

WILLIAMS HEALTH & TECHNOLOGY CENTER

BLUE OAKS BLVD & FOOTHILLS BLVD | ROSEVILLE, CA



WILLIAMS HEALTH & TECHNOLOGY CENTER



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WASHINGTON BLVD

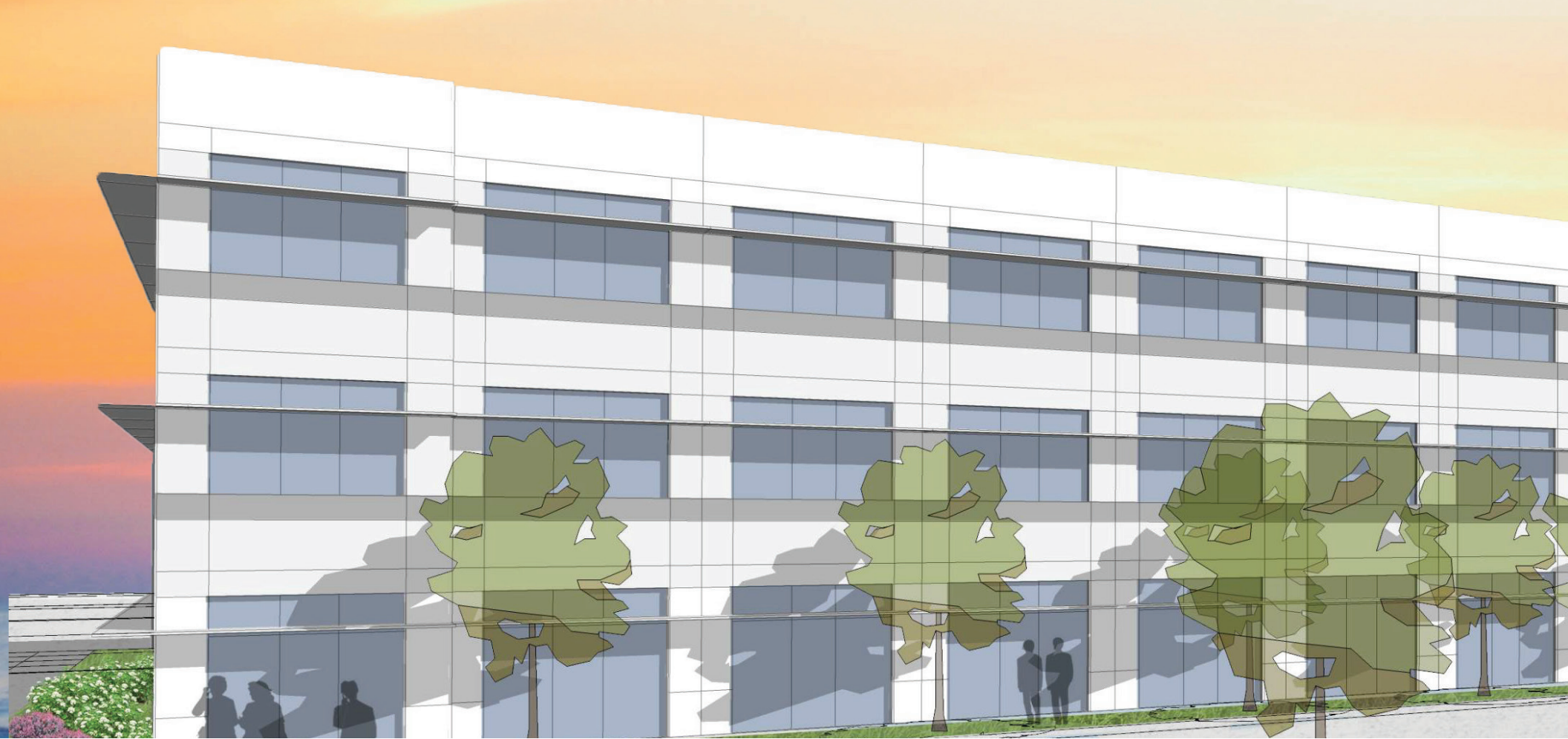
INDUSTRIAL AVE

FOOTHILLS BLVD

ROSEVILLE PKWY

BLUE OAKS BLVD





CREATE
FLEXIBILITY

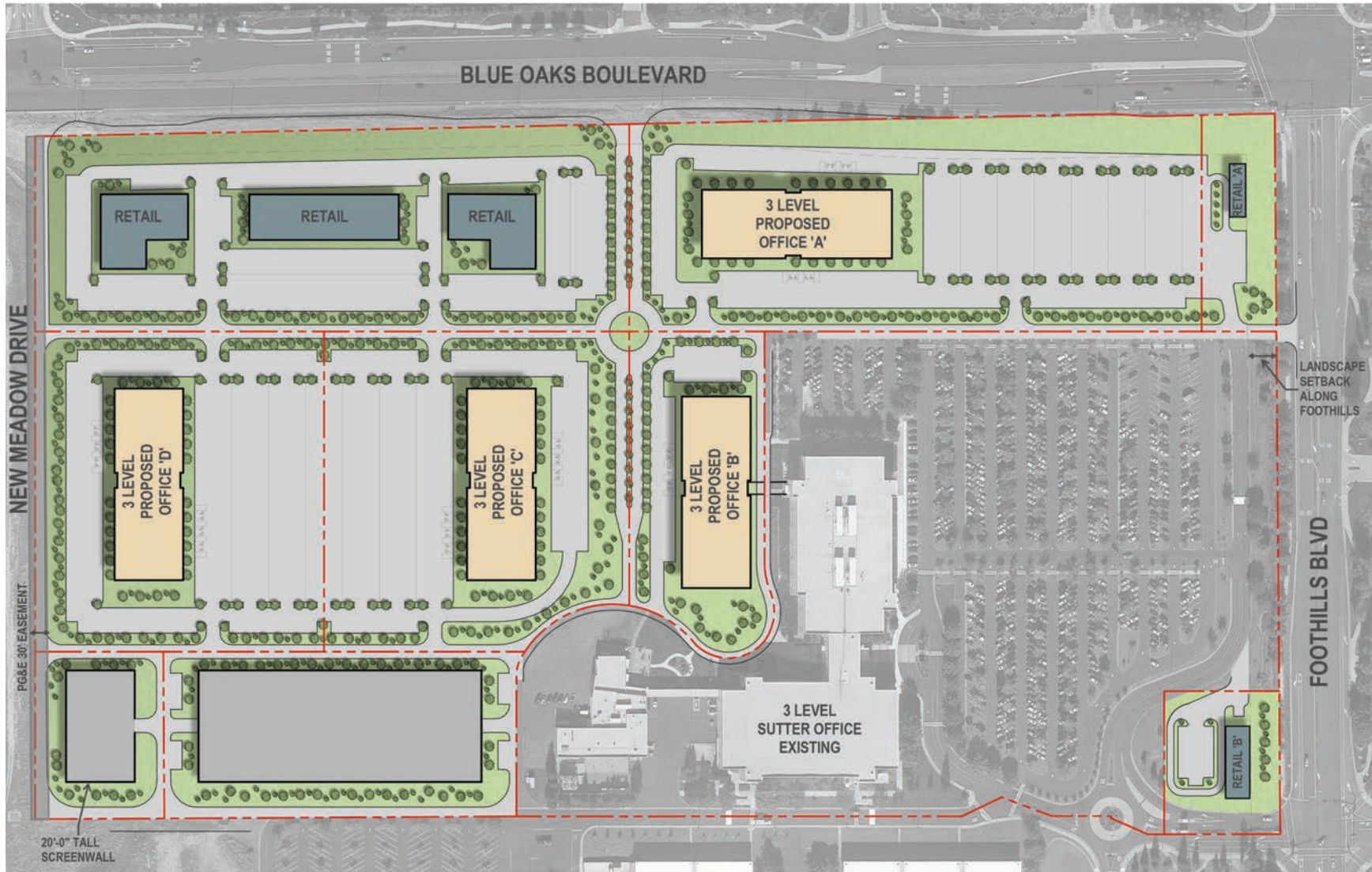


WHERE THE BEST OF URBAN LIVING AND CONVENIENT EMPLOYMENT CONVERGE

Colliers International's Sacramento office is pleased to offer the Williams Health & Technology Center located at the intersection of Foothills Boulevard and Blue Oaks Boulevard in Roseville, CA. The Williams Center consists of $\pm 900,000$ 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. Sutter Health currently occupies $\pm 300,000$ SF of office and administration space, with full flexibility to the balance of the site.

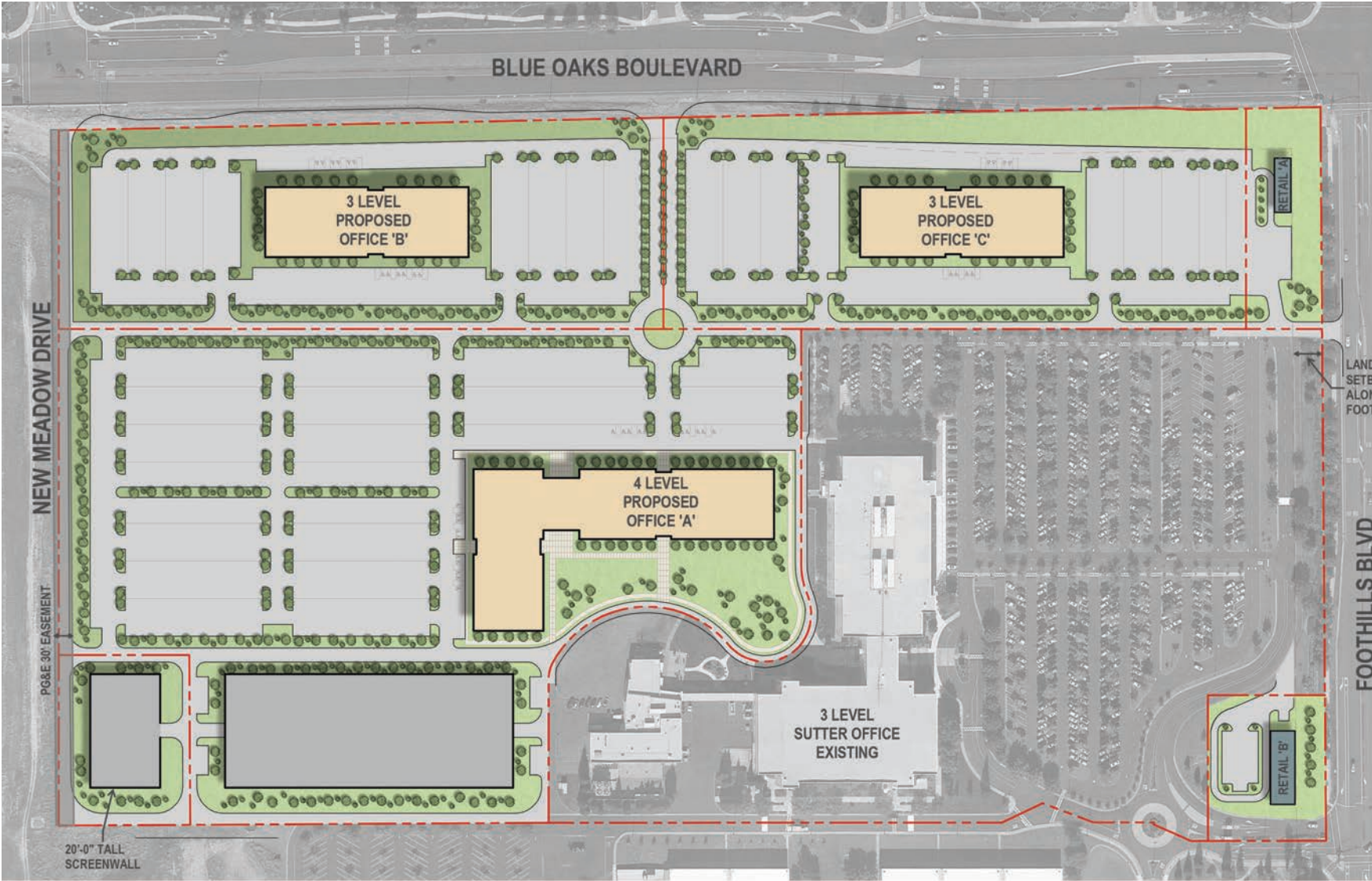
WILLIAMS HEALTH & TECHNOLOGY CENTER

CONCEPTUAL SITE PLAN | OPTION 1



WILLIAMS HEALTH & TECHNOLOGY CENTER

CONCEPTUAL SITE PLAN | OPTION 2



WILLIAMS HEALTH & TECHNOLOGY CENTER

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





OLD HWY 65



INDUSTRIAL AVE



FOOTHILLS BLVD

CAMPUS OAKS
MIXED-USE DEVELOPMENT

WILLIAMS HEALTH
& TECHNOLOGY CENTER

BLUE OAKS BLVD

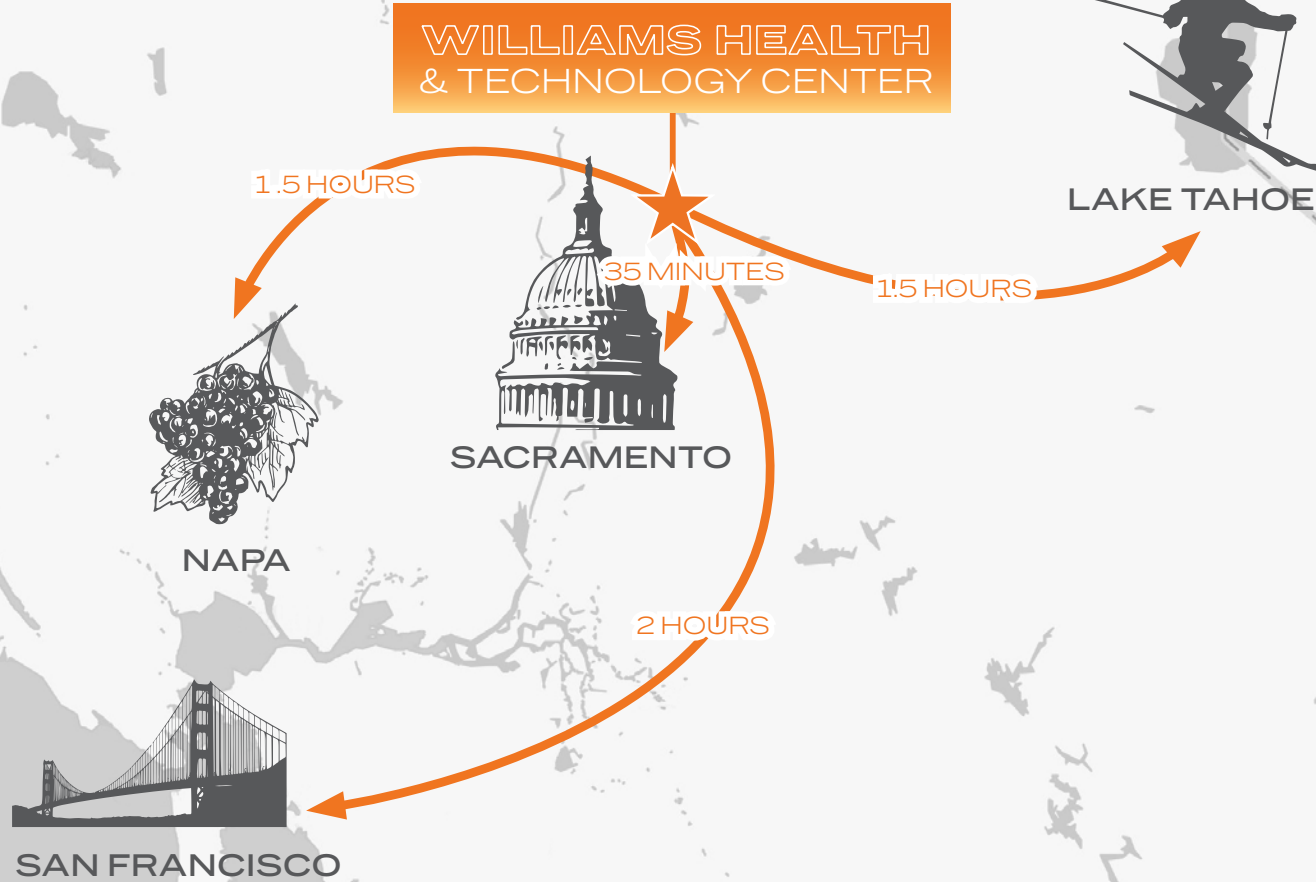
WOODCREEK OAKS BLVD

92,400 ADT



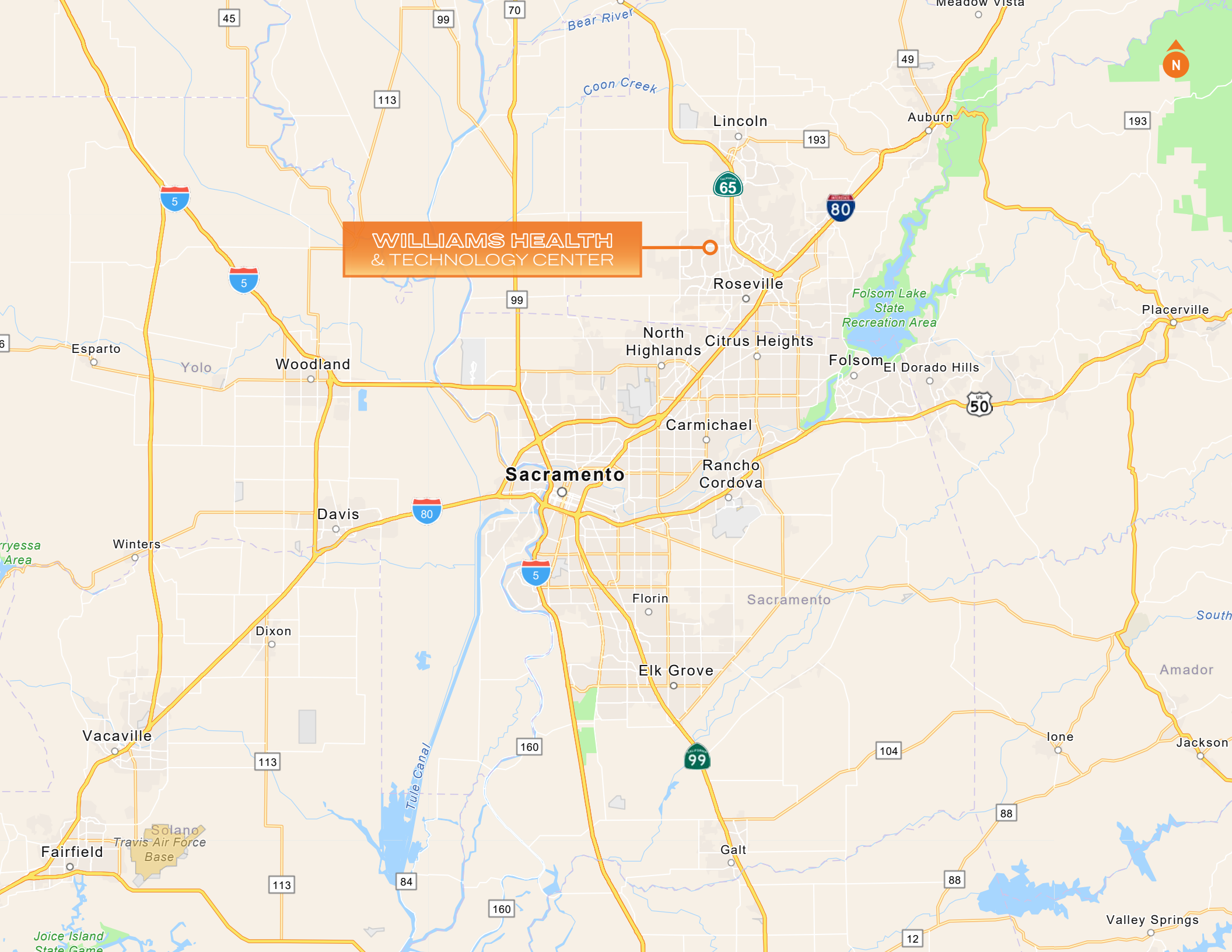
WILLIAMS HEALTH & TECHNOLOGY CENTER

LOCATION OVERVIEW



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

**WILLIAMS HEALTH
& TECHNOLOGY CENTER**



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