

PRIME SPOT FOR UPCOMING RESTAURANTS. FREE RENTS FOR BUILD-OUTS!

28,396 sq. ft. shopping center on 2.5 acres
Zoned Shopping Center
Visible Monument Signage
Building Signage available
Plenty of Parking in the front
Over 40,000 cars per day
Heavy Daytime Population
Easy Access to Freeway I80

Available:

- Suite 104 - 1,125 sf
- Suite 108 & 109 - 3,375 sf
- Suite 115 - 1,575 sf
- Suite 117 - 900 sf

For Additional Information, Contact:
LuAnn Henderson
(916) 929-2000 ext 224 / (916) 798-8559
lhenderson@thevollmancompany.com

\$1.20psf/month

NNN - \$.35 psf

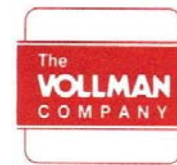


1000 MELODY LANE, ROSEVILLE, CA

New Restaurant Coming Soon!



New Kaiser Development Project on the Way!



License # 00915268

THE VOLLMAN COMPANY, INC.
COMMERCIAL REAL ESTATE BROKERAGE
1900 POINT WEST WAY, SUITE 161
SACRAMENTO, CA 95815-4706
916/929-2000 FAX 916/929-7857
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THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE

New Kaiser Development Project

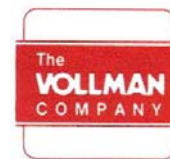
Kaiser Riverside and Cirby Medical Office Building

Project Name: Kaiser Riverside and Cirby Medical Office Building

Project Address: 1001 Riverside Avenue



The proposed project includes a one-story pavilion building, five-story medical office building, and a parking deck that will replace the existing one and two-story Kaiser Permanente medical office building complex. The project site is currently developed with six buildings totaling 90,290 square feet that comprise the Kaiser Permanente medical office complex, along with 613 surface parking spaces and landscaping. The applicant proposes to develop an approximately 194,000 square-foot, five-story medical office building along with a one-story, 16,000 square-foot pavilion building and related site improvements, including a parking deck, site/building lighting, and landscaping. Off-site improvements associated with the project include the addition of a traffic signal at the Cirby Way and Cirby Hills Drive intersection, to improve access and traffic in and out of the project site. A section of Cirby Way would also be lowered to improve driver sight visibility at the new traffic light.



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