

SHOPS TO BEL AIR GROCERY-ANCHORED SHOPPING CENTER

100% OCCUPIED | ROSEVILLE, CA (SACRAMENTO MSA)

RANKED IN TOP 17%
Strip/Retail Shopping
Centers Nationwide
(Out of 19,447 surveyed)

RANKED IN TOP 20%
within a 15-Mile Radius
(103 surveyed)

BEL AIR

The UPS Store 

SUBJECT PROPERTY

NAP

 Peet's Coffee

Also available for purchase
separately or together

CIRBYWAY

SUNRISE AVE

 67,460 VPD*

*Source: CoStar (2024)

OFFERED AT \$3,715,000
6.75% CAP RATE

 LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 NNN INVESTMENT GROUP
NETLEASED INVESTMENTS

PREMIER SUBURBAN NORTHERN CALIFORNIA LOCATION WITH STRONG DEMOGRAPHICS

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

JONATHAN SELZNICK LEAD AGENT
PRINCIPAL
949.734.0243
jselznick@lee-assoc.com
CA DRE# 01323949

RYAN BENNETT
PRINCIPAL
760.448.2449
rbennett@lee-associates.com
CAL DRE# 01826517

DREW OLSON, ASSOCIATE
760.448.1372
dolson@lee-associates.com
CAL DRE# 02049653

JAKE NEUFELD, ASSOCIATE
760.448.2455
jneufeld@lee-associates.com
CAL DRE# 02205115

Lee & Associates hereby advise all prospective purchasers of Net-Leased Investment property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer’s responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer’s tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant’s past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



01

02

03

04

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Offering Summary 5

INVESTMENT SUMMARY

Site Plan 10

Investment Highlights 12

Rent Roll 14

Income & Expense 18

PROPERTY OVERVIEW

Location Maps 21

Property Photos 26

Aerials 32

AREA OVERVIEW

Demographics 41

About Roseville 42

About Sacramento 43

01

EXECUTIVE SUMMARY

OFFERING SUMMARY

LIST PRICE \$3,715,000	CAP RATE 6.75%	PRICE/SF \$453	NOI \$250,948
----------------------------------	--------------------------	--------------------------	-------------------------

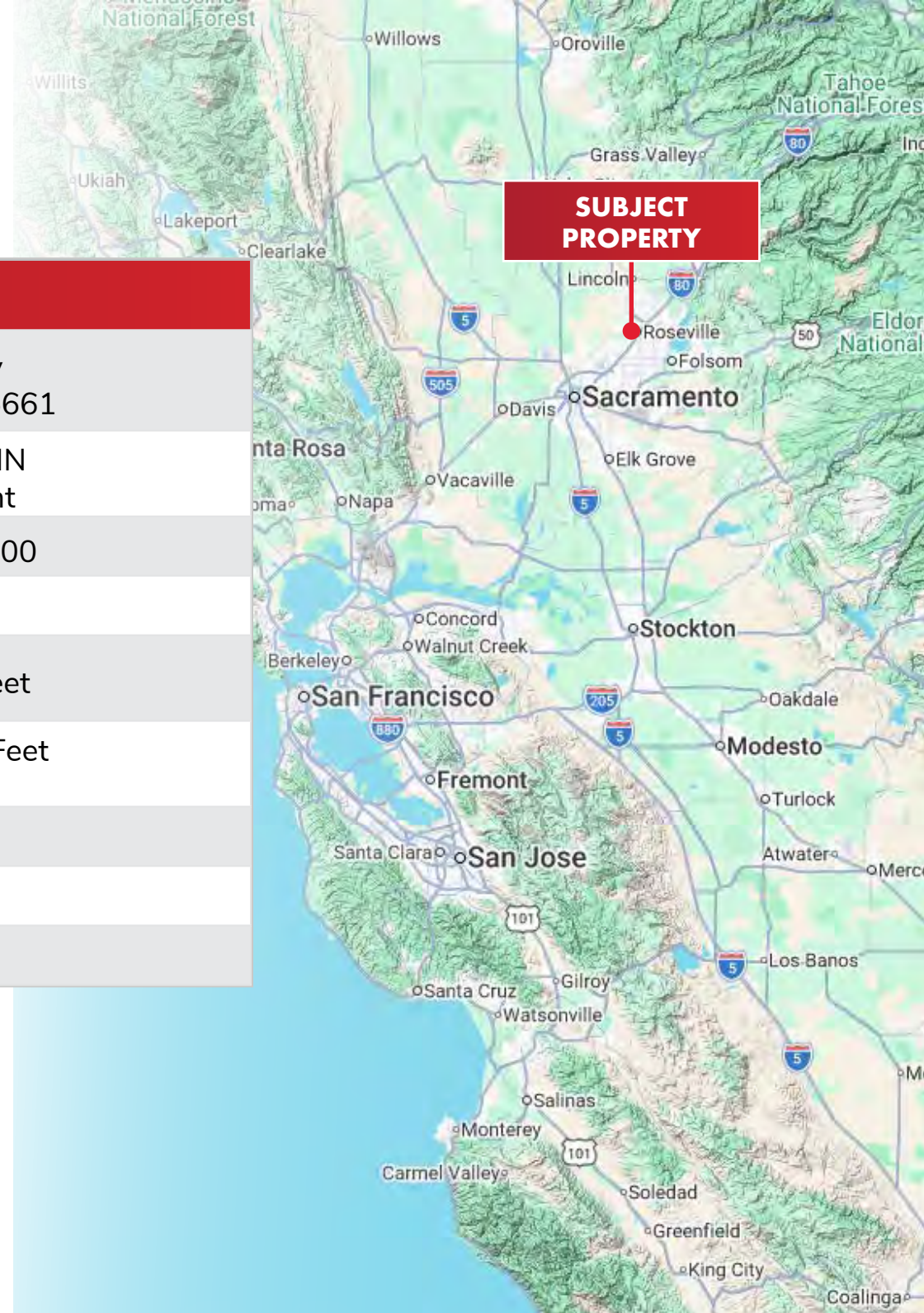
- 1 Stallionz Pizza
- 2 Drip Vape & Smoke
- 3 Countess Tailor & Dress
- 4 OMG! Yogurt
- 5 Sourdough & Co
- 6 Diamond Blade Barber Studio
- 7 Peet's Coffee & Tea



OFFERING SUMMARY

PROPERTY SUMMARY

Address	1200 Cirby Way Roseville, CA 95661
Property Type	Multi-Tenant NNN Retail Investment
APN	470-250-020-000
Occupancy	100%
Gross Leasable Area (GLA)	8,200 Square Feet
Lot Size	30,492 Square Feet (0.70 Acres)
Year Built	1983
Year Remodeled	2025
Ownership	Fee Simple



TENANTS

- 1 Stallionz Pizza 1,000 SF
- 2 Drip Vape & Smoke 1,100 SF
- 3 Countess Tailor & Dress 1,000 SF
- 4 OMG! Yogurt 1,000 SF
- 5 Sourdough & Co 1,000 SF
- 6 Diamond Blade Barber Studio 1,000 SF
- 7 Peet's Coffee & Tea 2,100 SF



Also available for purchase separately or together

BEL AIR

SUBJECT PROPERTY

NAP

NAP

QSR Drive-Thru Redevelopment

CIRBYWAY

SUNRISE AVE

67,460 VPD

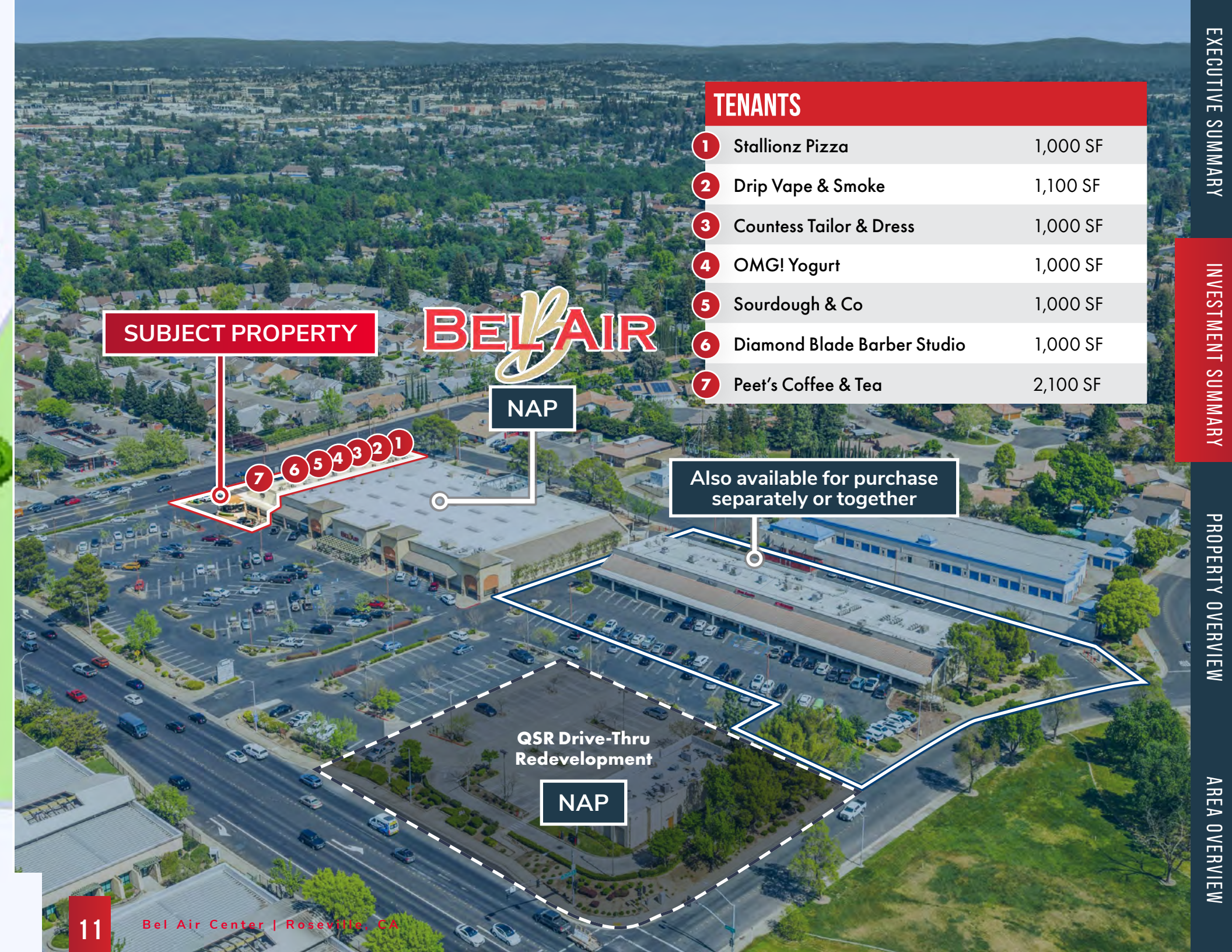
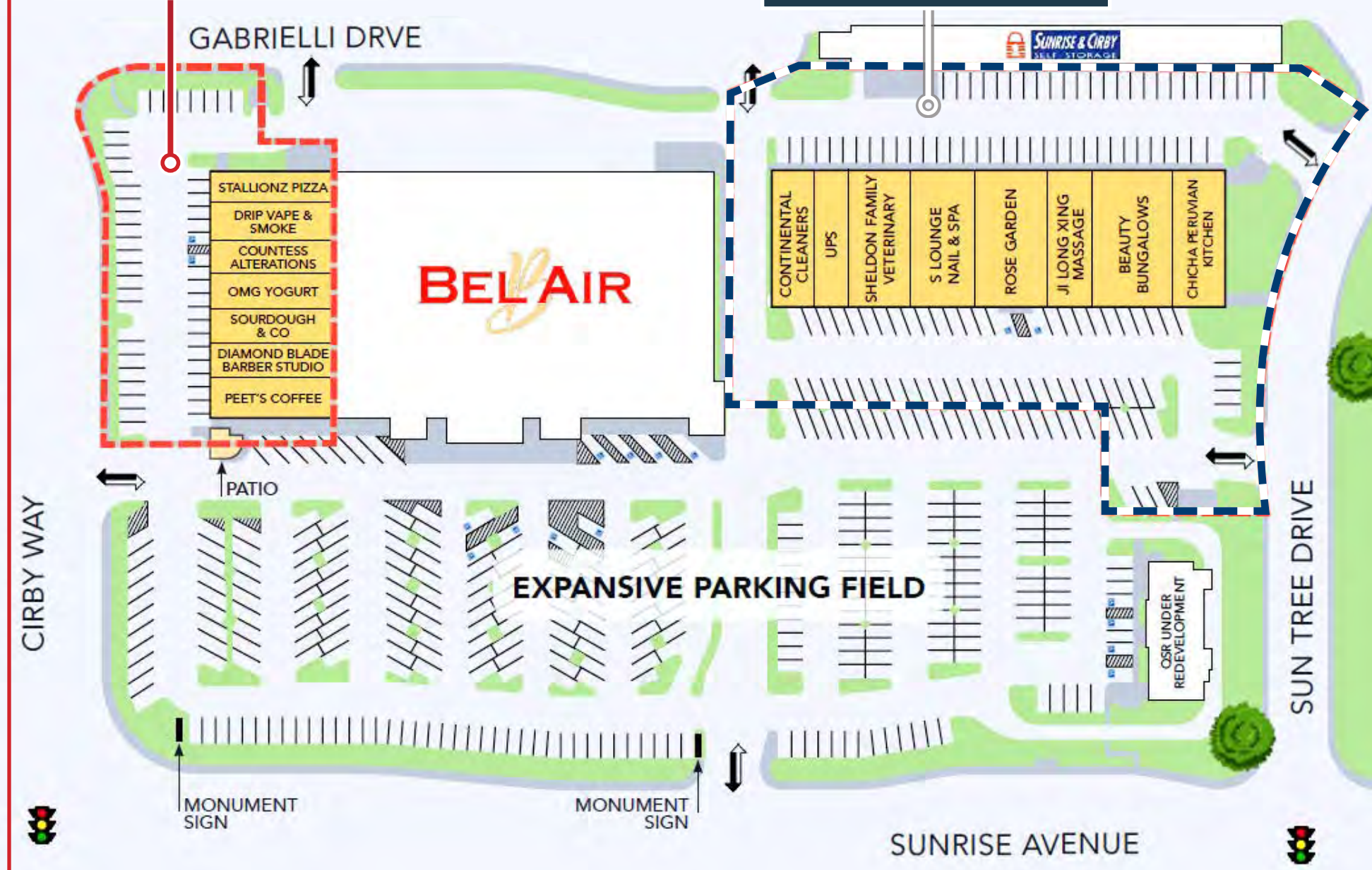


INVESTMENT SUMMARY



SITE PLAN

SUBJECT PROPERTY



INVESTMENT HIGHLIGHTS



100% OCCUPIED NEIGHBORHOOD SHOPPING CENTER

Long-term operating history and a diversified mix of service-oriented and daily-needs tenancy

- Shadow anchored by Bel Air Grocery, providing consistent daily traffic and strong co-tenancy synergy for the in-line shop tenants.
- Tenant mix primarily comprised of internet-resistant uses, including food service, personal care, medical, and neighborhood service tenants.



SIGNALIZED, HARD-CORNER LOCATION

At Sunrise Avenue and Cirby Way

- Combined traffic counts of 67,460 vehicles per day (CoStar, 2024).
- Multiple points of Convenient Ingress/Egress and Storefront Visibility provide both ease of access for customer traffic and brand identity for subject property tenants.



AFFLUENT DEMOGRAPHICS & DENSELY POPULATED 1-MILE TRADE AREA

Strong average household incomes and a substantial daytime population base driving consistent consumer demand.

RADIUS	1 MILE
POPULATION	14,180
DAYTIME/EMPLOYEES	5,223
AVERAGE HH INCOME	\$109,659



LONG-TERM HISTORICAL OCCUPANCY AND LEASING PERFORMANCE

Stable in-place cash flow and long-term asset durability

- Replaceable in-place rents provide a new owner with income durability in a proven neighborhood retail location, allowing for conservative and defensible future cash flow projections.



ATTRACTIVE 6.75% GOING-IN CAP RATE

Compelling yield relative to comparable grocery-anchored retail investments in Northern California

- Limited direct competition for shop space within the immediate trade area.
- Safeway across the street does not feature shop space, concentrating small-shop demand at the subject property.



RECENT AND ONGOING PROPERTY IMPROVEMENTS

Center remodel in progress

- Center remodel currently underway, enhancing overall curb appeal and tenant retention.
- Pad redevelopment within the immediate vicinity expected to further enhance the overall retail environment and drive incremental traffic to the center.

RENT ROLL

TENANT	SUITE	SQUARE FOOTAGE	LEASE START	LEASE END	RENT/ SF	MONTHLY RENT	INCREASES	LEASE TYPE	OPTIONS	COMMENTS
Peet's Coffee	1200 A-B	2,100	6/19/2017	6/30/2027	\$2.93	\$6,160	10% at Option (s)	NNN	2 (5-Year)	
Diamond Blade Barber Studio	1200 C	1,000	9/29/2020	9/30/2030	\$2.39	\$2,386	3% Annually	NNN	2 (5-Year)	Option Rent at FMV (Not to be less than 103% of previous year rent)
Sourdough & Co.	1200 D	1,000	7/7/2025	11/30/2035	\$2.65	\$2,652	3% Annually	NNN	2 (5-Year)	
OMG! Yogurt	1200 E	1,000	4/1/2020	3/31/2027	\$2.10	\$2,100	NONE	NNN	NONE	
Countess Tailor & Dress	1200 F	1,000	9/1/2019	8/31/2029	\$2.75	\$2,749	4% Annually	NNN	1 (5-Year)	Option Rent at FMV (Not to be less than 104% of previous year rent)
Drip Vape & Smokes	1200 G	1,100	4/15/2022	6/30/2027	\$2.25	\$2,476	3% Annually	NNN	1 (5-Year)	Option Rent at FMV (Not to be less than 103% of previous year rent)
Stallionz Pizza	1200 H	1,000	10/30/2021	11/30/2031	\$2.39	\$2,387	3% Annually	NNN	1 (5-Year)	(Not to be less than 103% of previous year rent)
TOTAL SQUARE FOOTAGE:		8,200				\$20,911	Total Monthly Rent			
TOTAL AVAILABLE:		0	0%	Vacancy		\$250,930	Total Annual Rent			
TOTAL OCCUPIED:		8,200	100%	Occupancy						

INCOME & EXPENSE

ANNUALIZED OPERATING DATA

	<u>Current</u>
Scheduled Gross Income (SGI):	\$250,930
Expense Reimbursement:	\$145,901
Total Operating Income:	\$396,831
Gross Operating Income:	\$396,831
Total Operating Expenses:	(\$145,883)

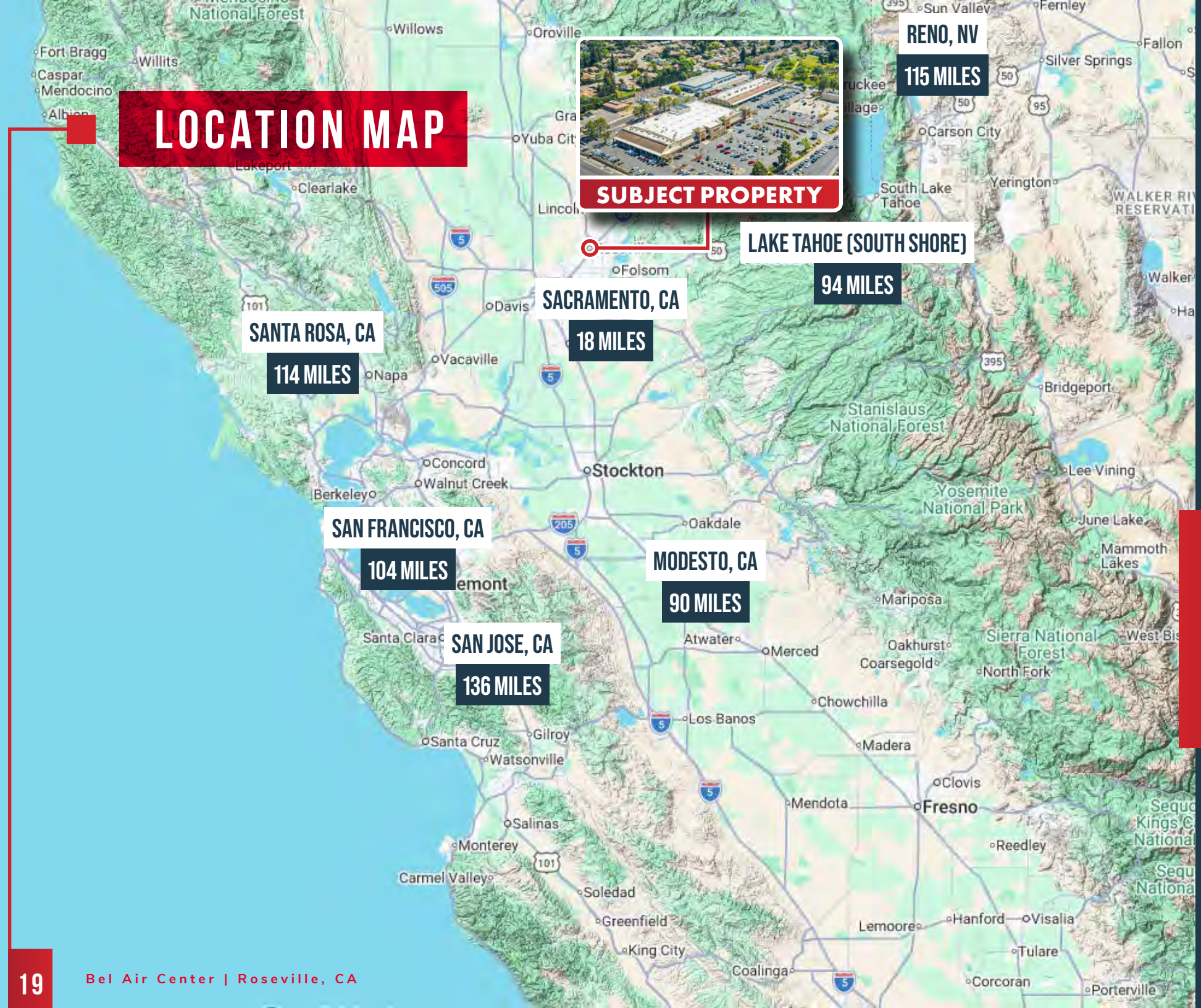
Net Operating Income (NOI): \$250,948 6.75% Capitalization Rate

OPERATING EXPENSES

	<u>Amount</u>	<u>\$/Square Foot</u>
Taxes (1.03%):	\$38,265	\$4.67
Insurance:	\$9,010	\$1.10
CAM:	\$85,879	\$10.47
Management:	\$12,729	\$1.55
Total Expenses:	\$145,883	\$17.79
		\$1.48



PROPERTY OVERVIEW



LOCATION MAP



SUBJECT PROPERTY

RENO, NV
115 MILES

LAKE TAHOE (SOUTH SHORE)
94 MILES

SACRAMENTO, CA
18 MILES

SANTA ROSA, CA
114 MILES

SAN FRANCISCO, CA
104 MILES

MODESTO, CA
90 MILES

SAN JOSE, CA
136 MILES

LOCATION MAP TRADE AREA



verizon

WHOLE FOODS MARKET, Yard House, AVE'S WISPER, R2, WORLD MARKET, DAVID'S BRIDAL, NORDSTROM, FLOOR DECOR, OLD NAVY, KREI, BUFFALO WILD WINGS, macy's, HANDEL'S, BEST BUY, ULTA, Olive Garden, CHIPOTLE, Michaels, Marshalls, Cane's, BOB'S FURNITURE, five BELOW, BARNES & NOBLE, Burlington, MENDOCINO FARMS sandwich market

120+ RETAIL

CARMAX, CHEVROLET, KIA, TOYOTA, HONDA, LEXUS, MAZDA, BMW, INFINITI, NISSAN, Jeep, Ford, GMC

PET CLUB, IN-N-OUT BURGER, BURGER KING, 24 FITNESS, Wendy's, SKY ZONE, TACO BELL

DUNKIN' DONUTS, SAVE MART SUPERMARKETS, CVS, Auto Zone, DOLLAR TREE, TACO BELL, Jack In the box, KFC, BURGER KING

POSTAL ANNEX, Carl's Jr., ROUND TABLE PIZZA ROYALTY, BANK OF AMERICA, DUTCH BROS, Walgreens, O'Reilly AUTO PARTS, MOUNTAIN DEW

GROCERY OUTLET, ACE HARDWARE, TRADER JOE'S, Chevron, McDonald's, Best Western, Smart & Final, extra!, Auto Zone, usbank, MIDAS, planet fitness, extended STAY AMERICA

Target, Walmart Supercenter, petco, CLUB PILATES, Jack In the box, JJ, Chevys, BIG 5 SPORTING GOODS

Greenhills Elementary School

Kaiser Permanente Roseville Medical Center

Walgreens, Domino's, Shell, Starbucks, Carl's Jr., ARCO

Office DEPOT, HOBBY LOBBY, IHOP, HARBOR FREIGHT, Golden1, TJ-maxx, SPROUTS FARMERS MARKET, ANYTIME FITNESS, BevMo!, Jamba, Ross, DELTACO, OUTBACK, Credit Union, Carl's Jr., Popeyes, Starbucks, Wingstop, MR PICKLE'S, L&L, PRADA EXPRESS, Little Caesars, Wingstop

SAFEWAY, ROUND TABLE PIZZA ROYALTY, jamba, FIVE GUYS, Chick-fil-2, HomeGoods, Starbucks, SUBWAY

Raley's, Peet's Coffee, CVS, SUBWAY, planet fitness, TACO BELL, DUTCH BROS

Chevron, Starbucks, Sherwin, McDonald's, JIMBOY'S TACOS, Wingstop, MR PICKLE'S, L&L, PRADA EXPRESS, Little Caesars, Wingstop

DUTCH BROS, the old spaghetti factory

SAFEWAY, 7 ELEVEN

SUBJECT PROPERTY

CVS Public Storage

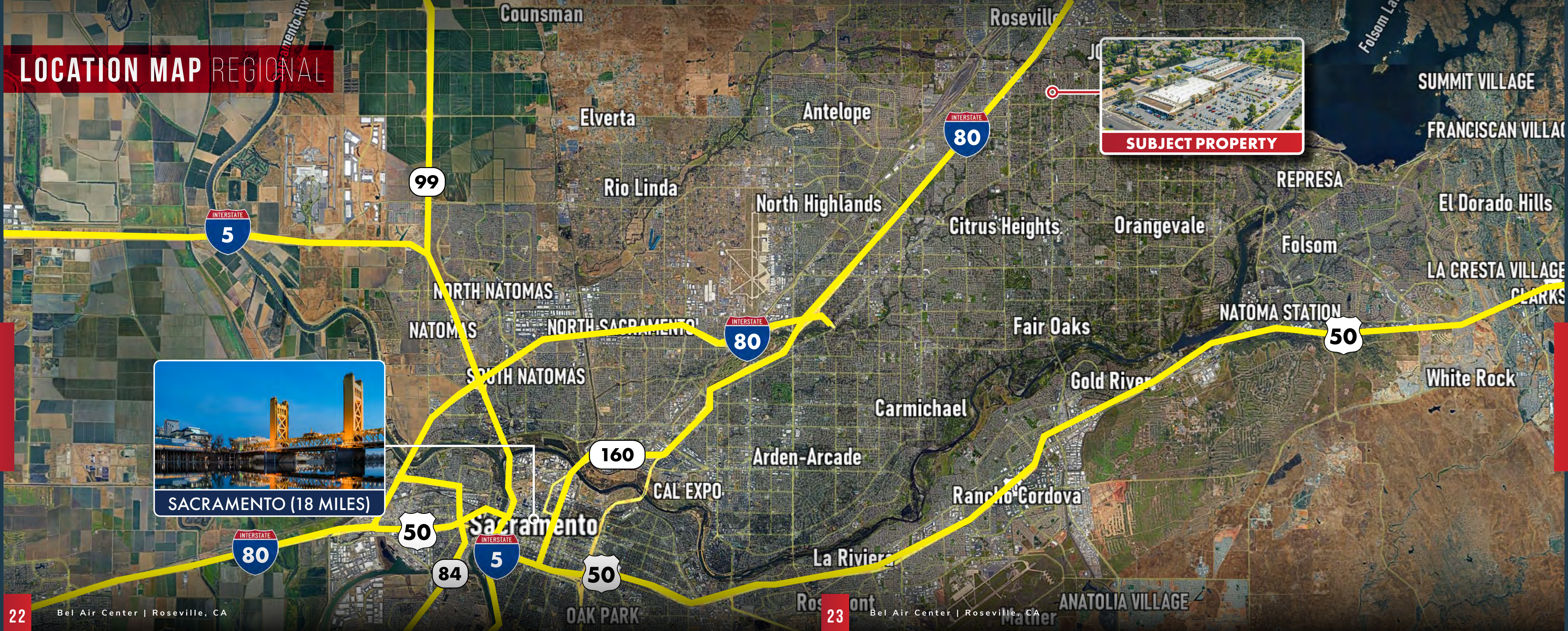
George Sargeant Elementary School

Granite Bay High School

Roseville Water Treatment Plant

Folsom Lake

LOCATION MAP REGIONAL



PROPERTY PHOTOS

SUBJECT PROPERTY

Peet's Coffee

BEL AIR

NAP

SUNRISE & CIRBY SELF-STORAGE

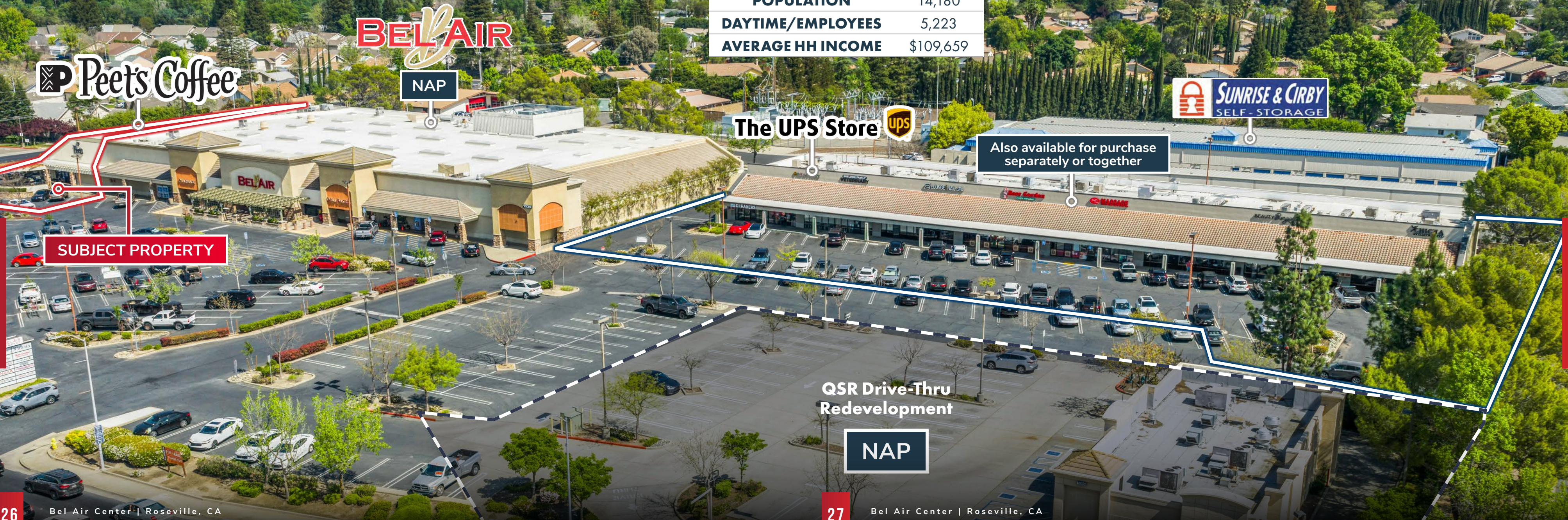
The UPS Store

Also available for purchase separately or together

RANKED IN TOP 17%
Strip/Retail Shopping Centers Nationwide
(Out of 19,447 surveyed)

RANKED IN TOP 20%
within a 15-Mile Radius
(103 surveyed)

PROPERTY PHOTOS



RADIUS	1 MILE
POPULATION	14,180
DAYTIME/EMPLOYEES	5,223
AVERAGE HH INCOME	\$109,659

SUBJECT PROPERTY

The UPS Store

Also available for purchase separately or together

QSR Drive-Thru Redevelopment

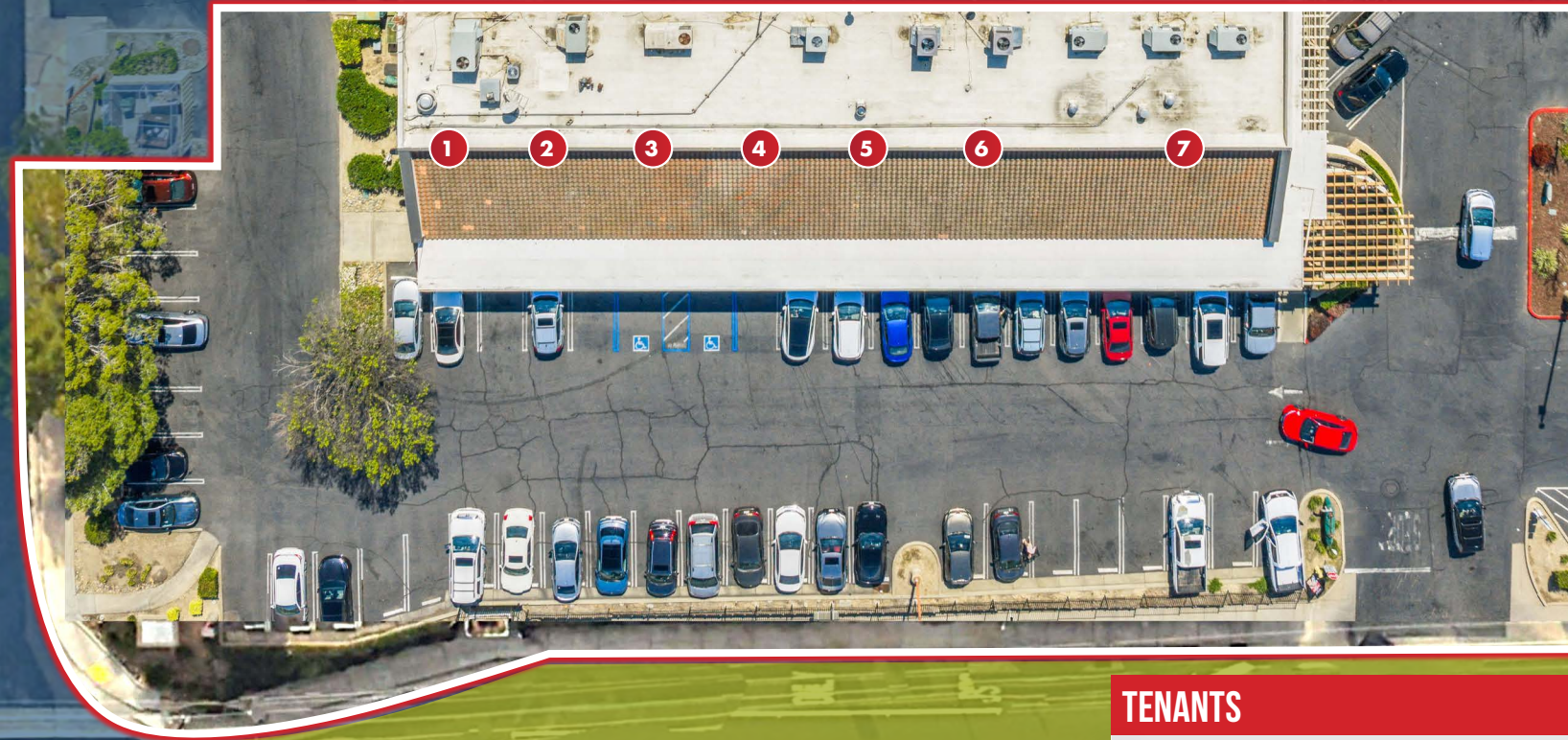
NAP

PROPERTY PHOTOS



AERIAL OVERHEAD

GABRIELLI DR

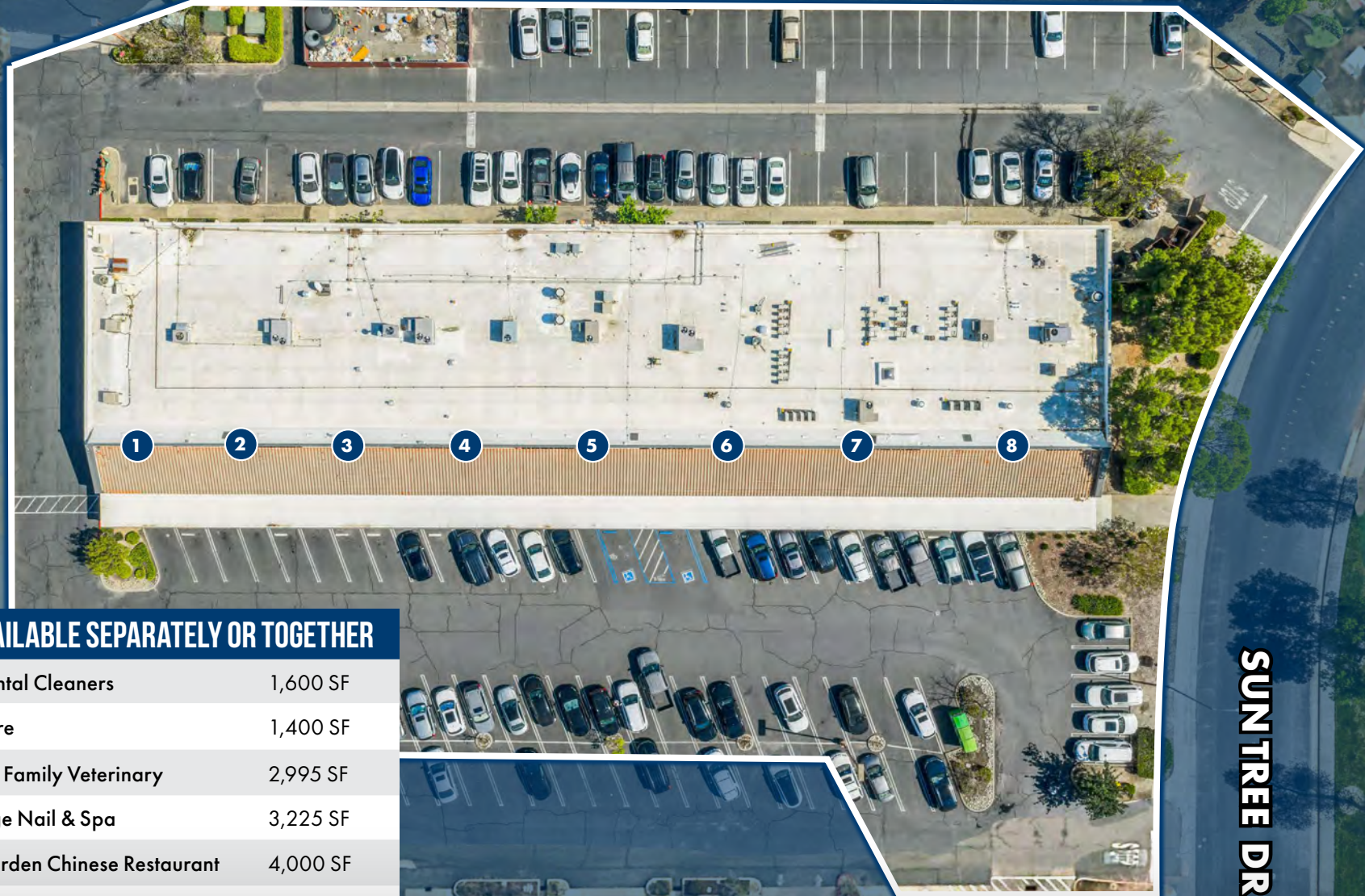


CIRBY WAY - 29,680 VPD

TENANTS

1	Stallionz Pizza	1,000 SF
2	Drip Vape & Smoke	1,100 SF
3	Countess Tailor & Dress	1,000 SF
4	OMG! Yogurt	1,000 SF
5	Sourdough & Co	1,000 SF
6	Diamond Blade Barber Studio	1,000 SF
7	Peet's Coffee & Tea	2,100 SF

AERIAL OVERHEAD | NEIGHBORING SHOPS



ALSO AVAILABLE SEPARATELY OR TOGETHER

1	Continental Cleaners	1,600 SF
2	UPS Store	1,400 SF
3	Sheldon Family Veterinary	2,995 SF
4	S. Lounge Nail & Spa	3,225 SF
5	Rose Garden Chinese Restaurant	4,000 SF
6	JiLongXing Massage	2,000 SF
7	Beauty Bungalows	7,000 SF
8	Chicha Peruvian Kitchen & Cafe	2,000 SF

SUN TREE DR

AERIAL NORTHEAST



67,460 VPD



BEN EN

AGM Capital

SUBJECT PROPERTY

ROSEVILLE FIRE STATION #3

BEL AIR

NAP

QSR Drive-Thru
Redevelopment

NAP

CIRBY WAY

TENANTS

1	Stallionz Pizza	1,000 SF
2	Drip Vape & Smoke	1,100 SF
3	Countess Tailor & Dress	1,000 SF
4	OMGI Yogurt	1,000 SF
5	Sourdough & Co	1,000 SF
6	Diamond Blade Barber Studio	1,000 SF
7	Peet's Coffee & Tea	2,100 SF

SUNRISE & CIRBY
SELF-STORAGE

BURWELL WAY

Also available for purchase
separately or together

SUN TREE DR

SUNRISE AVE

AERIAL WEST



AGM Capital

BEN EN



SUNRISE AVE

67,460 VPD

QSR Drive-Thru
Redevelopment

NAP

BEL AIR

NAP

SUBJECT PROPERTY



CIRBY WAY

SUNRISE & CIRBY
SELF-STORAGE

Also available for purchase
separately or together

AERIAL NORTHWEST



CIRBYWAY

SUBWAY

CHOPSTICKS
CHINESE BUFFET

WING-STOP

Little
Caesars

MR. PICKLE'S
SANDWICH SHOP

PANDA EXPRESS
GOURMET CHINESE FOOD

L & L
HAWAIIAN BARBECUE

W
Wienerschnitzel

SAFeway

7
ELEVEN

67,460 VPD

SUBJECT PROPERTY

ROSEVILLE FIRE
STATION #3

CIRBYWAY

BEN EN

AGM Capital

BEL AIR

NAP

SUNRISE AVE

QSR Drive-Thru
Redevelopment

NAP

Also available for purchase
separately or together

SUNRISE & CIRBY
SELF-STORAGE



AREA OVERVIEW

DEMOGRAPHICS

COMMUNITY	1 MILE	3 MILE	5 MILE
POPULATION	14,180	111,272	307,117
HOUSEHOLDS	5,585	43,335	117,464
EMPLOYEES	5,223	52,236	100,205
MEDIAN AGE	36.8	39.1	37.9
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$109,659	\$121,573	\$130,448
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$602.61 M	\$4.95 B	\$13.88 B
EDUCATION	\$13.51 M	\$111.67 M	\$313.58 M
FOOD, BEVERAGE	\$69.84 M	\$567.32 M	\$1.58 B
ENTERTAINMENT	\$33.61 M	\$275.56 M	\$770 M



DRIVE TIMES

- I-80 6 MIN
- CA-65 8 MIN
- SACRAMENTO 26 MIN
- SACRAMENTO INT'L AIRPORT 27 MIN



TRAFFIC COUNTS

- CIRBY WY 29,680 VPD
- SUNRISE AVE 37,780 VPD
- I-80 182,938 VPD
- CA-65 112,559 VPD

ABOUT ROSEVILLE, CA

ROSEVILLE, CA is a high-growth suburban market within the Sacramento MSA, distinguished by strong population expansion, above-average household incomes, and a highly diversified service-based economy. The city functions as a dominant regional retail hub—anchored by major shopping destinations like the Westfield Galleria—which drives significant sales tax revenue and positions Roseville among the top retail markets in the state. Supported by a skilled labor force, affluent demographics, and business-friendly infrastructure such as municipally owned utilities, the local economy remains stable, consumption-driven, and well-positioned for continued residential and commercial growth.



Expanding Population

Roseville has grown ~10% since 2020 and continues expanding at ~2% annually, fueling housing and retail demand.



Strong Employment Base

Employment is stable and growing (~1.8% YoY), reflecting a healthy local labor market with over 76,800 jobs.



Retail Powerhouse

Roseville ranks among California's top retail sales cities, acting as a regional shopping destination.



Business Friendly

City-owned utilities and services lower operating costs, enhancing business attraction and retention.



Bel Air Center | Roseville, CA

ABOUT SACRAMENTO, CA

SACRAMENTO, the capital of California and the core of a six-county metropolitan region, serves as a stable, government-anchored economy with increasing diversification into healthcare, education, technology, and logistics. Historically driven by public sector employment, the city has evolved into a more balanced economic base supported by population growth, in-migration from higher-cost coastal markets, and expanding private-sector investment.

Sacramento benefits from relative housing affordability compared to the Bay Area, attracting both residents and businesses, while its strategic location along major interstate and rail corridors strengthens its role as a distribution and logistics hub. With steady job growth, a large labor pool, and continued urban development, Sacramento's economy is characterized by stability, scalability, and long-term growth potential.

2.4M POPULATION (MSA)

\$135M+ METRO GDP (2024)

1.1M+ CIVILIAN LABOR FORCE



Bel Air Center | Roseville, CA

SHOPS TO BEL AIR GROCERY- ANCHORED SHOPPING CENTER

100% OCCUPIED | ROSEVILLE, CA (SACRAMENTO MSA)

JONATHAN SELZNICK **LEAD AGENT**

PRINCIPAL

949.734.0243

jselznick@lee-assoc.com

CA DRE# 01323949

RYAN BENNETT

PRINCIPAL

760.448.2449

rbennett@lee-associates.com

CAL DRE# 01826517

DREW OLSON, ASSOCIATE

760.448.1372

dolson@lee-associates.com

CAL DRE# 02049653

JAKE NEUFELD, ASSOCIATE

760.448.2455

jneufeld@lee-associates.com

CAL DRE# 02205115



PREMIER SUBURBAN NORTHERN CALIFORNIA LOCATION WITH STRONG DEMOGRAPHICS