

2270 DOUGLAS BOULEVARD ROSEVILLE, CA 95661



\$12,000,000
7.38% CAP RATE

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CBRE



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THE OFFERING

CBRE, as exclusive agent, is pleased to present this exceptional investment opportunity at 2270 Douglas Boulevard, a well-maintained, institutional-quality office asset strategically located at the southwest corner of Douglas Boulevard and Professional Drive in one of the region's most desirable and dynamic commercial corridors.

This offering presents a compelling opportunity to acquire a fully stabilized, 94.5% leased office asset in a highly desirable and supply-constrained Roseville office submarket. The property provides investors with immediate, durable cash flow, supported by a diversified rent roll and strong underlying real estate fundamentals.

Constructed in 1999, this Class B, two-story suburban office building totals approximately $\pm 52,043$ rentable square feet and is situated on a generous ± 3.00 -acre parcel. The property features quality construction, offering durability and long-term structural integrity, along with a practical, efficient design that supports a wide range of office uses.

Strategically located at the southwest corner of Professional Drive and Douglas Boulevard, the property benefits from exceptional visibility along one of the area's most heavily trafficked corridors. This highly sought-after location is surrounded by established office, medical, and retail amenities, offering tenants convenience and accessibility. Proximity to major transportation routes ensures strong connectivity and continued tenant demand.



- **Suggested Pricing:** **\$12,000,000.00**
- **Gross Building Size:** **$\pm 52,043$ Sq. Ft.**
- **Price Per Square Foot:** **\$230.58**
- **CAP Rate:** **7.38%**
- **Occupancy:** **94.5%**

PROPERTY DETAILS

BUILDING ADDRESS	2270 Douglas Blvd Roseville, CA 95661
ASSESSOR'S PARCEL NO.	048-171-033-000
COUNTY	Placer County, California
PROPERTY TYPE	Office Building
BUILDING GROSS SQ. FT.	±52,043
RENTABLE SQ. FT.	±52,043
LAND AREA	±3.0 Acres
PERCENT LEASED	94.5%
NUMBER OF TENANTS	18
YEAR BUILT	1999
NUMBER OF BUILDINGS	One
NUMBER OF STORIES	Two
ZONING	BP/SA-NE, Business Professional
SIGNAGE	Available
USE	Office
SERVICE TYPE	Full Service Gross



PARCEL MAP



FINANCIAL SUMMARY

PRICING	\$12,000,000
PRICE PER GROSS SQ. FT.	\$230.58
NET OPERATING INCOME	\$885,434
CAP RATE	7.38%
RENTABLE SQ. FT.	±52,043
GROSS BUILDING SQ. FT.	±52,043
LAND AREA	±3.0 Acres
CURRENT OCCUPANCY	94.5% Leased
YEAR BUILT	1999
ASSESSOR'S PARCEL NO.	048-171-033-000
ZONING	BP-SA/NE, Business Professional
USE	Office
LEASE TYPE	Full Service Gross



INCOME AND EXPENSE SUMMARY

INCOME

BASIC RENTAL REVENUE	\$1,370,265
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Expense Reimbursement	*\$0.00
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Total Potential Gross Revenue	\$1,370,265
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EFFECTIVE GROSS INCOME	\$1,370,265
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OPERATING EXPENSES

Taxes	\$122,547
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Direct Levies	\$102
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Insurance	\$22,983
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Utilities	\$157,863
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Janitorial	\$36,372
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Repairs & Maintenance/HVAC	\$37,699
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Management Fee	\$47,959
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Landscaping/Pest Control	\$6,279
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Telephone/Fire Safety/Security/Elevator	\$13,621
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CAM/Association Fees	\$39,404
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TOTAL OPERATING EXPENSES	(\$484,829)
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NET OPERATING INCOME	\$885,434
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ASSUMPTIONS: 94.5% leased, representing tenants in place. Operating expenses assume taxes are based on projected value (tax rate estimated as 1.09% tax rate), remaining expenses are based on actual 2025 numbers provided by Seller.

*Seller does not collect reimbursement from tenants for direct levies, although the leases provide for recovery of this item.



TENANT SUMMARIES



First Northern Bank at 2270 Douglas Blvd in Roseville is a community-focused bank offering personal and business banking services. These

include checking and savings accounts, loans, online banking, and financial advising. The branch also specializes in SBA and commercial real estate loans, agribusiness support, and investment services, aiming to help individuals and businesses grow financially. www.thatsmybank.com



R&F Engineering, Inc. provides civil engineering services focused on water resources and flood management projects. Specializing in hydrologic and hydraulic analyses, planning studies,

design for water resources, and flood risk reduction projects. Serving numerous public agencies throughout California from their office location in Roseville, CA.

www.rfengineeringinc.com



With decades of experience, First Northern Bank has built its reputation on offering competitive interest rates and low-cost financing, all while

delivering exceptional customer service. The bank prides itself on treating clients with honesty and integrity, and takes a personalized approach to lending. Its seasoned loan officers work closely with customers to understand their needs and provide tailored financing solutions. Over the years, First Northern Bank has helped thousands of Americans secure loans to find, keep, and afford their dream homes. www.unifiedhomeloans.com



"Our firm offers decades of experience in creating first-time estate plans and updating existing plans as our clients' lives change. We prepare Advance Health Care Directives, Durable Powers of Attorney for Financial

Management, Wills and Trusts. We are often asked, 'Do I need a trust?' Great question. The short answer is 'it depends' and designing the plan tailored to each client's unique needs is our goal." www.seasonsllaw.com



DEMOGRAPHICS



POPULATION	2 Mile	5 Mile	10 Mile
2020 POPULATION	40,502	249,166	763,171
2025 POPULATION	40,456	247,447	778,846
POP GROWTH 2025-2030	0.8%	0.6%	0.5%
AVERAGE AGE	43.2	41.5	41.6



HOUSEHOLDS	2 Mile	5 Mile	10 Mile
2025 TOTAL HOUSEHOLDS	15,728	94,006	286,147
HOUSEHOLD GROWTH 2025-2030	0.8%	0.6%	0.5%
MEDIAN HOUSEHOLD INCOME	\$105,351	\$101,050	\$103,708
AVG HOUSEHOLD SIZE	2.5	2.6	2.6
AVG HOUSEHOLD VEHICLES	2	2	2



HOUSING	2 Mile	3 Mile	10 Mile
MEDIAN HOME VALUE	\$741,897	\$652,648	\$656,057
MEDIAN YEAR BUILT	1989	1985	1987

Source: Costar.com

TRAFFIC DATA



INTERSECTION	AVG. DAILY TRAFFIC
DOUGLAS BLVD & EUREKA RD W	44,090
DOUGLAS BLVD & PROFESSIONAL DR W	47,696
DOUGLAS BLVD & E ROSEVILLE PKWY E	41,483

Source: Costar.com



ROSEVILLE OFFICE MARKET OVERVIEW

» Premier Suburban Location & Connectivity

Roseville is a leading suburban office submarket within the Sacramento region, ideally positioned along Interstate 80 with direct access to Highway 65. This strategic location provides excellent regional connectivity, making it highly attractive to both tenants and investors.

» Strong Demographics & Economic Base

The city benefits from continued population growth, high median household incomes, and a diverse employment base including healthcare, finance, and professional services, supporting long-term office demand.

» Sustained Demand for Suburban Office Space

Roseville has experienced consistent demand as tenants prioritize accessible, lower-density office environments with convenient parking and proximity to where employees live.

» Diverse & Resilient Tenant Mix

The market supports a broad range of office users, particularly small- to mid-sized professional firms, contributing to stable occupancy levels in multi-tenant buildings.

» Amenity-Rich Environment

A strong concentration of retail, dining, and services—including Westfield Galleria and The Fountains—enhances tenant satisfaction and helps drive leasing activity.

» Limited New Supply & Strong Investment Appeal

Constrained office development has helped maintain healthy occupancy and rent stability, positioning Roseville as a desirable market for investors seeking reliable cash flow and long-term appreciation.



ROSEVILLE, CALIFORNIA OVERVIEW

Roseville is one of the most desirable suburban markets in the greater Sacramento region, known for its strong demographics, strategic location, and high quality of life. Located approximately 20 miles northeast of downtown Sacramento, it serves as a key economic hub for Placer County and continues to attract businesses and residents due to its consistent growth.

Positioned along Interstate 80 with direct access to Highway 65, Roseville offers excellent regional connectivity, along with proximity to the Rocklin Amtrak Station and Sacramento International Airport. This accessibility makes it highly attractive to office tenants seeking convenience for both employees and clients.

The city benefits from a diverse and stable economic base anchored by healthcare, professional services, and financial sectors, supported by major employers such as Kaiser Permanente. Strong population growth, above-average household incomes, and an educated workforce further contribute to sustained office demand.

Roseville is also distinguished by its extensive retail and dining amenities, including destinations like the Westfield Galleria and The Fountains. This amenity-rich environment enhances tenant satisfaction and supports leasing activity.

Combined with limited new office development and continued demand for suburban office space, Roseville remains a resilient and highly attractive market for office investment, offering stable occupancy and long-term growth potential.



Roseville – Sculpture Park

MARKET DEMOGRAPHIC QUICK FACTS

The City of Roseville is located in Placer County and encompasses 43.05 square miles.

ROSEVILLE GRADES
Source: www.areavibes.com



14.5 million
ANNUAL REGIONAL VISITORS***

534
RESTAURANTS**

94,000
DAYTIME EMPLOYEES*

165,000
TOTAL POPULATION*

65,500
TOTAL HOUSING UNITS*

SOURCES:

*CBRE Fast Maps

**Salesgenie.com

***Sacramento Chamber of Commerce



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INVESTMENT OFFERING MEMORANDUM

2270 DOUGLAS BOULEVARD ROSEVILLE, CA 95661

\$12,000,000
7.38% CAP RATE

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