

2233 DOUGLAS BLVD

*100% Leased, NASDAQ-
Traded Bank Anchor |
Douglas Blvd & Eureka Road*

ROSEVILLE, CA

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PROPERTY OVERVIEW

ADDRESS	2233 Douglas Blvd, Roseville, CA 95661
PROPERTY TYPE	Office Building
BUILDING SF	±6,432 SF
BUILDING CLASS	A-
OCCUPANCY	100%
TENANCY	Multi-Tenant
STORIES	One (1)
PARCEL NO.	459-040-009
YEAR BUILT	2001
TENANTS	Sunflower Bank Management Consulting Group
ZONING	BP/SA-NE (Business Park, Special Planning Area)
AVG REMAINING LEASE TERM	2.6 years
LEASE TYPES	Modified Gross
PARKING RATIO	4.0/1,000 SF
LAND SIZE	±9,893 SF (±0.23 AC)

Asking Price: \$2,200,000
Cap Rate: 7.06%

FINANCIALS

RENT ROLL/INCOME & EXPENSES

RENT ROLL

Suite	Tenant	SF	Lease Type	Lease Expiration	MonthlyRent/SF	Annual Rent	Notes
300-310	Sunflower Bank	5,074	Modified Gross	June 30, 2029	\$2.70	\$164,390.40	Tenant has one (1), 5-year option to renew at FMV
320	Management Consulting Group	1,358	Modified Gross	July 31, 2027	\$2.07	\$33,732.72	Tenant has two (2), 3-year options to renew at FMV
Total		6,432				\$198,123.12	

INCOME & EXPENSES

	Current	PSF/Month	PSF/Annual
Scheduled Gross Rent Income	\$198,123	\$2.57	\$30.80
Effective Gross Income	\$198,123	\$2.57	\$30.80
Less: Real Estate Taxes	\$23,000	\$0.30	\$3.58
Less: Insurance	\$6,000	\$0.08	\$0.93
Less: Common Area Maintenance	\$13,893	\$0.18	\$2.16
Total Expenses	\$42,893	\$0.56	\$6.67
Net Operating Income	\$155,230	\$2.01	\$24.13



TENANT PROFILE



Sunflower Bank, N.A. is a nationally chartered banking association and wholly-owned subsidiary of FirstSun Capital Bancorp (NASDAQ: FSUN), a Denver-based financial holding company with over \$20 billion in pro forma total assets. First Foundation Bank merged with Sunflower Bank, N.A. on April 1, 2026, creating one of the premier regional banking institutions in the Western United States. FirstSun operates across nine states with mortgage capabilities in 44 states.

Sunflower Bank represents the Sacramento MSA presence of a growing, publicly traded national banking institution – a tenant profile materially stronger than the predecessor entity.

Sunflower Bank's leadership has publicly articulated a focused, selective California branch strategy – retaining quality locations that serve dense, affluent markets.

The Douglas/Eureka corridor, positioned at one of the highest-traffic intersections in Placer County and surrounded by the highest concentration of retail, medical, and professional services in Roseville, is precisely the type of location this strategy targets.

TYPE

Nationally Chartered Bank

PARENT

FirstSun Capital Bancorp (NASDAQ: FSUN)

TOTAL ASSETS

\$20.4B+ (pro forma post-merger)

FOOTPRINT

9-state branch network, mortgage in 44 states

WEBSITE

SunflowerBank.com

CURRENT LEASE TERM & RENT SCHEDULE (MODIFIED GROSS)

Period	Monthly Rent/SF	Monthly Rent
July 2026 - June 2027	\$2.70	\$13,706.00
July 2027 - June 2028	\$2.78	\$14,117.18
July 2028 - June 2029	\$2.87	\$14,540.69
Lease Expiration	June 30, 2029	
Option to Renew	One (1), Five (5) Year at FMV	

±5,074

SF OCCUPIED

JUNE 30, 2029

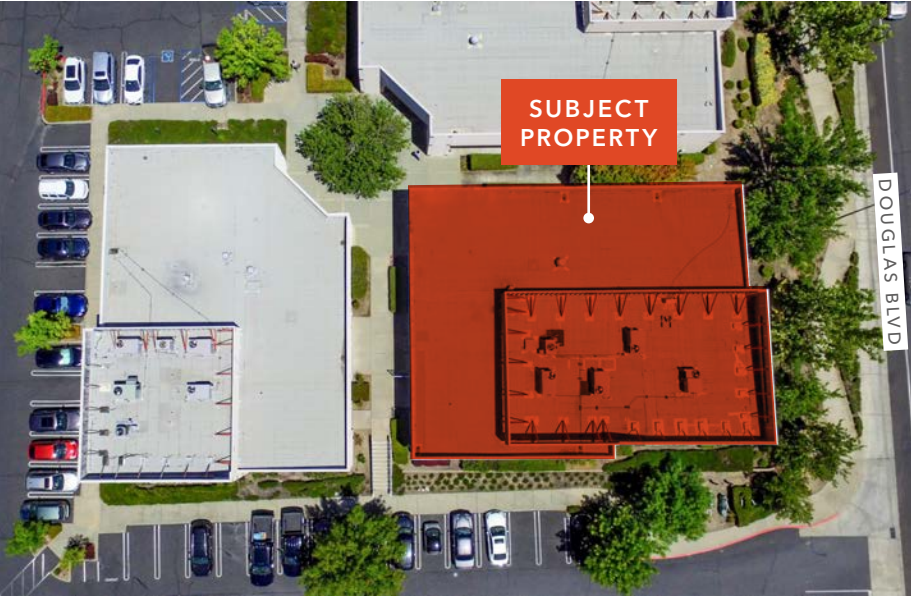
LEASE EXPIRATION

\$20.4B+

IN TOTAL ASSETS

NASDAQ: FSUN

PUBLICLY TRADED





ROSEVILLE CENTER



SUBJECT PROPERTY



DOUGLAS BLVD

DOUGLAS BLVD

RENAISSANCE CREEK



ROCKY RIDGE TOWN CENTER

ABOUT ROSEVILLE

Roseville is the largest city in Placer County in the Sacramento metropolitan area.

Located about 20 miles northeast of Sacramento, Roseville is the retail center of California's Central Valley. The city features world-class restaurants, a quaint Historic Old Town and re-energized downtown offering great entertainment, and restaurant choices. The warm and predictable climate allows for year round use of the more than 30 miles of bike trails and more than 80 parks.

Roseville is a vibrant community that is continually recognized as one of the top twenty safest places in the country and is known as the retail hub of the Sacramento region.

The residents and workforce enjoy big city amenities with a small town feel, strong quality of life, great schools, affordable housing, and over 80 parks and recreational activities for all ages.

These attributes have also been the key to success for Roseville businesses as it enables them to attract and retain the most talented employees. In addition, Roseville has consistently been ranked by the Kosemont Rose Institute as one of the least expensive cities to operate a business, as Roseville is a full service city with its own municipal electric, water, wastewater and solid waste services.

With access to an educated workforce, a low cost of living, and pro-business environment, Roseville is a great place to live, work and do business.



141,116

POPULATION

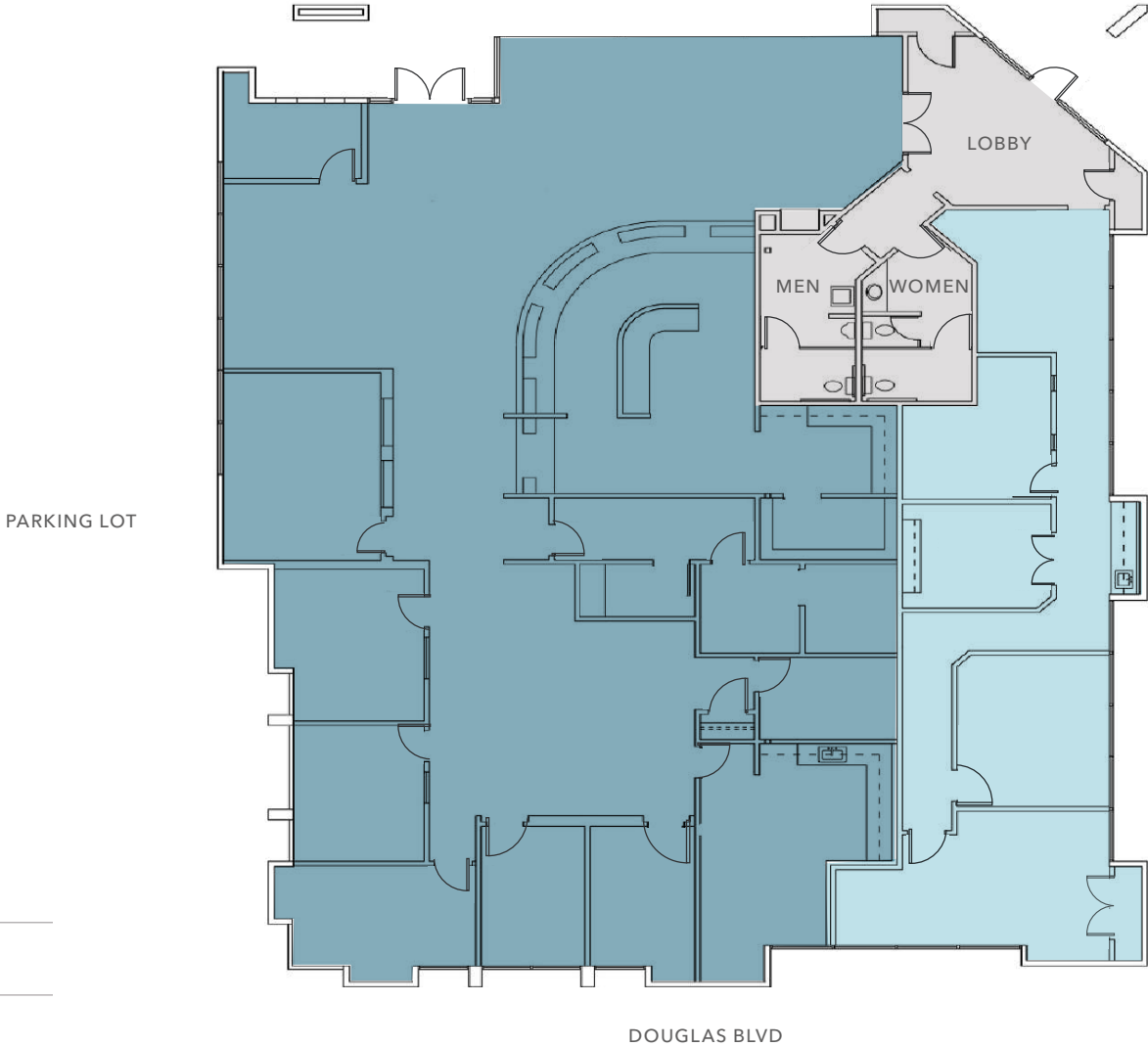
\$551,623

MEDIAN HOME PRICE

\$103,534

MEDIAN HOUSEHOLD INCOME

FLOOR PLAN



LEGEND

- Sunflower Bank
- Management Consulting Group
- Common Area

THE EDGE IN YOUR MARKET

For nearly 60 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US.

Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona.

YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the Western U.S.

We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.



COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

500+

NO. OF BROKERS

ASSET SERVICES

55M+ SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,700

AVERAGE ANNUAL ASSIGNMENTS

42/23

TOTAL NO. OF APPRAISERS/MAI'S

2233 DOUGLAS BLVD

Exclusively listed by

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