

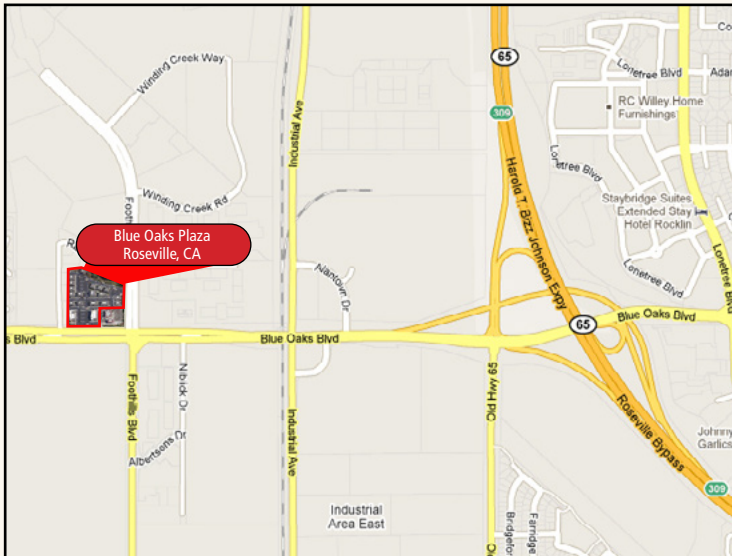
Blue Oaks Plaza

10008 Foothills Blvd., Roseville, CA

SPACES FOR LEASE



NWC of Blue Oaks Blvd. & Foothills Blvd., Roseville, CA



FOR LEASE

- \$1.65/SF/Month (as-is) - Modified Gross
(Owner will Amortize Additional Tenant Improvements)

PROPERTY FEATURES

- Professional park setting located in high growth area of South Placer with shopping & food within walking distance.
- Brand New Tenant Improvements
- Building Size: $\pm 6,311$ SF Building
 - $\pm 1,300$ RSF Move in Ready & $\pm 2,571$ RSF Cold Shell

Exclusive Agents:

Gordon Stevenson

Sr. Vice President

Tel 916.677.8150

gstevenson@tricommercial.com

DRE Lic #: 01092461

John Walston

Vice President

Tel 916.677.8128

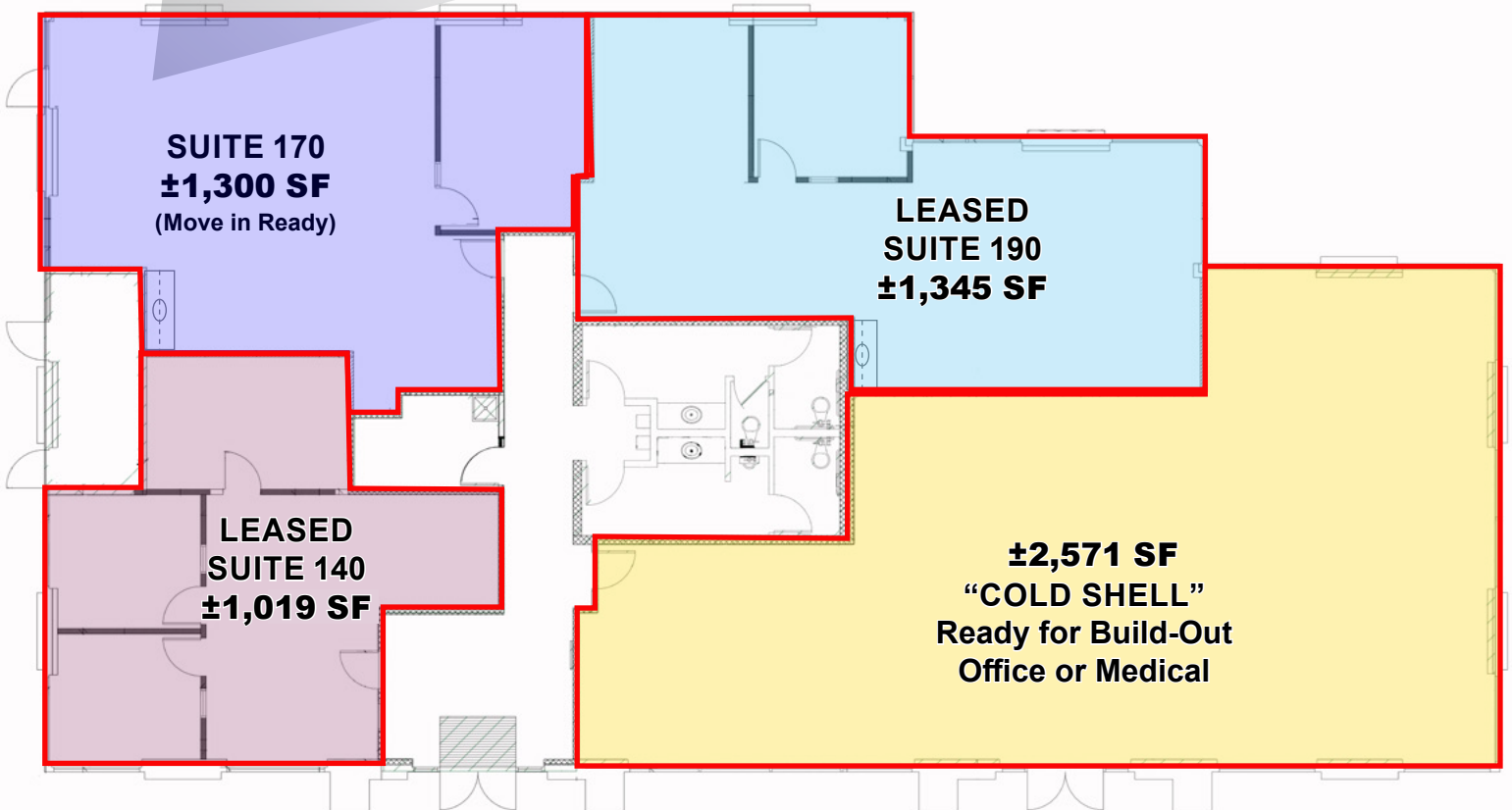
jwalston@tricommercial.com

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10008 FOOTHILLS BLVD., ROSEVILLE, CA

Floor Plan (Not to Scale)



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Property Aerial



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