



200 VERNON

Roseville, CA



FOR LEASE
Creative Office Space and Store Front Restaurant/
Retail in Roseville's Newest Mixed-Use Building
Adaptive Reuse of Roseville Telephone Original Headquarters Building

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PROPERTY OVERVIEW

200 Vernon Street is a two-story, ±65,000 SF mixed-use project with flexible zoning in an urban setting with retail and office on the ground floor and creative office on the second level. Located in downtown Roseville, Vernon Street is a destination point for a large variety of events including Downtown Tuesday Nights, a weekly summer event featuring live bands, local vendors and a beer garden, Wine Down Wednesday, top-notch concerts at Goldfield's, cultural arts and historic theaters. Almost all of the cultural events in Roseville take place here.

DESIGNED FOR THE TIME: Open plan, industrial feel office space and retail spaces with large operable windows which connect the spaces with activity on the streets

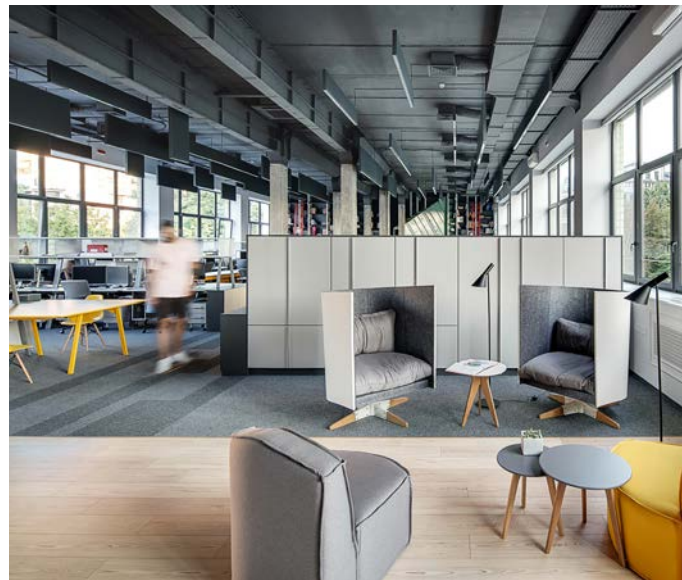
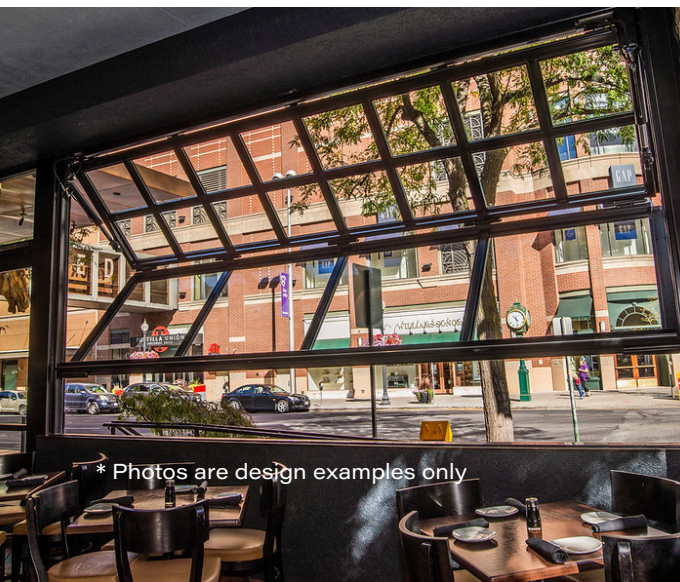
OFFICE SPACES: Built-to-suit office suites with second floor space overlooking Vernon Street and ground floor spaces with views of Atlantic and Lincoln Streets.

ROOFTOP DECK: A unique rooftop space allows tenants and the public to access a rooftop bar and lounge area

SUBTERRANEAN SPACE: Well lit, lower-level space perfect for creative retail tenant uses, such as a night club, and loft-tenant amenities including storage and a fitness center.

URBAN ACCESS: Close proximity to 500+ free parking spaces within 2 blocks, diverse entertainment, rich culture, and a dynamic social scene

SAVVY DOWNTOWN: A myriad of quality dining destinations, happy hour hangouts, and shopping are walking distance away



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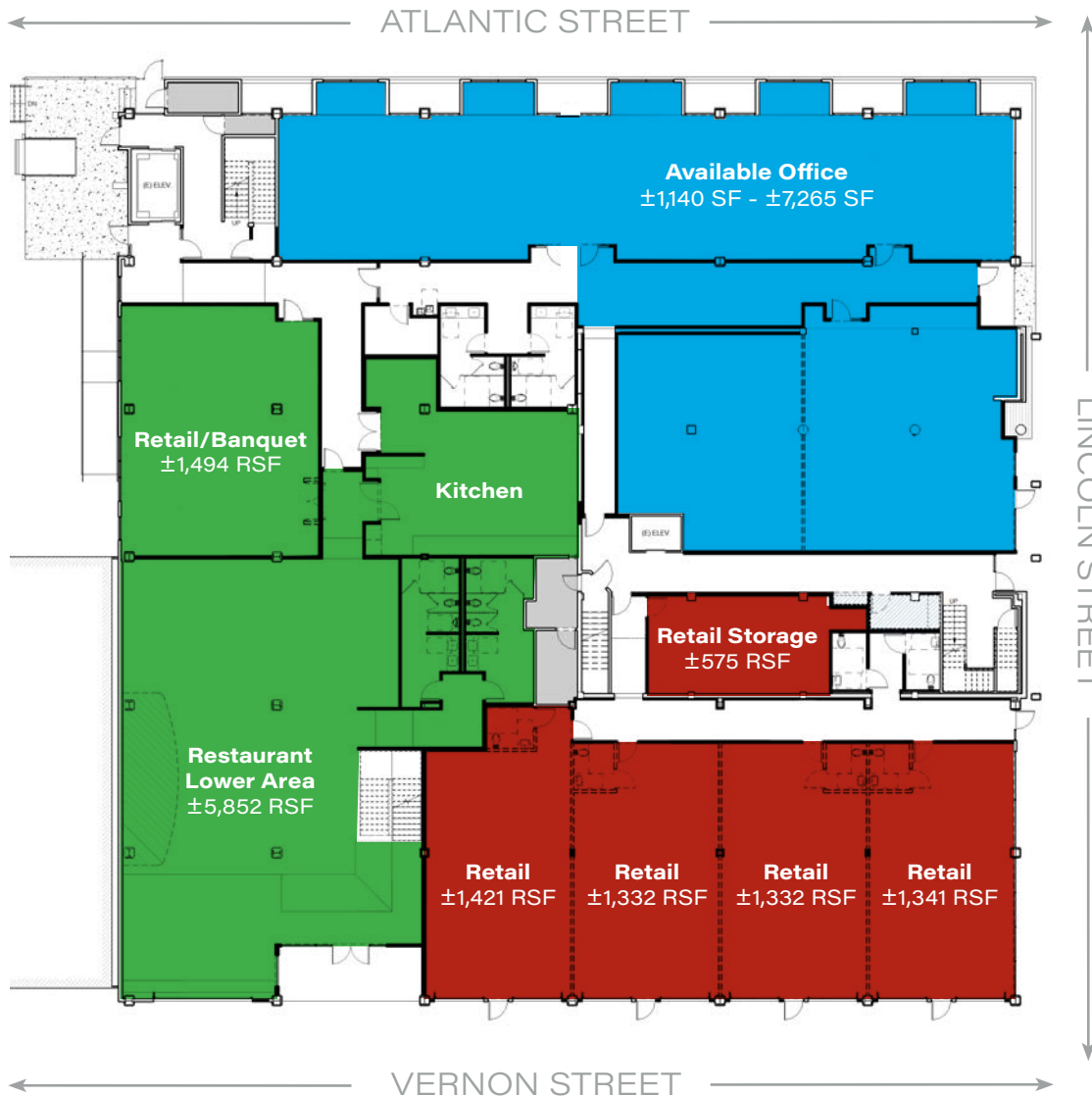
EXTERIOR BUILDING RENDERINGS



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FLOOR PLANS | Ground Floor



Restaurant/Retail Space

$\pm 5,582$ RSF

Restaurant hood opportunity

Retail/Banquet Space

$\pm 1,494$ RSF

Retail space that can be incorporated into the restaurant space for banquet use.

Storefront Retail Spaces

From $\pm 1,332$ RSF to $\pm 1,421$ RSF

Four shop spaces with store fronts on Vernon Street

Available Office Space

From $\pm 1,140$ RSF to $\pm 7,265$ RSF

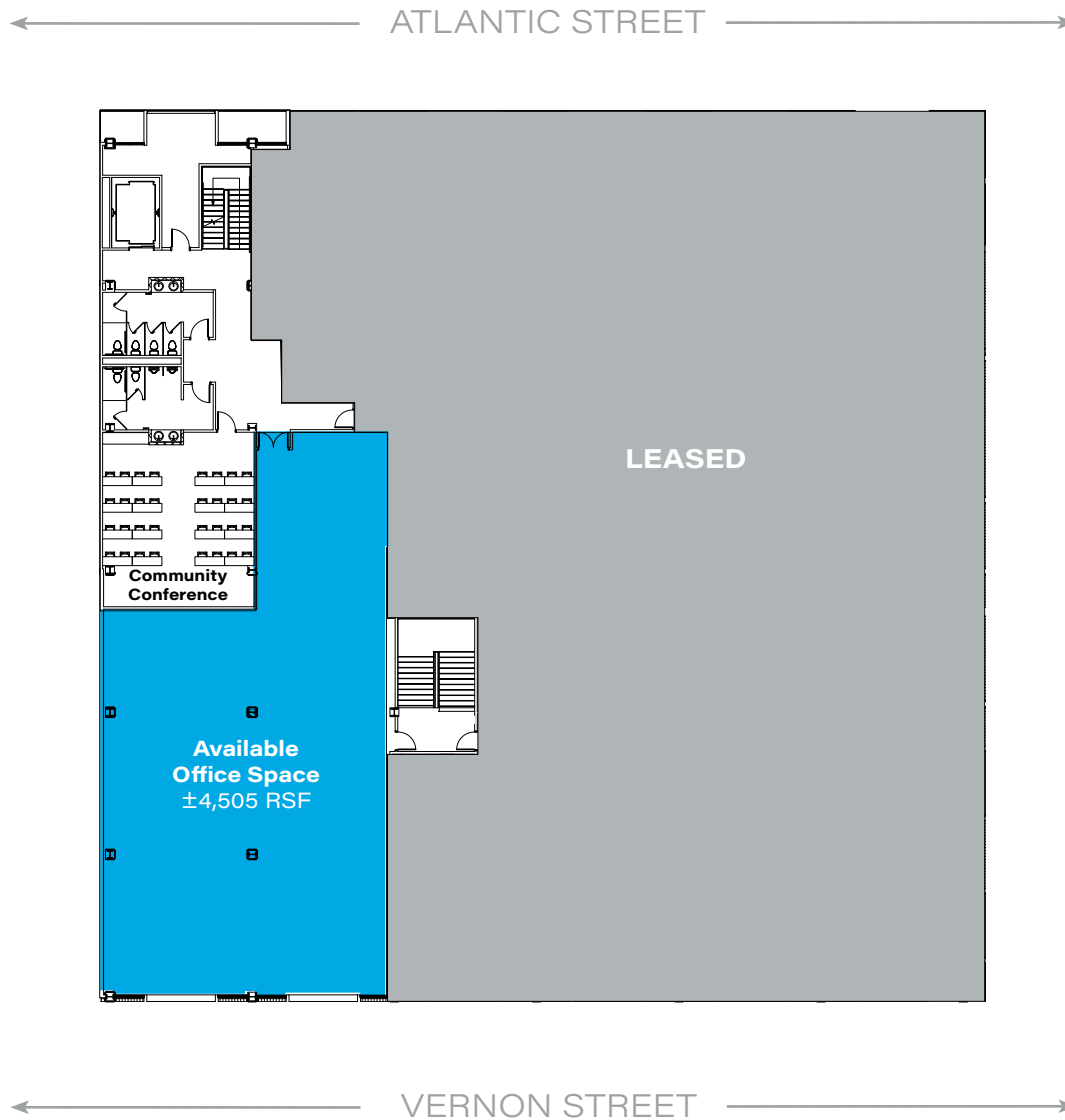
Office suites with views of Atlantic and Lincoln

*Square footages are approximate and subject to further verification

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FLOOR PLANS | Second Floor



Available Office Space
±4,505 SF build-to-suite office suite overlooking Vernon Street.

*Square footages are approximate and subject to further verification

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FLOOR PLANS | Rooftop Deck & Bar Area



Roof Deck and Bar

±4,305 RSF Roof Deck with ±376 RSF Catering Kitchen

*Square footages are approximate and subject to further verification

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 Total Population	13,409	168,864	305,442
2025 Households	5,629	43,055	115,605
Median Household Income	\$79,684	\$100,458	\$105,095

	1 Mile	3 Mile	5 Mile
Median Age	39.2	40.1	40.7
Food Away From Home (Consumer Spending)	\$19,518,430	\$187,712,754	\$548,000,917
Apparel & Services (Consumer Spending)	\$11,783,892	\$113,002,065	\$322,657,781



Front Porches (51.4%)

Front Porches are a blend of household types, with more young families with children and more single households than average. More than half of householders are renters, and many of the homes are old town homes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions. Households tend to own just one vehicle, but it is used only when needed.



Old and Newcomers (24.5%)

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support charity causes and are environmentally conscious. Age is not always obvious from their choices.



Parks and Rec (10.1%)

These suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and town homes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving.

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NEARBY AMENITIES

Restaurant

- | | |
|---|--|
| 1. The Fig Tree | 10. Vernon Street Grill and Deli |
| 2. Goldfield's Trading Post | 11. 105 Noshery |
| 3. The Monk's Cellar | 12. The Union Roseville |
| 4. Nela's Mexican Restaurant | 13. Trocadero |
| 5. West House Tavern & Nightclub | 14. Old Town Pizza |
| 6. Goose Port Sports Bar & Public House | 15. Boxing Donkey Irish Pub & Restaurant |
| 7. Bounty Hunters Cafe | 16. Four Score Coffee |
| 8. Kram Endeavors | 17. Bar 101 Eats & Drinks |
| 9. The Place | 18. Daniello's Steakhouse & Speakwasy |

Shopping

- | | |
|---------------------------------------|-------------------------------------|
| 19. Funky Zone | 25. Tom's Discount Office Furniture |
| 20. Bartlett Flowers & Gifts | 26. Wild Bill's |
| 21. Mike's Bikes | 27. Railroad Hobbies |
| 22. Terra Cottage | 28. Paco's Upholstery |
| 23. Village General Store & Refillery | 29. Roseville Tattoo Co |
| 24. Tumbleweed & Company | |



LIVE MUSIC | PUBS | FARMERS MARKET | THEATER | RAIL MUSEUM | SHOPPING

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LOCATION OVERVIEW



Best City to Live in California
(Money.com, 2020)



5th Best Place to Live in the U.S. if You Work From Home

(Money.com, 2021)



9th Best Place to Retire in the U.S.

(Money.com, 2020)



15th Safest City in California
(Safety.com, 2020)



4th Healthiest County in California

(Robert Woods Johnson Foundation & University of Wisconsin Population Health Institute, 2020)





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