with a foundation of strong local demographics.

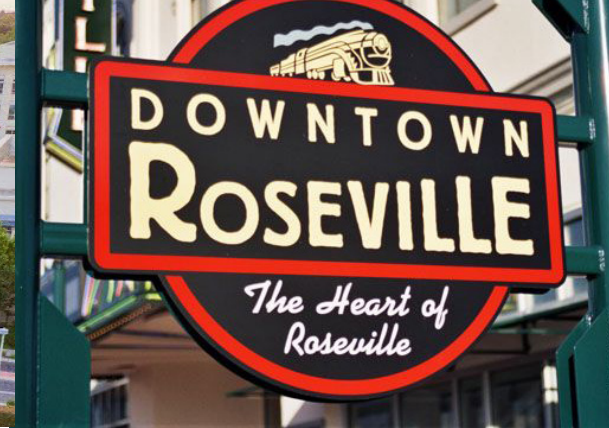
Vacancy/Net Absorption



Local Overview

Offering Memorandum
1701 Santa Clara Drive | Roseville, CA





Local Economy

Roseville's Key Industry Opportunities

Given the strengths in both regional industry sectors and clusters, there are five existing and emerging key industry opportunities located in Roseville, CA.

Healthcare and Life Sciences focuses on human health and developing new therapies for patients, research and development, innovations in computational technologies, surgical and medical instrument manufacturing, supply distribution and testing laboratories. Roseville has a strong and diverse contingent of health care providers.

The **Information Technology** industry plays a role in almost all industries, information technology includes the development, installation, innovation and management of computer hardware, software, and multimedia. Roseville has a long history of being home to prominent high-tech companies such as TSI Semiconductors, Hewlett-Packard, Quest Technologies, and many more, and currently has over 2,400 jobs in this sector.

The **Food and Agriculture** industry includes that of production, processing, packaging and distribution, and food and agriculture technology, innovation and research. Roseville currently has several businesses in this industry including, but not limited to, PRIDE Industries, Albertsons Distribution

Center, Restaurant Depot, and Nate's Fine Foods.

Future Mobility are areas that include smart and shared mobility solutions, fueling and charging infrastructure, and automated, connected, and electric vehicles for on and off-highway use. Roseville Electric is a leading provider that supports this emerging industry, and has supported the installation of nearly 120 public charging stations throughout the city.

Sports Tourism industry focuses on retail, dining, hospitality, arts and culture and civic amenities. With the growing Downtown Roseville area, there has been a nearly 19% increase in retail businesses since 2020, over 900 new hotel rooms opened since 2000, and a 20-acre City operated long field underway. Roseville is well-positioned to be a premier destination for sports Tourism.

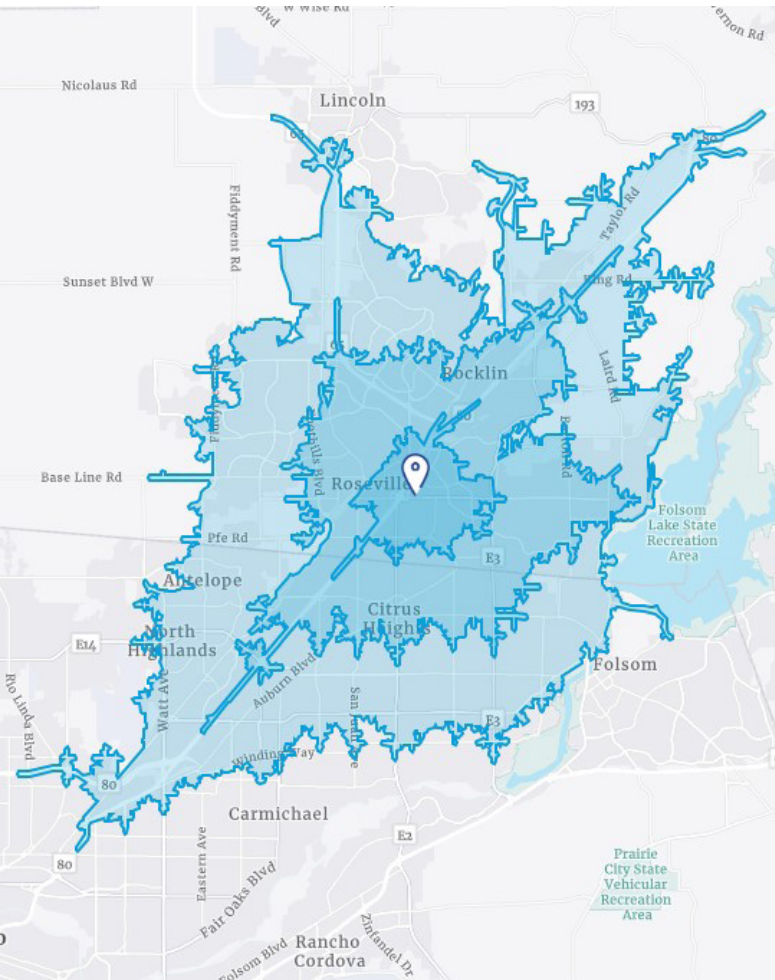
With a thriving economy, an educated workforce and a community of safe neighborhoods, the city of Roseville regularly ranks near the top of best places to live.

Source: City of Roseville, Economic Development

NAICS by Industry

Industry	Current Jobs	Current Growth
Manufacturing	6K	-18.6%
Trade, Transport and Utilities	5K	35%
Retail Trade	23K	13.3%
Financial Activities	9K	7.7%
Government	14K	8.5%
Resources, Mining and Construction	21K	74.2%
Education and Health Services	31K	90.8%
Professional and Business Services	19K	97.6%
Information	4K	2.3%
Leisure and Hospitality	16K	6.4%
Other Services	2K	0.9%
TOTAL EMPLOYMENT	150K	

Demographic Executive Summary



5, 10, 15 Minute Drive Times around the Subject

Population	5 Minutes	10 Minutes	15 Minutes
2010 Population	20,198	163,735	476,114
2022 Population	22,312	177,590	531,563
2027 Population	22,926	180,017	540,293
2010-2020 Annual Rate	0.85%	0.79%	1.03%
2020-2022 Annual Rate	0.68%	0.09%	0.36%
2022-2027 Annual Rate	0.54%	0.27%	0.33%
2022 Male Population	47.9%	48.8%	48.8%
2022 Female Population	52.2%	51.2%	51.2%
2022 Median Age	42.2	39.1	38.3

Population In Summary

In the identified area, the current year population is 22,312. The 2010 Census population count in the area was 20,198, and 21,974 in 2020, a 0.9% annual growth rate. The rate of growth since 2020 was 0.7% annually. The five-year projection for the population in the area is 22,926 representing a change of 0.5% annually. Currently, the population is 47.9% male and 2.2% female.

Households	5 Minutes	10 Minutes	15 Minutes
2010 Households	8,408	62,033	176,715
2022 Total Households	9,108	67,603	195,836
2027 Total Households	9,374	68,641	198,837
2020-2027 Annual Change (CAGR)	0.58%	0.31%	0.30%
2022 Average Household Size	2.37	2.60	2.69

Households In Summary

The household count in this area has changed from 9,027 in 2010 to 9,108 in the current year, a change of 0.45% annually. The five-year projection of households is 9,374, a change of 0.58% annually from the current year total. Average household size is currently 2.37, compared to 2.36 in the year 2020.

Household Income	5 Minutes	10 Minutes	15 Minutes
Mortgage Income: 2022 Percent of Income for Mortgage	33.2%	28.0%	29.2%
2022 Median Household Income	\$84,002	\$92,820	\$86,323
2027 Median Household Income	\$98,717	\$106,815	\$102,047
2022-2027 Annual Change (CAGR)	3.28%	2.85%	3.40%
2022 Average Household Income	\$119,248	\$126,909	\$119,370
2027 Average Household Income	\$139,832	\$149,178	\$140,586
2022-2027 Annual Change (CAGR)	3.24%	3.29%	3.33%
2022 Per Capita Income	\$49,256	\$48,133	\$43,966
2027 Per Capita Income	\$57,765	\$56,620	\$51,707
2022-2027 Annual Change	3.24%	3.30%	3.30%

Household Income In Summary

The current median household income is \$84,002 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$98,717 in five years, compared to \$84,445 for all U.S. households. The current average household income is \$119,249 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$139,832 in five years, compared to \$122,155 for all U.S. household. The current per capita income is \$49,256 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$57,765 in five years, compared to \$47,064 for all U.S. households

Housing	5 Minutes	10 Minutes	15 Minutes
2022 Housing Affordability Index	75	87	83
2010 Total Housing Units	9,123	65,958	188,692
2010 Owner Occupied Housing Units	4,339	39,446	111,041
2010 Renter Occupied Housing Units	4,069	22,586	65,672
2010 Vacant Housing Units	715	3,925	11,977
2022 Total Housing Units	9,670	70,259	203,173
2022 Owner Occupied Housing Units	4,987	43,652	124,068
2022 Renter Occupied Housing Units	4,120	23,951	71,768
2022 Vacant Housing Units	562	2,656	7,337
2027 Total Housing Units	10,005	71,832	207,568
2027 Owner Occupied Housing Units	5,115	44,551	126,877
2027 Renter Occupied Housing Units	4,259	24,090	71,960
2027 Vacant Housing Units	631	3,191	8,731

Housing In Summary

Currently 54.8% of the 9,670 housing units in the area are owner occupied; 45.2% renter occupied; and 5.8% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 9,123 housing units in the area - 47.6% owner occupied, 44.6% renter occupied, and 7.8% vacant. The annual rate of change in housing units since 2020 is 0.8%. Median home value in the area is \$528,379, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change to \$592,961.



The Galleria Shopping Ctr

Macy's	Williams-Sonoma	T-Mobile
Sunglass Hut	Fabletics	Louis Vuitton
LensCrafters	Kate Spade	Tory Burch
Starbucks	Gucci	Krush Burger
Things Remembered	Coach	Children's Place
JCPenney	Mac Cosmetics	Janie & Jack
Verizon	Apple	Build-A-Bear
American Eagle	Banana Republic	St Laurent
Windsor	Nordstrom	Round1 Bowling
Lego Store	Eddie Bauer	Lazy Dog
Aldo	Shake Shack	Eureka
Lush Cosmetics	Crate & Barrel	Pinkberry
Athleta	Pottery Barn	J. Jill
Peloton	Forever21	Zales
Pandora	Tommy Baham	Lovesac
Gymboree	Tiffany & Co	Planet Beauty
Michael Kors	Sephora	Toy Shack
lululemon	Urban Outfitters	Il Fornaio
Brighton	Ruth's Chris	TUMI

Creekside Town Center

Barnes & Noble	Best Buy	Marshalls
Bob's Discount	Raising Cane's	Nordstrom Rack
Burlington	P.F. Chang	Michaels
Old Navy	Buca di Beppo	Ulta
Five Below	Red Robin	Men's Warehouse

Ridge at Creekside

Macy's Mattress	Bed Bath & Beyond
REI	Mimi's Cafe
David's Bridal	Olive Garden
World Market	Buffalo Wild Wings
Buybuy Baby	Handel's Ice Cream

Local Business & Retail



Subject Property



Local Employment

There is over 15 Million SF of retail inventory in the Roseville Market. Over 200K employees live within a 20-minute commute zone of the Subject Property.

With over 297K employees, the Roseville market offers a hefty labor force that is well-distributed across industry types. Major downtown revitalizations and budding demographics have triggered projects to include Vernon Streetscape, Civic Plaza Complex and Downtown Vernon Street to name a few. In the last year alone, the Roseville economy has experienced over 3% income growth that is forecasted by Costar Analytics to repeat itself over the next 5 years.

Roseville's top five private-sector employers include Sutter Health, Kaiser Permanente, Adventist Health, PRIDE Industries and Topgolf.



Employment by SIC Industry - 20 Minute Radius

SIC Industry	Employees	% of Total
Agriculture & Mining	3,567	1.2%
Utilities	1,205	0.4%
Construction	19,632	6.6%
Manufacturing	7,819	2.6%
Wholesale Trade	9,871	3.3%
Retail Trade	50,156	16.9%
Transport & Warehousing	6,311	2.1%
Communication	4,486	1.5%
Finance & Insurance	26,905	9.1%
Central Bank/Credit	6,329	2.1%
Investments & Related	3,166	1.1%
Finance	4,864	1.6%
Real Estate, Rental & Leasing	12,546	4.2%
Legal Services	3,862	1.3%
Educational Services	20,955	7.0%
Health Care & Social Assistance	25,803	8.7%
Arts, Entertainment & Recreation	11,077	3.7%
Accommodation & Food Services	29,068	15.7%
Hospitality & Accommodation	2,042	0.7%
Food Services & Drinking Places	27,026	9.1%
Other Services (except Public Administration)	56,629	19.1%
Automotive Repair & Maintenance	5,187	1.7%
Public Administration / Government	12,412	4.2%
Unclassified	2,292	.08%
Total	297,238	100.00%

Property Photos

This desirable investment opportunity offers convenient access to all amenities in the Roseville area markets, including:

- Banking, shopping, restaurants, entertainment, Class A office and more.
- Easy access to Interstate 80, providing an ideal location for utmost access to all of Roseville and the surrounding areas.



Offering Memorandum

1701 Santa Clara Drive | Roseville, CA

Confidentiality & Disclaimer Agreement

1701 Santa Clara Drive | Roseville, CA



To whom it may concern

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at [1701 Santa Clara Drive | Roseville, CA](#). It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property.

It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- The Offering Memorandum and its contents are confidential;
- You will hold it and treat it in the strictest of confidence;
- You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller;

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum

or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of [1701 Santa Clara Drive | Roseville, CA](#) or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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Investment Opportunity | Offering Memorandum

Multi-Tenant Retail Building

**1701 Santa Clara Drive
Roseville, California**



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