

FOR LEASE | 9100 FOOTHILLS BLVD, ROSEVILLE, CA

**±40,000 SF - ±300,000 SF PLUG AND PLAY OFFICE**



9100 FOOTHILLS BLVD  
ROSEVILLE, CA



Scott Bennett  
Senior Vice President  
+1 916 563 3013  
scott.bennett@colliers.com  
Lic. No. 01351389

Tom Walcott, SIOR, CCIM  
Executive Vice President  
+1 916 563 3002  
thomas.walcott@colliers.com  
Lic. No. 01121178



9100 FOOTHILLS BLVD  
EXISTING ±40,000 SF - ±300,00 SF

WILLIAMS HEALTH & TECHNOLOGY CENTER  
PROPOSED ±600,000 SF CAMPUS

 VIEW BROCHURE

# CREATE FLEXIBILITY

## WHERE THE BEST OF URBAN LIVING AND CONVENIENT EMPLOYMENT CONVERGE

Colliers International's Sacramento office is pleased to offer 9100 Foothills Blvd located at the intersection of Foothills Boulevard and Blue Oaks Boulevard in Roseville, CA. The Property consists of a ±300,000 SF existing building, fully furnished, networked and divisible to ±40,000 SF. Additionally, there is adjacent land, offering up to ±600,000 SF of fully entitled premier office space available for lease or build to suit. The Property is conveniently located to all of Roseville and the region's best amenities and adjacent to other major employers. The site is master planned to accommodate users seeking a campus environment, single buildings or smaller spaces.

## KEY FACTS

- » From ±40,000 - ±300,000 SF
- » Plug & play Class A office space
- » Conveniently located at the corner of Foothills Blvd and Blue Oaks Blvd
- » Adjacent to ±600,000 SF build-to-suit technology campus [Williams Health & Technology Center](#)



# BUILDING FEATURES

**Year Built:** 1998

**Building Area:** ±312,403 gross SF

**Stories:** Three

**Parcel Size:** ±59.2 acres

**Expansion Potential:** Entitled for additional ±600,000 gross SF

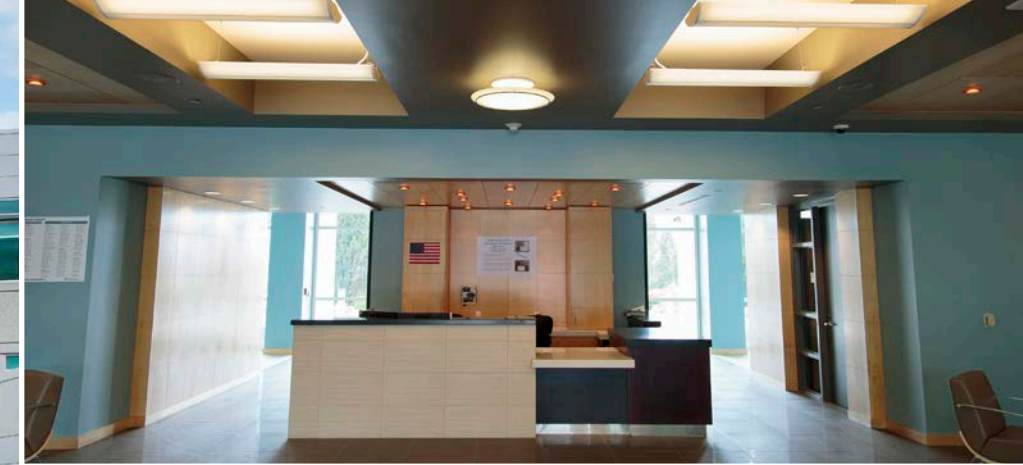
**Total Surface Parking Spaces:** 1,369

**Parking Ratio:** 4.4 spaces per 1,000 SF

**Furniture:** Large open work areas have steelcase furniture located on each floor.

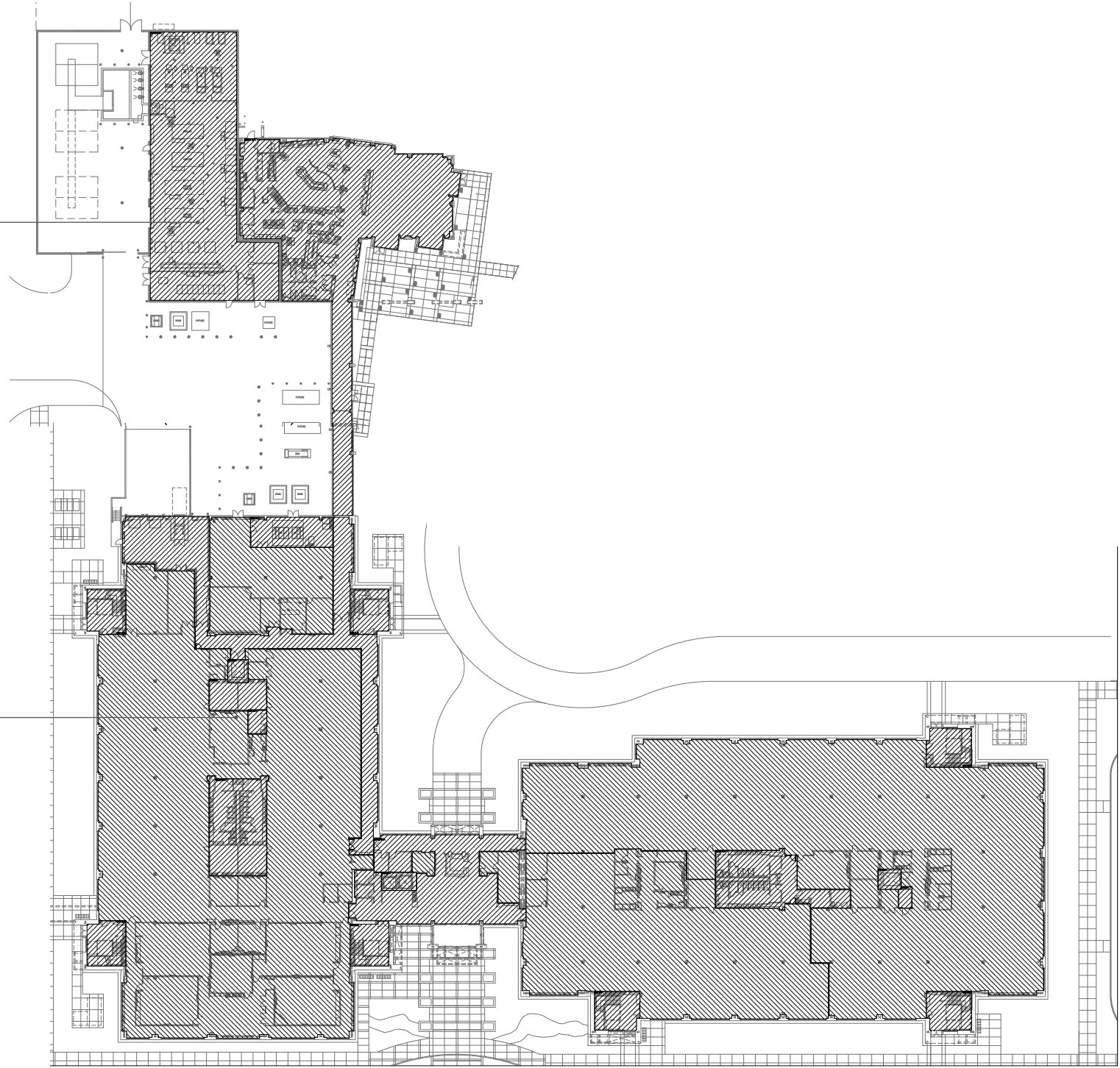
**Loading:** Two loading dock wells and grade level docks at the rear of the building. All loading docks doors measure 8'x10'.

**Generator:** A single 400 KVA/500KW rated Volvo Penta (Model TWD1630G) diesel fired generator is located between the office area and energy center to provide backup power to the fire alarm system, emergency lighting, MDF and IDF data closets as well as the café refrigeration system.



## 1ST FLOOR

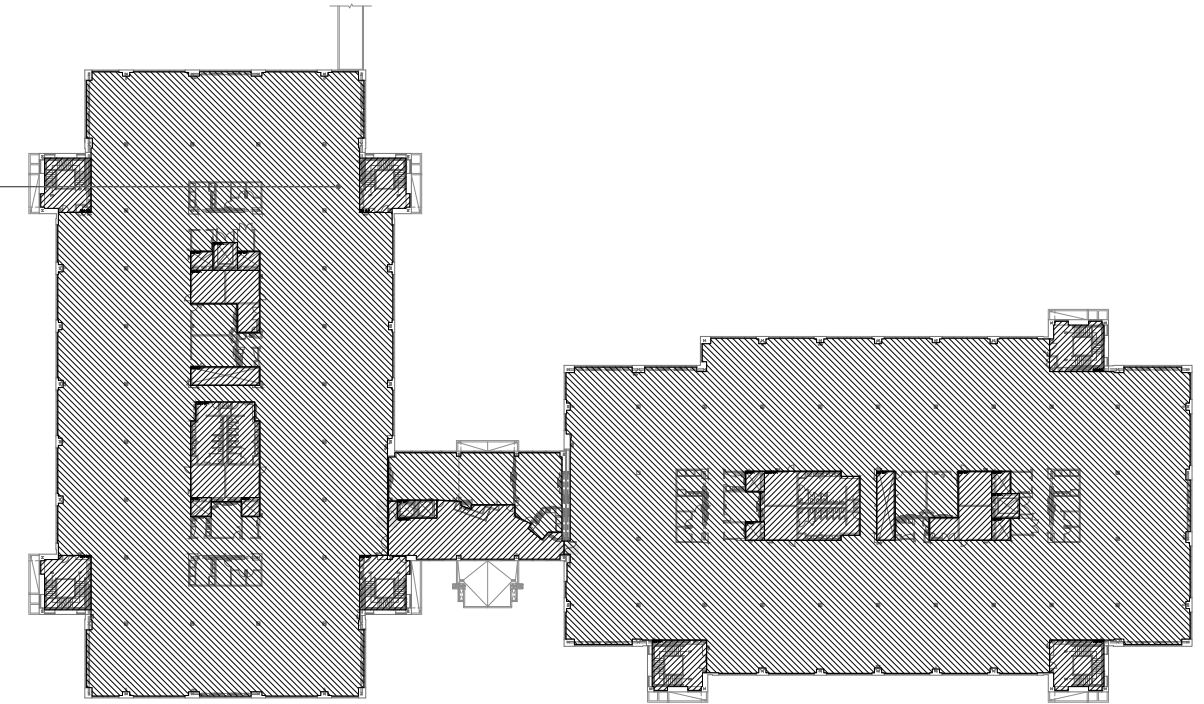
- » Cafeteria and conference center
- » ±17,915 RSF



» ±92,967 RSF

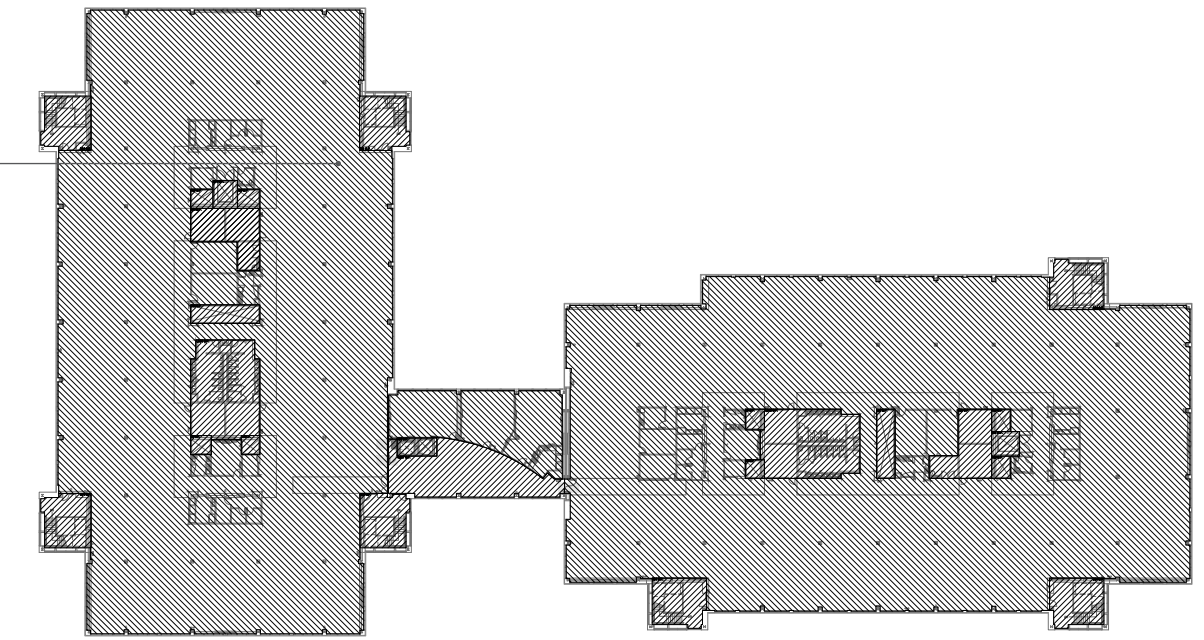
## 2ND FLOOR

» ±92,967 RSF



## 3RD FLOOR

» ±92,967 RSF



# 9100 FOOTHILLS BLVD ROSEVILLE, CA

## ROSEVILLE OVERVIEW



The City of Roseville is located in Placer County, California. Roseville is the county's largest city and a major part of the Sacramento metropolitan area. It's the third largest city in the five county greater Sacramento region and the second largest employment center. In recent years, Roseville has been consistently ranked as one of the top cities in the United States in which to live. Roseville has an estimated population of over 135,000 residents. As of 2019, Roseville had an average annual household income of \$110,000. The median age is 40.1 years old. The median home price in Roseville is approximately \$465,000 which is expected to increase over the next few years. There are abundant retail opportunities, services and places to live well within a three-mile radius of The Williams Center. Roseville has numerous shopping opportunities including the Westfield Galleria, the Fountains, Creekside Town Center, Ridge at Creekside, Fairway Creek, Fairway Commons and Stanford Ranch Crossing. Additionally there is the brand new Campus Oaks mixed use development directly adjacent to the site.



**135,000**  
Residents



**40 Years Old**  
Median Age



**\$110,000**  
Median Income



**3-Mile Radius**  
Westfield Galleria



**\$465,000**  
Median Home Price



**9100 FOOTHILLS BLVD**  
**EXISTING ±40,000 SF - ±300,000 SF**

[VIEW BROCHURE](#)

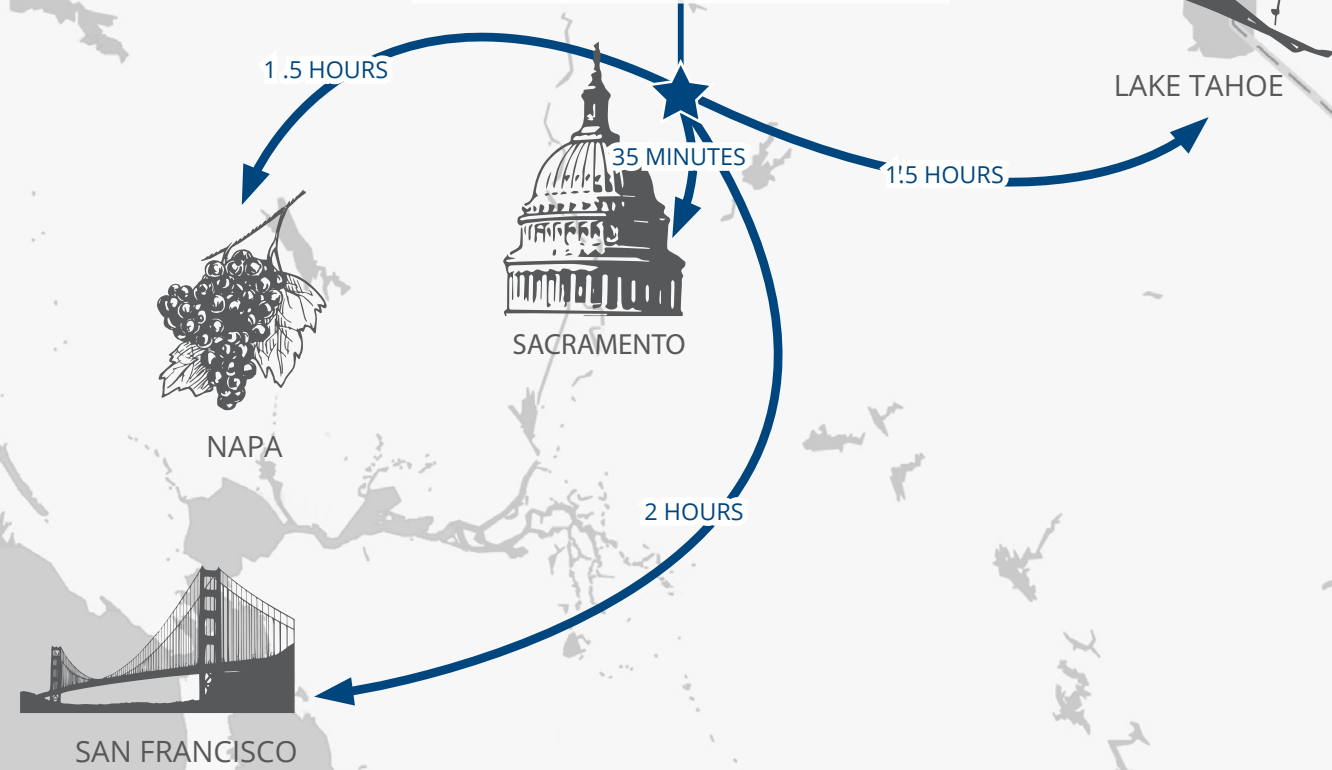
**WILLIAMS HEALTH & TECHNOLOGY CENTER**  
**PROPOSED ±600,000 SF CAMPUS**

**CAMPUS OAKS**  
**MIXED-USE DEVELOPMENT**

**9100 FOOTHILLS BLVD  
ROSEVILLE, CA**

LOCATION OVERVIEW

**9100 FOOTHILLS BLVD  
ROSEVILLE, CA**



**FOUR MAJOR CITIES.  
ONE CAR RIDE AWAY.**



9100 FOOTHILLS BLVD, ROSEVILLE, CA



**Scott Bennett**  
Senior Vice President  
+1 916 563 3013  
scott.bennett@colliers.com  
Lic. No. 01351389

**Tom Walcott, SIOR, CCIM**  
Executive Vice President  
+1 916 563 3002  
thomas.walcott@colliers.com  
Lic. No. 01121178

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2020. All rights reserved.

