



AUTO SERVICE EXPERTS



9077



Freestanding Automotive Building

\$1,645,000 | 6.88% Cap

9077 Foothills Blvd, Roseville, CA 95747

CORE
COMMERCIAL

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Property Details

Property Address	9077 Foothills Blvd, Roseville CA 95747
List Price	\$1,645,000
Cap Rate	6.88%
Price Per SF	\$147 PSF
Lease Types	Modified Gross
Tenants:	Midas (10-yr lease @ \$9,500 per month) Smog 1 (2-yr lease @ \$1,700 per month)
Building Size	11,200 SF (to be verified by buyer)
Parcel Size	1.20 acres (per public records)
APN (Placer County)	481-200-018-000
Year Built	2002
Traffic Counts	Foothills Blvd : 4,448 VPD Blue Oaks Blvd: 6,748 VPD



Investment Highlights

- Freestanding Automotive Building
- Established Midas Location
- Three-Mile Population of 101,488
- Minimal Landlord Obligations
- Attractive Yield of 6.88%
- Close Proximity to Significant Amount of Retail and Industrial

Rent Roll

Tenant Name	± Size (SF)	Share	Term Begin	Term End	Rent			Increases	Lease Type	Options
					Annual	Monthly	\$/SF			
Midas	8,900	79.5%	Jul-20	Jun-30	\$114,000	\$9,500	\$1.07	10% in Year 6	Modified Gross	2, 5 year options. Rent increases 10% in each option
Smog 1	2,300	20.5%	Feb-20	Feb-22	\$20,400	\$1,700	\$0.74	None	Modified Gross	None
Total GLA:	11,200	100.0%		Total Rent:	\$134,400	\$11,200				



Income & Expense

Valuation Summary		In-Place
Min. Rent, Leased		\$134,400
Effective Gross Income		\$134,400
Expenses		
Repairs & Maintenance ¹	(Est.)	\$3,500
Property Taxes ²	(Est.)	\$17,766
Total Expenses		\$21,266
Net Operating Income		\$113,134
Asking Price		\$1,645,000
Cap Rate		6.88%
Price per Square Foot		\$147
Footnotes		
1 Misc Repairs & Maintenance		
2 Property Taxes Reassessed at 1.08% of Asking Price		
Note: Tenant Pays Insurance, CAM, Utilities Directly		

Retail & Industrial Presence



Area Overview

Conveniently positioned along Interest 80 and Highway 65, Roseville is located within close driving distance to Folsom Lake, Thunder Valley Casino Resort as well as the Sacramento International Airport. Additionally, the city is within close proximity to other affluent communities such as Granite Bay, Rocklin and Lincoln. Roseville's largest employers include Kaiser Permanente, Hewlett Packard Enterprise, Sutter Roseville Medical Center and Union Pacific Railroad. Combined, those companies total a workforce of approximately 10,548 employees. The city is also home to the Roseville Auto Mall which boasts an impressive 17 car dealerships.



The city of Roseville, CA is located approximately 20 miles northeast of Sacramento via Interstate 80. The largest city in Placer County, Roseville is a thriving community that has enjoyed more than a century of continued growth due in large part to its centralized and convenient location as well as its business friendly environment.

Over the past two decades Roseville has established itself as a retail and recreational destination for people throughout the Northern CA region to enjoy. In 2000, the Westfield Galleria Mall at Roseville was completed and would serve as a major catalyst for a substantial amount of residential, retail and office development to follow. The approximate 1.3M square foot Westfield Galleria has over 200 retail stores. Just across from the Galleria is the Fountains at Roseville, which is a 330K square foot lifestyle center anchored by Whole Foods.



2019
POPULATION
142,267



Demographic Overview



Rocklin: 7.2 miles



Folsom: 15 miles



Sacramento: 23.7 miles



Lake Tahoe: 100 miles



24.6

Miles from Sacramento International Airport



41,869

Employees in 3-mile radius



2.0%

Predicted population growth to 2024



3.5%

Home value appreciation in last year



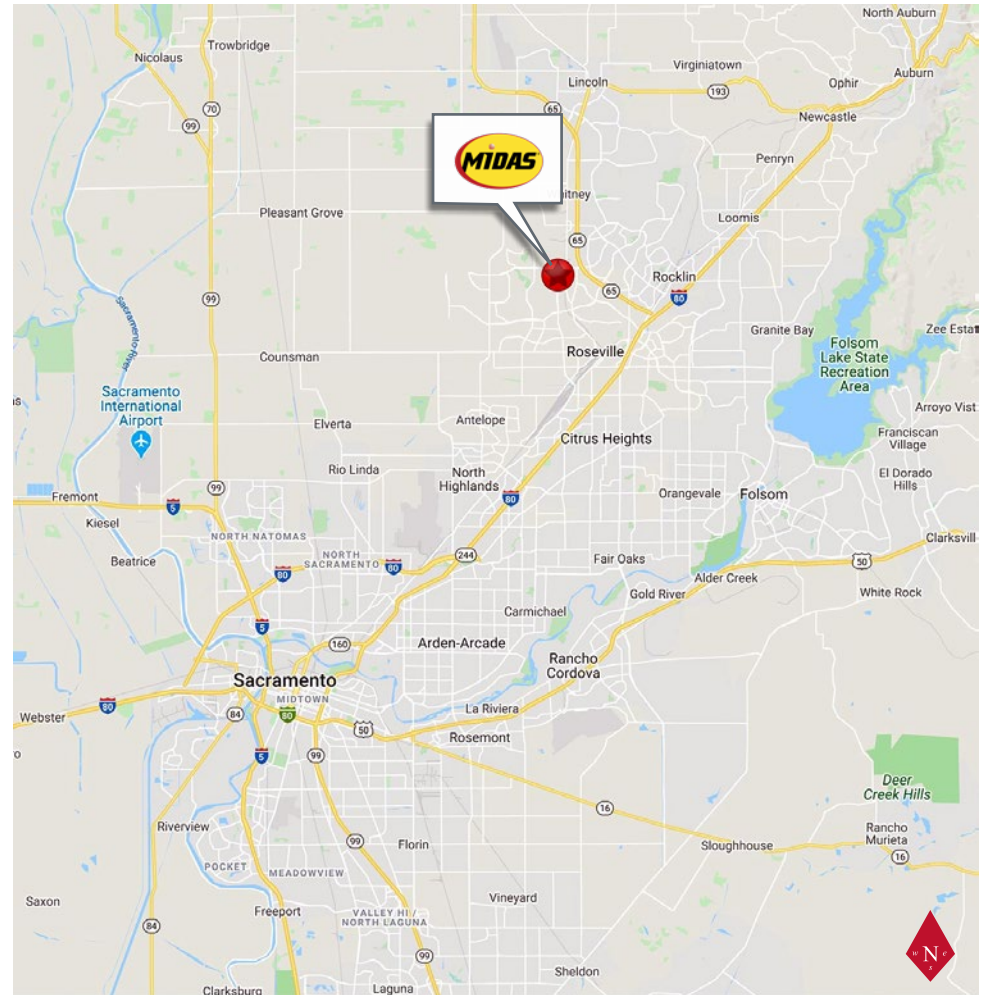
101,488

Estimated population within 3-mile radius



\$108,383

Average household income within 3-mile radius



Demographic Data



Population

1 mile	5,072
2 mile	44,920
3 mile	101,488



Households

1 mile	1,676
2 mile	16,382
3 mile	38,279



Average HH Income

1 mile	\$144,089
2 mile	\$117,815
3 mile	\$108,383



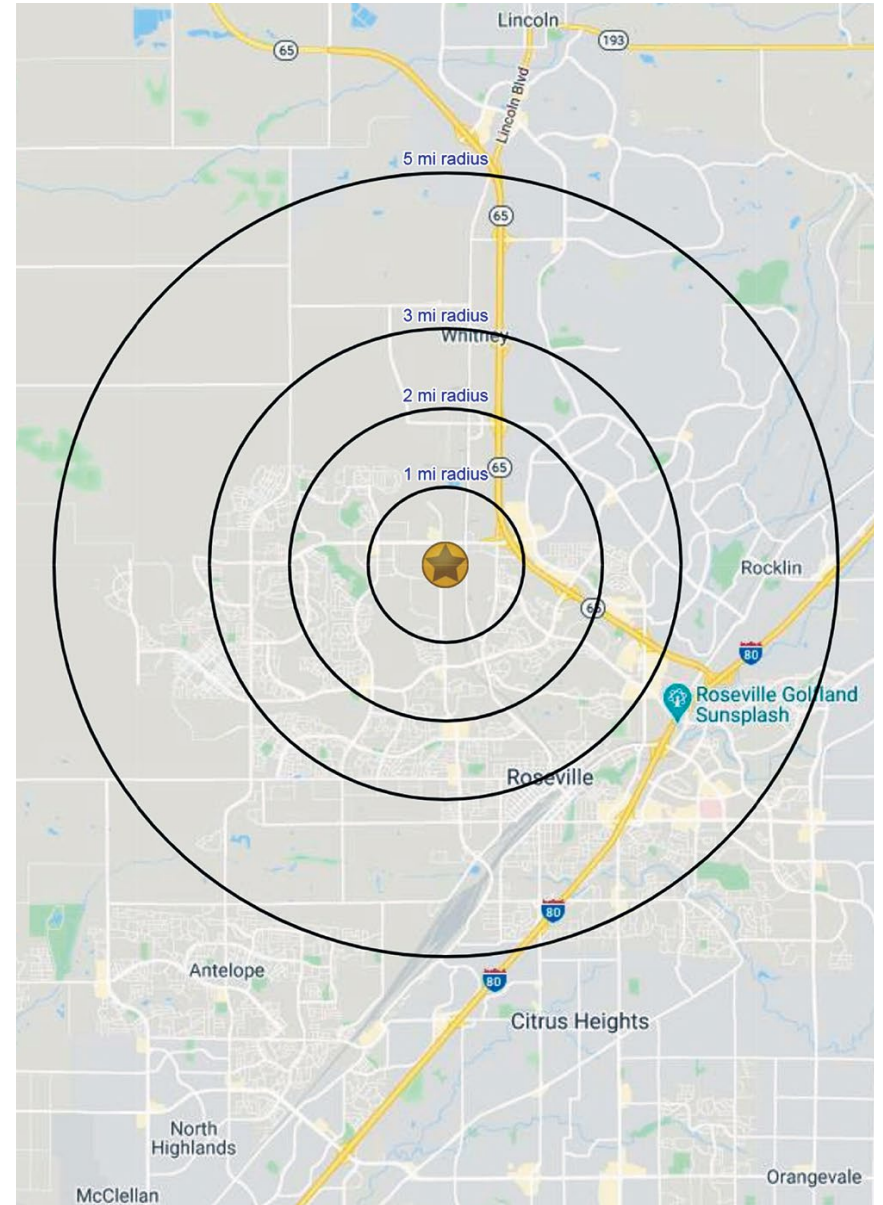
Total Employees

1 mile	9,328
2 mile	22,415
3 mile	41,869



Total Employees

1 mile	9,328
2 mile	22,415
3 mile	41,869



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