



FOR SALE

300 Douglas Blvd.
Roseville, CA

OWNER/USER PROPERTY

±1,200 SF Building

RARE OPPORTUNITY

Newly remodeled Free-Standing Office/
Retail building with on-site parking

SALE PRICE \$525,000

**Kidder
Mathews**



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PROPERTY OVERVIEW

Address	300 Douglas Blvd. Roseville, CA 95661
County	Placer
Building SF	±1,200
Construction	Wood Frame
Parking	10 free surface spaces. Ratio of 8.33/100 SF
Year Built	1975
Land Acres	0.18 Acres
Land SF	7,847 SF
Zoning	CMU/SA-DT Commercial Mixed Use/Special Area-Downtown
APN	014-039-024-000

300 DOUGLAS BOULEVARD is a ±1,200 SF free-standing Office/Retail property located off of Interstate 80 along the Douglas Blvd corridor. The property has great curb appeal, ample on-site parking and is along a main thoroughfare that sees ±34,000 vehicles every day. The subject property has been extensively remodeled and is perfect for an Owner/User that is looking for an affordable way to tap into the highly desirable Roseville submarket.

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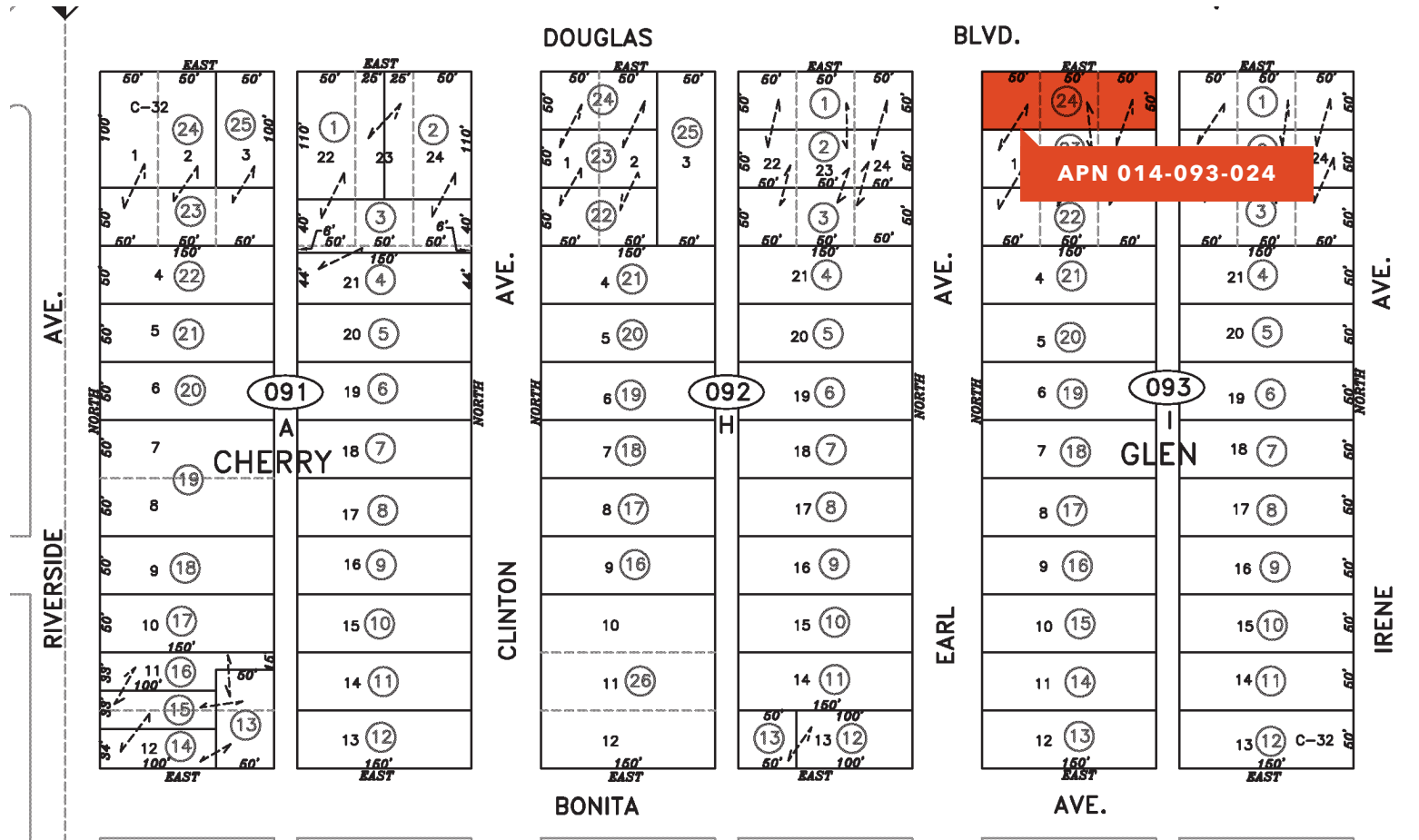
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Parcel Map



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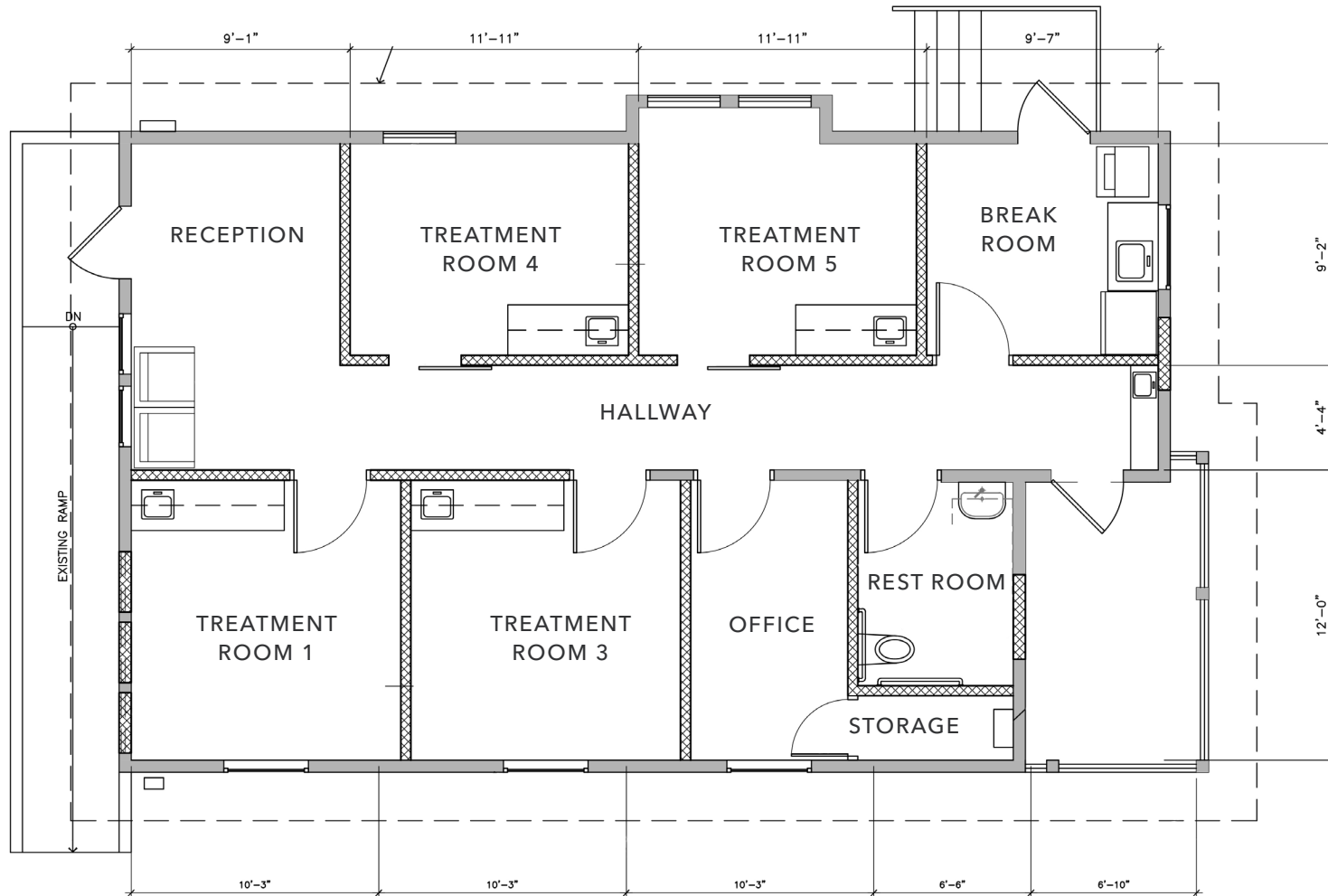


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Floor Plan



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The city of Roseville has a variety of businesses and has encouraged the addition of large retail centers, including one of the largest auto malls in the country, which contributes significantly to sales tax receipts at the city and county level. Revenue from sales tax has been a main reason why the city of Roseville has been able to keep up the city's infrastructure as the population has dramatically increased.

Shopping plays a vital role in the economy of Roseville, which has the thirteenth highest retail sales of all California cities. Roseville is considered a regional shopping destination, with the Westfield Galleria at Roseville being the main shopping center in the city and the second largest shopping mall in Northern California. Westfield embarked on a \$270 million expansion project, because of the revenue they acquire from this high end 487,806-square-foot mall.

Across the street from the Galleria, Peter Bollinger Investment Company built a \$70 million complex named "Fountains at Roseville". Fountains at Roseville is a 330,000 sq foot retail center that includes recreation centers. The first phase opened to the public on June 30, 2008, and includes retailers Whole Foods, White House/Black Market, and Sun Glass Hut, as well as a vast variety of casual and fine dining. Plans call for future construction of hotel, additional retail, and office buildings as well. In addition to the Galleria and Fountains at Roseville, Roseville has many shopping plazas surrounding the Galleria and the Douglas Boulevard financial corridor.

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KIDDER MATHEWS OVERVIEW

We know the West Coast. In fact, we're its largest independent commercial real estate firm. Our team boasts 800 local market specialists and top-producing professionals—serving out of 22 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

We offer a complete range of brokerage, appraisal, property management, consulting, project and construction management, and debt and equity finance services for all property types, giving our clients the competitive edge they need.

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COMMERCIAL BROKERAGE

\$9B ANNUAL TRANSACTION VOLUME

400+ NO. OF BROKERS

VALUATION ADVISORY

1,600+ ASSIGNMENTS ANNUALLY

36/23 TOTAL NO. OF APPRAISERS / MAIS

PROPERTY MANAGEMENT

53M+ SF UNDER MANAGEMENT

AWARD-WINNING SERVICES

Largest Commercial RE Firm	7yrs
Top Leasing Firm in Sacramento	3yrs
Top Sales Firms	2yrs
Fastest Growing Companies	6yrs
NREI Top Brokers	7yrs
Bay Area News Group Top Work Places	7yrs



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