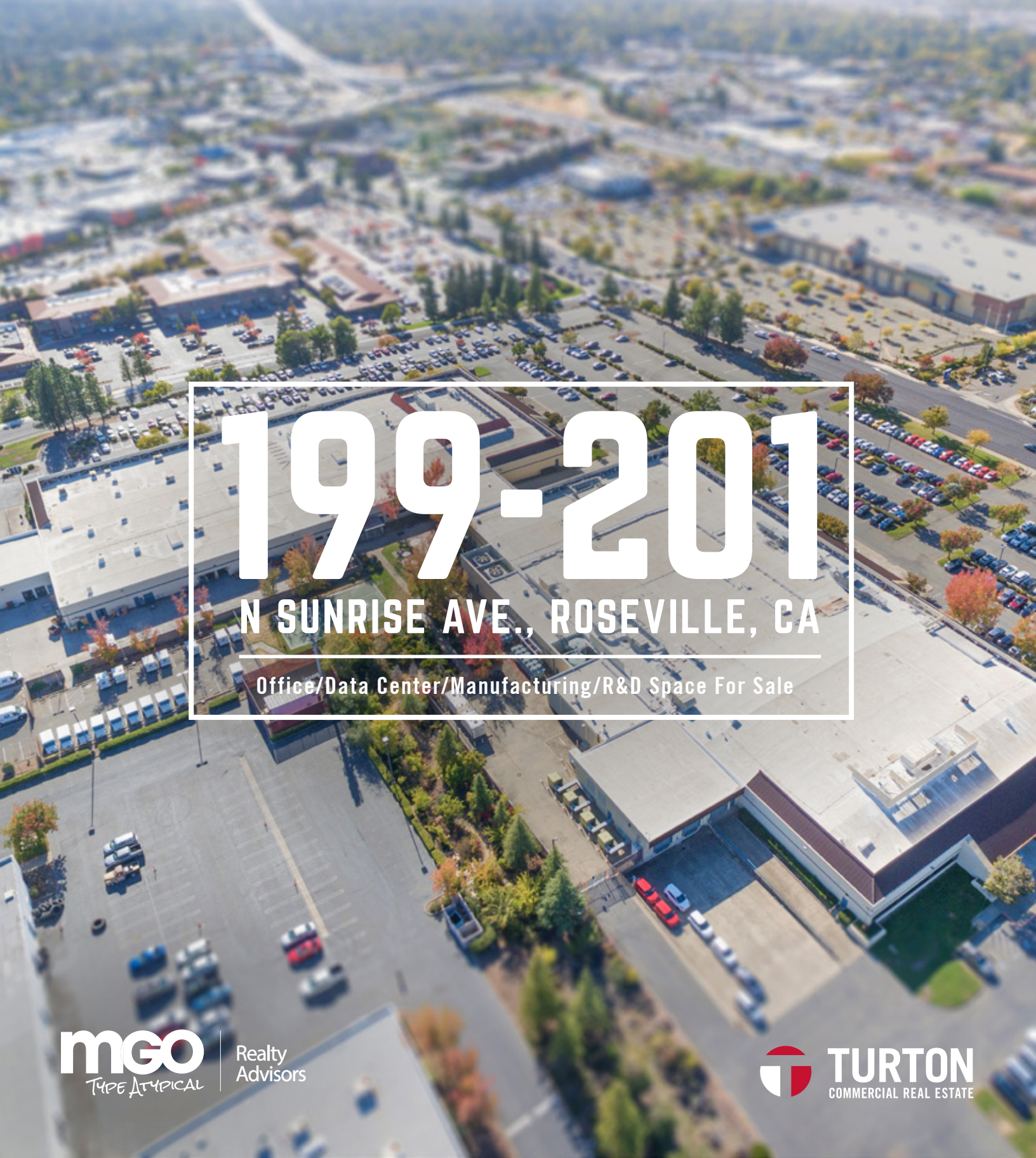

199-201

N SUNRISE AVE., ROSEVILLE, CA

Office/Data Center/Manufacturing/R&D Space For Sale

MGO Type Atypical | Realty Advisors

TURTON COMMERCIAL REAL ESTATE

MGO Realty Advisors

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THE PROPERTY

168,000	8MW	$20M	15.3
SF SITE	POWER	PURCHASE PRICE	ACRE SITE

RARE LARGE FLOORPLATE SPACE WITH TREMENDOUS POSSIBILITY

We are proud to present a unique campus located in the heart of Roseville, the affluent and desireable city within the Greater Sacramento Area. This versatile ± 170,000 SF campus is well suited for life science/tech, manufacturing and office. This campus is already packed with rare and massive of power (8KW expandable to 16KW plus redundant diesel generator backups) and cooling (cooling tower plus extra water storage) as a former Wells Fargo data center. The campus is equipped with fiber-optic internet connectivity through multiple providers: Consolidated Communications and AT&T already in the building, and Comcast can also be brought in.

Additionally, up to 138,000 sq. ft. of contiguous vacant space with below market US Post Office lease expiring in 2026 creates tremendous value-add opportunities. The pricing delivers this large parcel as a covered land play-- worthy of the pursuit of an entitlement upgrade to dense mixed-use.

Roseville is a highly desirable and affluent community in Greater Sacramento. It combines a high standard of living, a well-educated population, excellent schools and a business-friendly community – making it an excellent alternative for tech/life sciences companies exiting the expensive, seismically active Bay Area. Users will appreciate the quality, low-cost alternative with immediate occupancy in the most seismically stable region of California with very inexpensive utility rates and a City-owned utility company created to attract and retain business.

Be the buyer that unlocks the value in this unique opportunity!

PROPERTY FEATURES

Address:	199-201 N. Sunrise Ave., Roseville, CA 95661
APN:	048-010-021
Building Size:	168,555 RSF (0.25:1 FAR)
Site Size:	15.3 acres
Zoning:	PD16 - Planned Development (Business Professional) by the City of Roseville)
Flood Zone:	Zone X - FEMA Flood Map 06061C0479G.
Earthquake Zone:	Not located in Fault-Rupture Hazard Zone
Electricity:	City of Roseville
Gas:	PG&E
Foundation/Exterior Walls:	Slab/Tilt-Up with Masonry Veneer
Power:	Three (3) 1500 kVA diesel backup generators 8MW available, expandable to 16MW
Fiber Ready:	Consolidated Communications, AT&T, & Comcast available
Column Spacing:	Typical structural bay is 22'-6" x 40'-0

ADDITIONAL DETAIL ON BUILDING POWER

199-201 N. Sunrise Avenue's existing power infrastructure has roughly 33 watts available per square foot. There are two electrical services from Roseville Electric's substations named Hard Rock and Douglas. These substations are connected to different utility power grids and are located off the site, to the southwest (Douglas) and to the northeast (Hard Rock). These substations have been provided for power reliability and each are connected to a different utility power grid. Electrical Service "Hard Rock" is a 12kV auxiliary substation with parallel 12kV switches serving parallel feeders to two, (Primary and Secondary), 2500kVA, 12kV to 480/277V, medium voltage liquid filled transformers, in NEMA 3R enclosures on housekeeping pads. These transformers are located on grade at the exterior of the northeast of the site. These transformers are key interlocked in a 4000A Main Switch Boards to allow selection of one or the other transformers. This location is shared with two transformers from the Douglas substation. Roseville Electric's grid that serves the Hard Rock substation also serves a local hospital and medical office building and the reliability of power from this substation should be high. Independent verification of this should be performed by any prospective tenant concerned about power reliability.

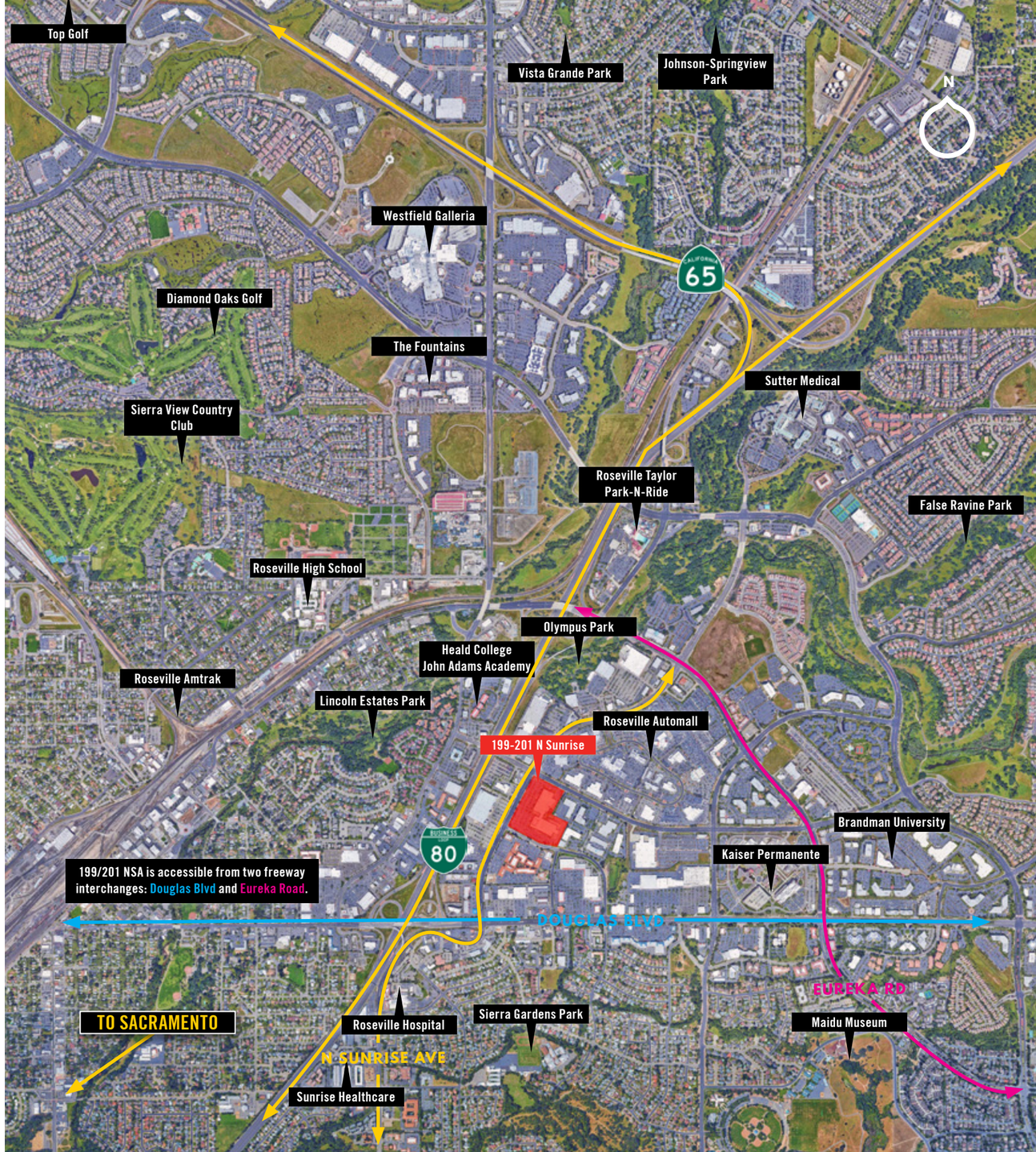
The Douglas substation is a 12kV auxiliary substation with parallel 12kV switches serving parallel feeders to two, 2500kVA, 12kV to 480/277V, medium voltage liquid filled transformers, in NEMA 3R enclosures on housekeeping pads. These transformers are located on the exterior of the northeast of the property. These transformers are key interlocked in a 4000A Main Switch Board to allow selection of one or the other transformer. These transformers are located on grade at the exterior of the north east of the facilities site. This location is shared with two transformers from the Hard Rock substation. Bus duct serves the main switchgear located inside the facility. Bus duct extends from each transformer to the main switchgear located inside the facility. The main service entrance switchgear is located on the building interior and consists of multiple pieces of 480-volt switchgear and motor control centers (MCC). The gear and MCC range in ampacity from 2000A, 1600A and 1200A. The MCC equipment serves the HVAC fans and pumps and controls necessary for cooling of large amounts of electronic equipment and personnel to support the electronic equipment. The 480-volt Switchgear serves distribution panelboard equipment that branch off into panels serving HVAC, electronic equipment, lighting and outlet power. The 480-volt switchgear serves six, 480 – 120/208 volt transformers that serve various branch circuit panel boards providing individual 120 volt circuits for general use. The 120-volt branch panel boards are located around the building in the corridors and dedicated electrical room in manner that would appear to limit voltage drop to the farthest corners. Dedicated 480 volt Distribution Panels serve Power Distribution Units that provide power to data racks in an area roughly 40,000 square feet in size.

BUILDING LOCATION

THE EPICENTER OF ROSEVILLE

199-201 N. Sunrise Avenue has a highly desirable location in Roseville with easy access to Interstate 80, multiple medical institutions, the Roseville Automall, and shopping and dining destinations. Take advantage of a centrally located building with easy access to the best Roseville has to offer!

1 MIN TO ROSEVILLE AUTO-MALL & DOUGLAS BLVD	**2** MINS TO INTERSTATE 80	**3** MINS TO KAISER PERMANENTE ROSEVILLE	**5** MINS TO ROSEVILLE & TAYLOR ROAD PARK & RIDE	**7** MINS TO WESTFIELD GALLERIA
9 MINS TO GRANITE BAY	**9** MINS TO ROSEVILLE AMTRAK	**11** MINS TO BLUE OAKS TOWN CENTER	**20** MINS TO DOWNTOWN SACRAMENTO	**25** MINS TO SACRAMENTO INTERNATIONAL AIRPORT



ROSEVILLE

135,329	$80,658	4.9%	$451,500	45/100
RESIDENTS	MEDIAN HOUSEHOLD INCOME	ANNUAL GROWTH RATE	MEDIAN HOME VALUE	OF BEST CITIES TO LIVE IN

Roseville is located in Placer County 405 miles north of Los Angeles, 102 miles northeast of San Francisco, and 16 miles north of Sacramento, the state capital. The City of Roseville encompasses 43 square miles and 135,329 residents.

Roseville provides high quality services, competitive business costs, a centralized location, solid long range planning and an educated, growing population. Roseville takes a holistic approach to creating a successful business climate by providing a solid foundation that allows companies to create, innovate and grow.

Roseville is a vibrant and safe community with a great quality of life and is continually recognized as one of the top twenty safest communities in the country and is known as the retail hub of the Sacramento region.

The residents and workforce embrace big city amenities with a small-town feel, strong quality of life, great schools, affordable housing, and over 80 parks and recreational activities for all ages. California State University Sacramento is planning a Placer County campus on about 300 acres in Roseville, with future plans to develop into a full-service university serving thousands of students a year.

These attributes have been the keys to success for Roseville businesses as it enables them to attract and retain the most talented employees. In addition, Roseville has consistently been ranked by the Kosemont Rose Institute as one of the least expensive Cities to operate a business, as Roseville is a full-service city with its own municipal electric, water, wastewater and solid waste services.

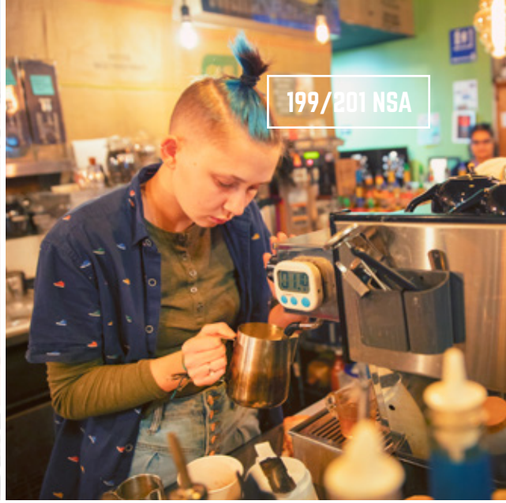
Roseville's utility rates average approximately 25% less than the regions average and the electric reliability is recognized nationally.

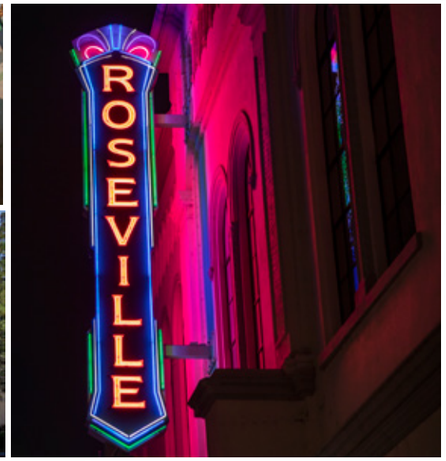
Money Magazine recently released a list of 100 of the best U.S. cities to live in. Roseville was ranked 45 out of 100 due to its affordability and thriving job opportunities. (Source: Money Magazine)

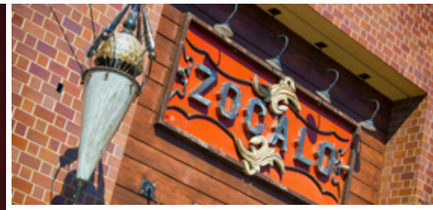
Roseville is 107% more cost effective than San Francisco and 76% more cost effective than San Jose.

Source: City of Roseville EDD

SOURCE: IMAGE FROM GARY HOUSE







GREATER SAC AREA

15.3 MILLION	71,335	215+	10
ANNUAL REGIONAL VISITORS	DAYTIME EMPLOYEES	BARS / RESTAURANTS	MINS FROM ROSEVILLE

CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

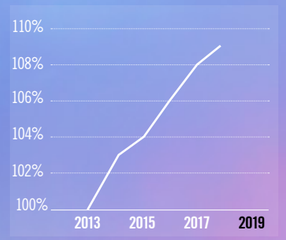
Just 10 minutes from the property located in Roseville, Sacramento is the Capitol of California, the fifth largest economy in the world. While perhaps not considered as prolific as many of the tourism-based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably central location to Lake Tahoe, the Sierra's, Yosemite and the Coast.

In a recent study completed by WalletHub for National Nutrition Month, Sacramento was ranked the 5th healthiest city in the United States among 100 large cities (ranking higher than the likes of Denver, Colorado Springs, San Francisco, Portland, Austin, San Antonio and Seattle). Forbes magazine ranked Sacramento as the 10th healthiest city in the United States versus all cities. A big part of this recognition stems from the cities' proximity to the American River. Hiking trails and white-water rafting abound along the American River as well as one of Sacramento's crown jewels - the 32-mile American River Bike Trail which runs entirely along the river from Beal's State Park to Discovery Park where it conjoins with the Sacramento River to Old Sacramento on the riverfront (only 20 blocks from the Subject Property).

SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.

FASTER GROWTH THAN AVG IN PROFESSIONALS WITH BACHELORS



SACRAMENTO'S CITY RANKINGS

#1 Happiest workers in midsized cities

#2 Top 10 most fun, affordable U.S. cities

#4 U.S metro clean tech index

#4 Best cities for nerds

#5 Hot startup cities

#10 Best cities for women in the workforce

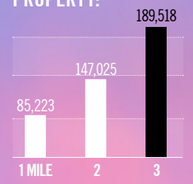
#10 Best cities for coffee snobs

#10 Least Stressed-out cities

#14 America's coolest cities

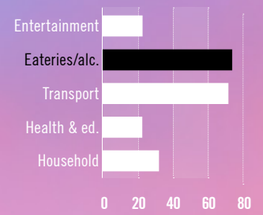
#16 Best cities for millennials

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



*Based on data from 2019

ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



*Numbers in millions

SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:

Over $100,000 - 17%
$75,000 - $100,000 - **11%**
$60,000 - $75,000 - **10%**
$40,000 - $60,000 - **18%**
$30,000 - $40,000 - **12%**
Under $30,000 - **32%**

LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:

19% Other

7% Hospitality & Food

5% Healthcare & Social

4% Information

17% Science & Tech.

48% Public Admin. & Sales

WALK SCORE: 74

BIKE SCORE: 98

TRANSIT SCORE: 44

FLOOR PLANS

2	25,000-138,000	UNLIMITED	3
BUILDINGS	RSF AVAILABLE	POSSIBILITIES	SPACES AVAILABLE

*ALL FLOOR PLANS ARE NOT TO SCALE AND MAY NOT REPRESENT CURRENT CONDITION.

1880 SIERRA GARDENS

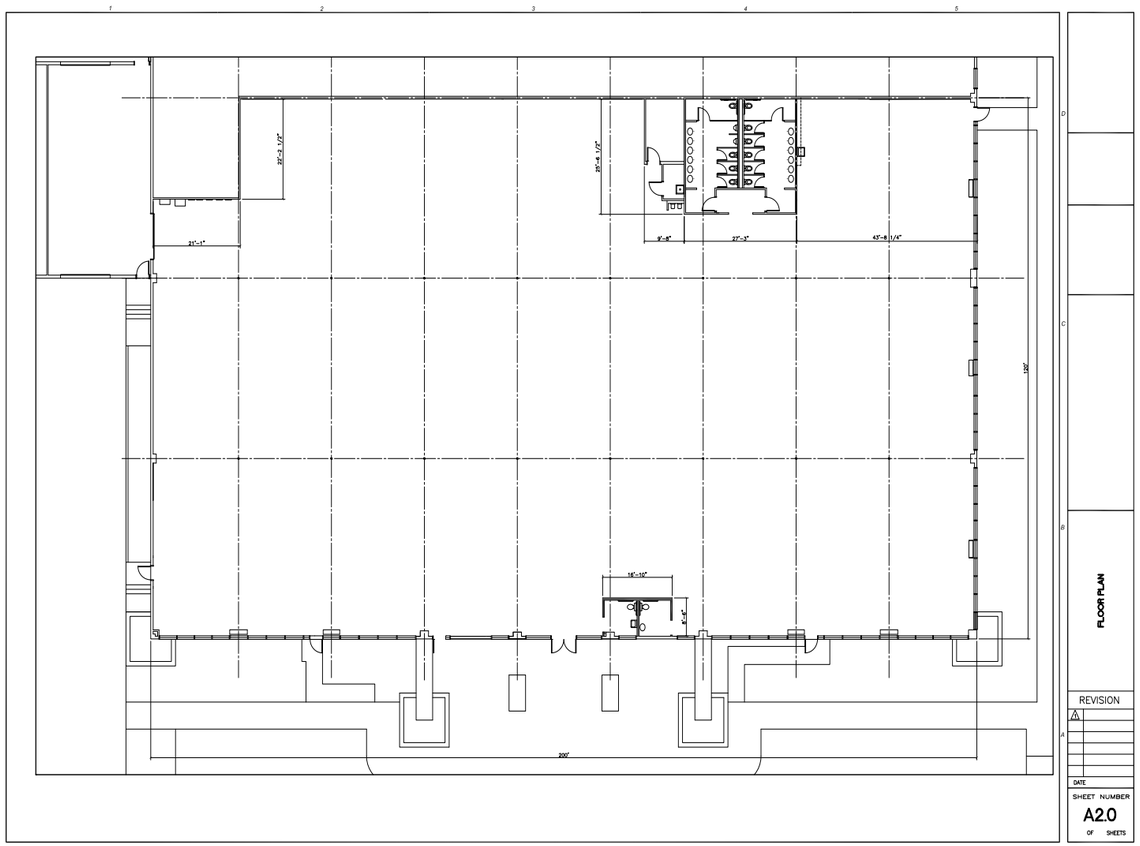
26,000 RSF - AVAILABLE 11/1/2020

N

199 N. SUNRISE

25,000 SF

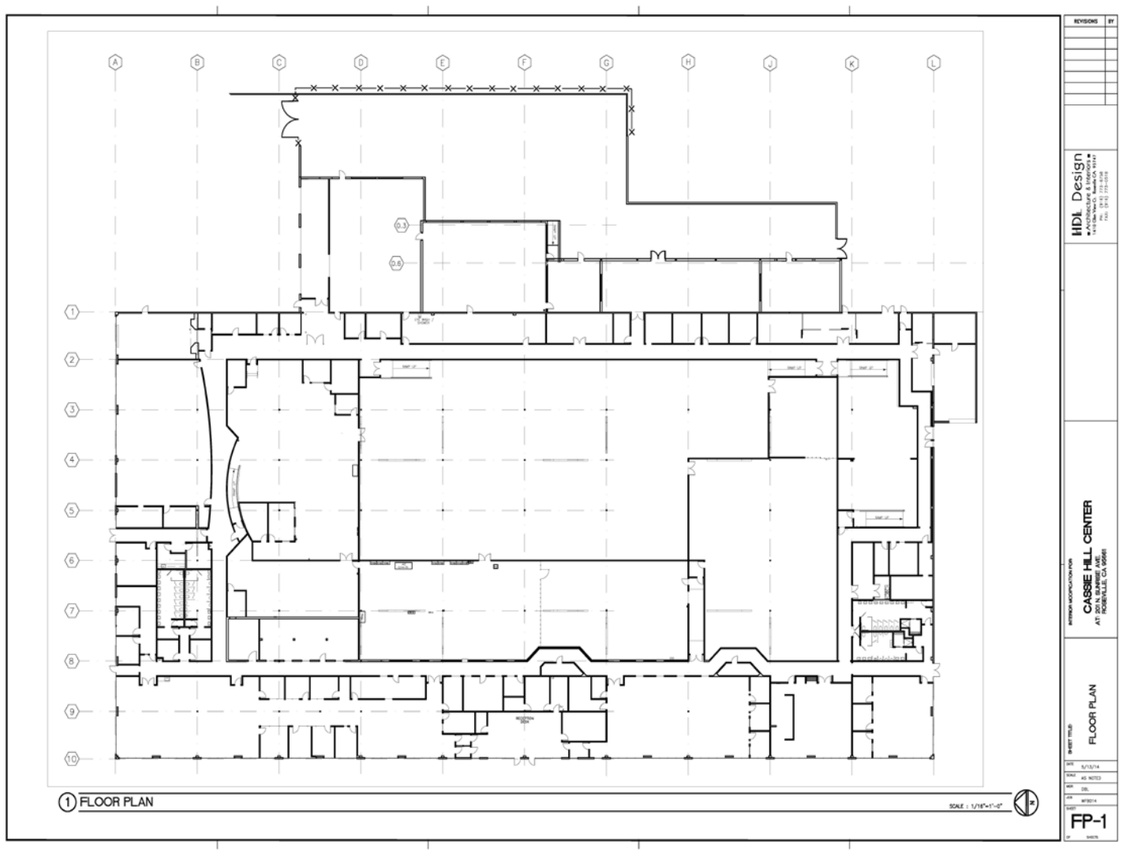
N



201 N. SUNRISE

87,000 SF

N



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