



OFFERING MEMORANDUM

*100% Leased Office Building – Class A Tenant Mix  
\$19,630,000 (\$275/SF) – 7.15% CAP*

1025 CREEKSIDE RIDGE DR, ROSEVILLE, CA

*Exclusively Listed By*

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# *±71,314 SF LEASED* INVESTMENT OPPORTUNITY

*Kidder Mathews is pleased to present  
1025 Creekside Ridge Dr, Roseville, CA*

## PROPERTY INFORMATION

ADDRESS	1025 Creekside Ridge Drive Roseville, CA 95678
PARCEL NO.	015-166-058-000
LAND AREA	±4.8 AC
PARKING	4.5/1,000 SF
TYPE	Office
COMPLETION DATE	2003
ZONING	RC-Regional Commercial
CURRENT OWNER SINCE 2014	Mima Capital LLC
DEVELOPER	The Evergreen Company
ARCHITECT	Perkins, Williams & Cotterill



*Property Highlights*

NUMBER OF PARKING STALLS:	327 parking spaces, 2 van accessible parking spaces, 6 accessible parking spaces, 54 compact parking spaces
ELECTRIC CAR CHARGING:	Tesla charging station is located across the street
RESTROOMS:	4 lobby restrooms updated to 2025 CA building code and ADA standards. Showers in the ground floor restrooms.
POWER:	2,000 AMP 480/277V 3 phase service
ROOF:	36,000 SF ±BUR (4-Ply built-up-roof), ±1,190 SF parapet wall
HVAC:	161 ton Mammoth and 11.5 ton Carrier unit / 60 ton and 79 ton Reznor gas furnaces
WATER HEATER:	66 gallon electric tank, 18 gpm sump pump, 85 & 35 gpm booster pump, and a 132 gallon expansion tank
HIGH SPEED FIBER:	Fidium & AT&T
ALARM MONITORING:	Suites have their individual alarm systems
FOB CARD READER SYSTEM:	Brivo Hosting - Sacramento Doors and Locks services the card reader
AMENITIES:	Across the street from the Galleria Mall (the premier shopping area for the entire Sacramento Region)



## TENANT PROFILES



Since Swinerton Builders' establishment in 1888, Swinerton has been a 100% employee-owned national construction company on the cutting edge of innovation, operating with accountability and integrity. With 24 regional offices across the United States, their total revenues are reaching \$4.8 billion in 2024, with a record backlog of \$5.2 billion.



The Hanover Insurance Group is a major US-based property and casualty insurer founded in 1852, offering personal and commercial coverage through independent agents. With over 170 years of experience and high financial ratings their current revenues exceed approximately \$6.24 billion.



**Lennar Homes of California, Inc.**

Lennar Homes of California offers new, energy-efficient single-family homes, condos, and 55+ master planned communities throughout the United States. They are publicly traded with revenues of \$34.2 billion for the fiscal year ended November 30, 2025, driven by 82,583 home deliveries.



## TENANT PROFILES



Mackay & Somps multi-disciplinary teams provide a full array of services for land development and public infrastructure projects throughout Northern California and Central California. From entitlements through construction, Mackay & Somps integrates our engineering, planning, and surveying expertise to get projects built.

### TRC Intermediate Holdings, LLC

TRC is a leading, global consulting, engineering and construction management firm that provides environmentally focused and digitally powered solutions. TRC has been a pioneer in adaptability and innovation for more than 55 years, setting the standard for consulting, construction, engineering and management services.



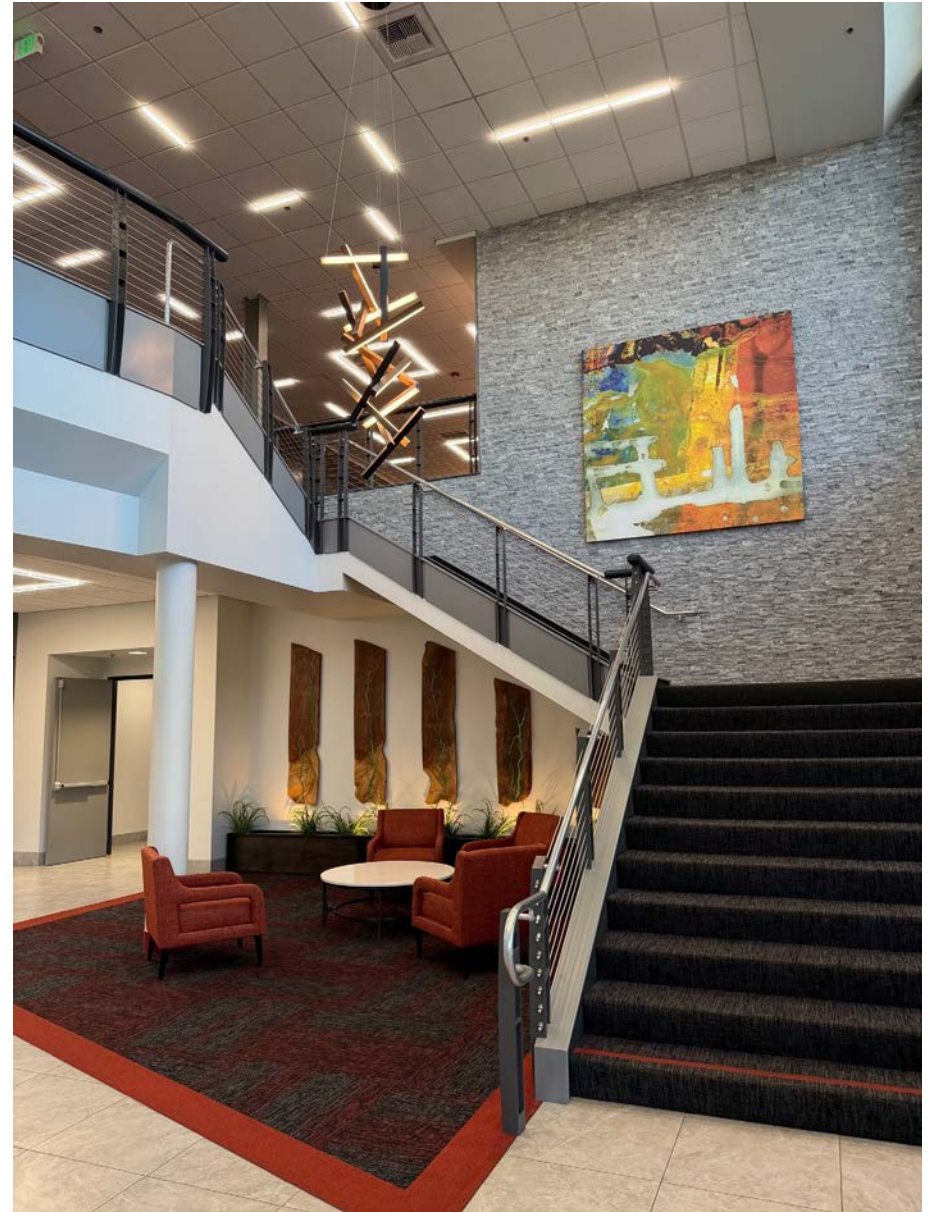
### Ken Gooch Insurance Agency, LLC

Ken Gooch Insurance Agency offers personalized insurance services specializing in home, auto, and business coverage. Through Farmers Insurance, Ken Gooch provides tailored policies to meet specific client needs while priding themselves on providing personalized service and expert guidance.



Building Engineering & Maintenance, Inc. (BEM Inc.) is a Roseville, California-based, privately held company (incorporated in 2015) that specializes in office tenant improvements, property management, commercial maintenance, and development projects. They performed the Lobby and bathroom remodels in 2020 along with all Tenant Improvements in 1025 Creekside.

PROPERTY OVERVIEW



## INCOME & EXPENSE

January - December 2025

### Revenue

RENTS	2,071,929.45
RENT ABATEMENT	-9,717.90
CAM ESTIMATE	31,416.45
ADMIN FEE	59.06
<b>Net Rental Revenue</b>	<b>2,093,687.06</b>

### Common Area Expenses

#### Utilities

ELECTRICITY	111,226.80
GAS	19,942.98
WATER	3,916.97
SEWER FEES	3,661.34
TRASH	15,755.88
<b>Total Utilities</b>	<b>154,503.97</b>

#### Contracted Services

FIRE/LIFE SAFETY MONITORING	2,122.00
FIRE LIFE SAFETY TELECOM	5,514.54
JANITORIAL SERVICES	118,600.00
LANDSCAPING SERVICE	40,500.24
ELEVATOR MAINTENANCE	10,142.93
HVAC MAINTENANCE	15,195.00
PEST CONTROL	1,780.00
PROPERTY MANAGEMENT FEE	62,439.63
<b>Total Contracted Services</b>	<b>256,294.34</b>

### Repairs & Maintenance

JANITORIAL SUPPLIES	16,983.71
ADDTL JAN/PROP CLEAN UP	475.00
WINDOW WASHING	4,537.00
FIRE/LIFE SAFETY SYSTEMS	1,654.04
LOCKS & DOORS	3,149.81
ELECTRICAL REPAIRS	560.00
HVAC REPAIRS	6,267.00
LANDSCAPING REPAIRS	2,323.43
LIGHTING REPAIRS	3,093.41
PLUMBING REPAIRS	979.53
ROOF REPAIRS	7,680.00
REPAIRS/MAINTENANCE	20,030.82
<b>Total Repairs/Maintenance</b>	<b>67,733.75</b>

### Taxes & Insurance

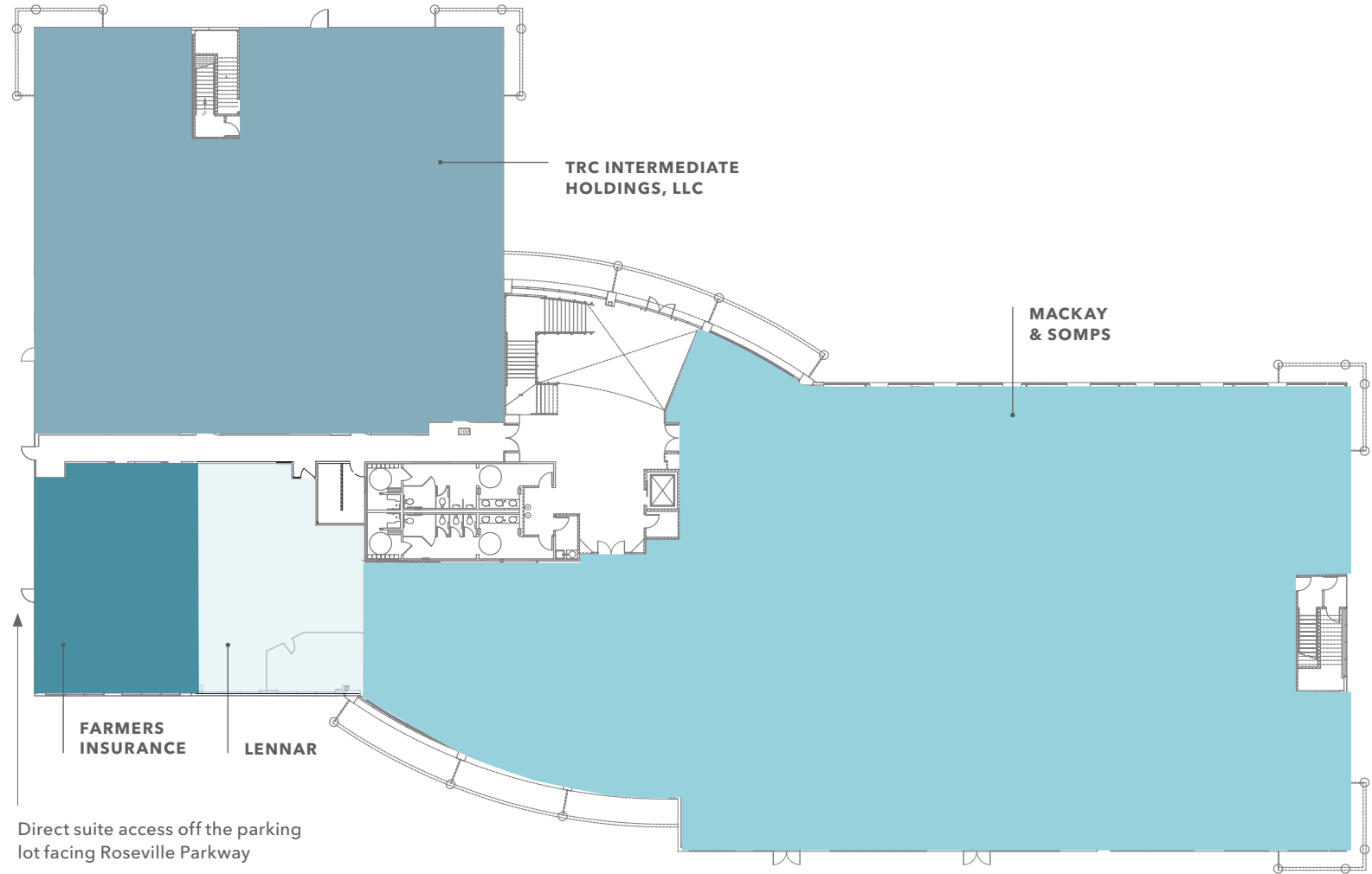
PROPERTY TAXES	197,364.86
PROPERTY INSURANCE	14,236.81
<b>Total Taxes &amp; Insurance</b>	<b>211,601.67</b>
<b>Total Common Area Expenses</b>	<b>690,133.73</b>

**Total Income** 1,403,553.33

**7.15% CAP** \$19,630,000.00

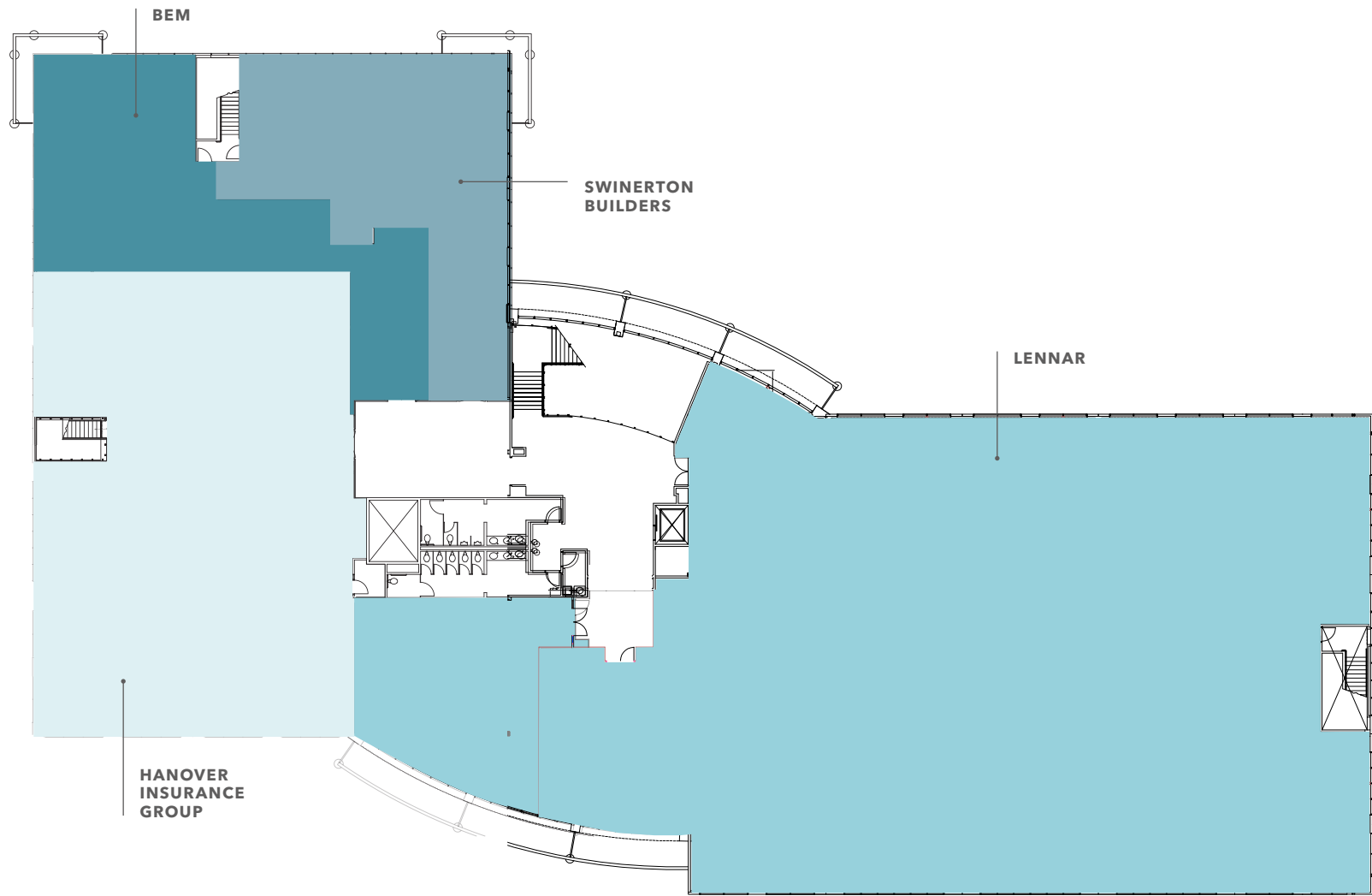


# FIRST FLOOR PLAN



FLOOR PLAN NOT TO SCALE

# SECOND FLOOR PLAN



FLOOR PLAN NOT TO SCALE

# PROPERTY OVERVIEW



# MARKET OVERVIEW



*Demographics  
within a  
5 mile radius*

**237K**  
POPULATION

**27%**  
BACHELORS OR HIGHER

**89K**  
HOUSEHOLDS

**\$123K**  
MEDIAN HH INCOME

**\$644K**  
MEDIAN HOME VALUE

**40.5**  
MEDIAN AGE





## 1025 CREEKSIDE RIDGE

*For more information on  
this property, please contact*

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KIDDER.COM

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