



OFFERING MEMORANDUM

2003-A OPPORTUNITY DRIVE

2003 Opportunity Dr, Roseville, CA 95678

Marcus & Millichap

2003 OPPORTUNITY DR

EXCLUSIVELY LISTED BY

EDWARD J. NELSON

Senior Managing Director Investments
Sacramento

Direct: 916.724.1326

Edward.Nelson@marcusmillichap.com

CalDRE #01452610

EDDIE NELSON II

Associate Investments
Sacramento

Direct: 916.724.1308

Eddie.Nelson@marcusmillichap.com

CalDRE #02328257



Marcus & Millichap

2003 OPPORTUNITY DR

BROKER OF RECORD

TONY SOLOMON

California

3109095450

License: 01238010


Marcus & Millichap

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAH0030203

Marcus & Millichap



38,638 VPD FOOTHILLS BLVD

Roseville Maintenance Supply



Subject Property



12,063 VPD VINEYARD RD

12,063 VPD VINEYARD RD



Subject Property

Roseville Maintenance Supply

OFFERING SUMMARY

2003 OPPORTUNITY DR



Listing Price
\$525,000



Pro Forma Cap Rate
8.17%



Price/SF
\$164.06

FINANCIAL

Listing Price	\$525,000
Current NOI	\$26,261
Pro Forma NOI	\$60,900
Current Cap Rate	5.00%
Pro Forma Cap Rate	8.17%
Price/SF	\$164.06
Average Rent	\$13.50/SF

OPERATIONAL

Net Rentable Area	3,200 SF
Lot Size	0.26 Acres (11,325 SF)
Year Built/Renovated	1999



2003-A OPPORTUNITY DRIVE

RENT ROLL

As of July, 2026

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Monthly Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Pro Forma Rent Per Month	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.							
Summer Hosmann	1	387	12.1%	6/16/22	M-T-M	\$1.55	\$600	\$7,200	\$7,800	\$650	N	None
Dane Johnson	2	387	12.1%	6/15/25	6/30/26	\$1.68	\$650	\$7,800	\$7,800	\$650	N	None
Jack Tapia	3	387	12.1%	6/1/26	5/31/27	\$1.42	\$550	\$6,600	\$7,800	\$650	N	None
Jack Tapia	4	387	12.1%	6/1/26	5/31/27	\$1.42	\$550	\$6,600	\$7,800	\$650	N	None
Vacant	5	550	17.2%	1/0/00		\$0.00	\$0	\$0	\$9,900	\$825	N	
Synergy HomeCare	6	550	17.2%	1/1/18	M-T-M	\$1.14	\$625	\$7,500	\$9,900	\$825	N	None
Synergy HomeCare	7	550	17.2%	1/1/18	M-T-M	\$1.14	\$625	\$7,500	\$9,900	\$825	N	None
Total		3,198				\$1.13	\$3,600	\$43,200	\$60,900	\$5,075		
		Occupied Tenants: 6		Unoccupied Tenants: 1		Occupied Rentable SF: 82.80%		Unoccupied Rentable SF: 17.20%				

2003-A OPPORTUNITY DRIVE

OPERATING STATEMENT

INCOME	Per SF	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	13.51	43,200		13.51	60,900		19.04
Expense Reimbursement Income							
Total Reimbursement Income	\$0.00	\$0	0.0%	\$0.00	\$0	0.0%	\$0.00
Effective Gross Revenue	\$13.51	\$43,200		\$13.51	\$60,900		\$19.04
OPERATING EXPENSES	Per SF	Current		Per SF	Pro Forma		Per SF
Repairs	0.22	700		0.22	714		0.22
HVAC	0.32	1,030		0.32	1,051		0.33
Water, Trash, Sewer	0.90	2,875		0.90	2,933		0.92
Insurance	1.50	4,800		1.50	4,896		1.53
Real Estate Taxes	1.68	5,374		1.68	5,374		1.68
Management Fee	0.68	2,160	5.0%	0.68	3,050	5.0%	0.95
Total Expenses	\$5.30	\$16,939		\$5.30	\$18,018		\$5.63
Expenses as % of EGR		39.2%			29.6%		
Net Operating Income	\$8.21	\$26,261		\$8.21	\$42,882		\$13.41



2003-A OPPORTUNITY DRIVE

2003 Opportunity Dr, Roseville, CA 95678

INVESTMENT OVERVIEW

This offering presents a compelling opportunity to acquire a well-located, multi-tenant office asset in the highly desirable Roseville submarket. Priced at \$164 per square foot, the property combines stable in-place cash flow with clear and actionable value-add potential.

The building is currently 86% occupied, featuring four tenants across six occupied suites and one remaining vacancy. Two of the tenants each occupy multiple suites, demonstrating both long-term commitment and flexibility to accommodate business growth. Notably, two tenants are currently on month-to-month leases, providing immediate upside for a new owner to mark rents to market with minimal rollover friction. The suite sizes, ranging from 387 to 550 square feet, are well-suited for small office users, supporting ease of lease-up and historically consistent occupancy.

With in-place rents below market, investors have a clear path to increasing revenue through strategic renewals, lease restructuring, and occupancy of the remaining vacant suite. Recent capital improvements-including a brand new roof completed in 2026-further reduce near-term capital expenditure requirements and enhance the asset's overall durability.

Strategically positioned near major traffic corridors, the property benefits from excellent visibility and accessibility, with approximately 38,638 vehicles per day along Foothills Boulevard and 12,063 vehicles per day on Vineyard Road. The location is further enhanced by its proximity to Denio's Farmers Market and Swap Meet, a well-known regional destination that drives consistent consumer traffic to the area.

Additional features include 52 on-site parking spaces, ensuring ample parking for tenants and visitors, as well as three HVAC units servicing the building.

INVESTMENT HIGHLIGHTS

83% Occupied Multi-Tenant Office Building (1-Vacant Unit)

Well Maintained Property with No Deferred Maintenance

Desirable Suburban Office Property (Satellite or Hub-and-Spoke Model)

Diverse Tenant Mix (Reduced Roll-Over Risk)

New Roof (2026)

Adjacent to Denio's Market

Below market rents and month-to-month leases offering value-add opportunity

2003-A OPPORTUNITY DRIVE

PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	473-150-018
Zoning	M-1
Floors	2
Year Built/Renovated	1999
Net Rentable Area	3,200 SF
Parking Spaces	52
Guest Parking	Yes
Topography	Flat
Intersection/Cross Street	Opportunity Dr & Vineyard Rd

UTILITIES

Electric	To-Site (Roseville Electric Utility)
Water	To-Site (City of Roseville Utilities)
Gas	Yes

CONSTRUCTION

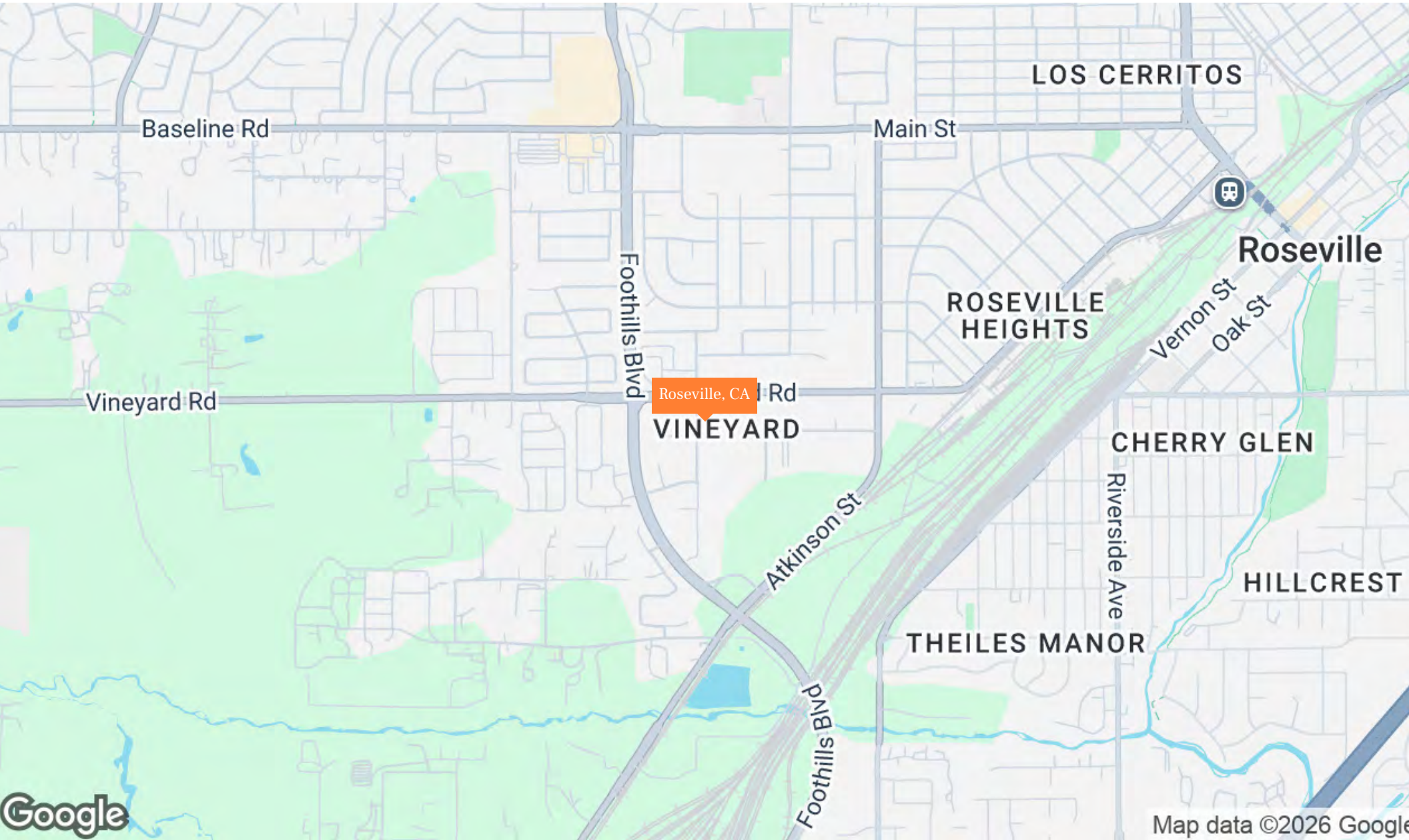
Foundation	Concrete
Exterior	Stucco
Roof	TPO (Flat)
Stairways	External

MECHANICAL

HVAC	3 Side Mounted Units
Fire Protection	Sprinklered
Restrooms	7

2003-A OPPORTUNITY DRIVE

REGIONAL MAP



2003-A OPPORTUNITY DRIVE

MARKET OVERVIEW

SACRAMENTO

As the capital to the largest U.S. state economy, the Sacramento-Roseville-Arden-Arcade metro is a hub of public and private sector activity. Two major universities foster an educated workforce that draws new companies to the market. New job opportunities, in turn, foster population growth as more households seek residential options in less dense areas. Lying in the middle of the 450-mile-long Central Valley, the metro comprises four counties: Sacramento, El Dorado, Placer and Yolo. More than 2.5 million people call the area home, and unlike the nearby Bay Area, Sacramento is seismically quiet, making it an ideal location for data centers and cloud computing storage. The city of Sacramento is the most populous, at approximately 526,000 residents, followed by Elk Grove and Roseville. The metro is a more typically automobile-centric environment than neighboring San Francisco.

METRO HIGHLIGHTS



LOGISTICS HUB

Proximity to the Bay Area and access to Interstates 5 and 80, as well as U.S. Route 50, make Sacramento a logistics hub. Sacramento International Airport also serves air freight.



RESILIENT EMPLOYMENT BASE

Sacramento's employment total grew at the 12th-fastest pace in the country in 2024 and was the second fast-growing job market on the West Coast. This is partly attributable to lower relative costs attracting businesses and in-migration from workers.



EXPANDING RESIDENTIAL NEEDS

Placer County, abutting Lake Tahoe, is one of the fastest-growing areas in the state, contributing to robust long-term local housing demand.

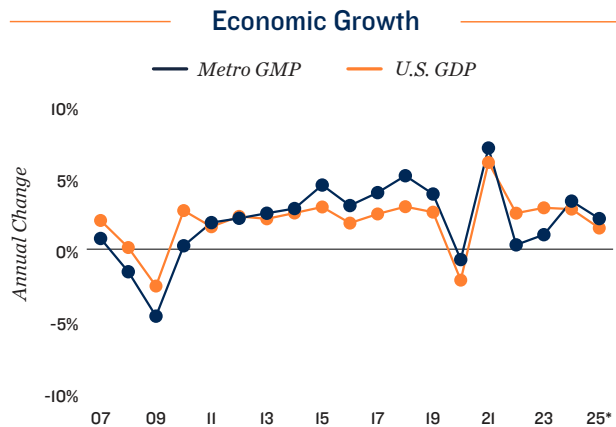


2003-A OPPORTUNITY DRIVE

MARKET OVERVIEW

ECONOMY

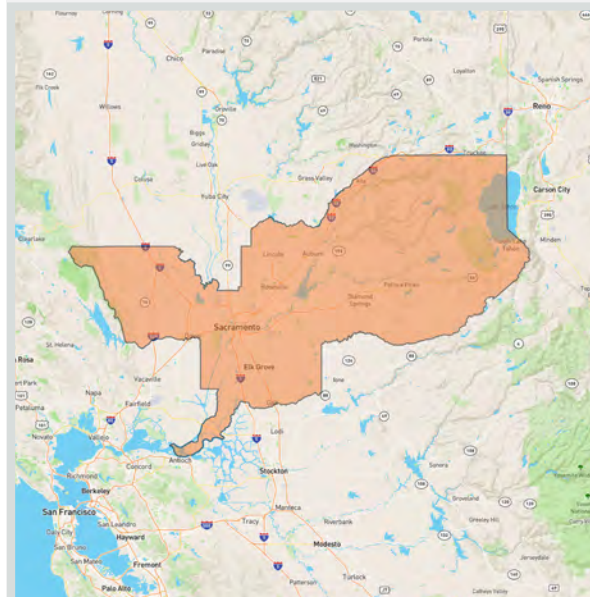
- Sacramento is home to the California State Capitol, making the government sector important to the region's economy, even with its recent diversification.
- University of California, Davis and California State University, Sacramento, along with associated medical systems, prop up a large education and health services ecosystem, forming a broad base for employment, along with many area hospitals.
- As the most populous metro in California's fertile Central Valley, Sacramento is the hub for the United State's largest agriculture market by dollar-value of output sold.



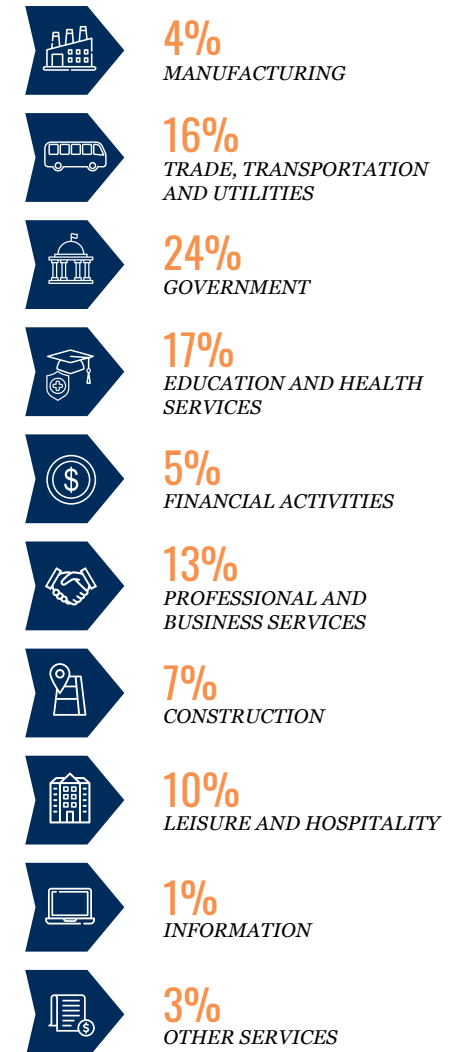
* Forecast

MAJOR AREA EMPLOYERS

- California State University, Sacramento
- Sutter Health
- Kaiser Permanente
- Verizon
- UPS
- Dignity Health
- University of California, Davis
- Blue Shield of California
- Wells Fargo



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

2003-A OPPORTUNITY DRIVE

MARKET OVERVIEW

DEMOGRAPHICS

- The metro is expected to add nearly 66,000 people over the next five years, resulting in the formation of roughly 25,000 new households.
- A median home price below other major California markets has produced a homeownership rate of about 61 percent.
- Among residents ages 25 and older, 36 percent hold bachelor's degrees and 13 percent also have a graduate or professional degree.

QUALITY OF LIFE

Residents and visitors can enjoy many recreational activities. Sacramento is home to professional sports teams, headlined by the Kings (NBA). Within a short drive away are some of the world's finest wine-producing regions: the Napa, Sonoma and Alexander valleys. Sacramento is also just a short distance from Lake Tahoe and its popular ski resorts. The area offers various cultural opportunities, including the ballet, opera, museums, a zoo and music festivals. In addition to four community colleges, there are two universities in the region: California State University, Sacramento and University of California, Davis. Students new to the area can visit Old Sacramento, which is a 28-acre historical landmark that pays homage to California circa the 1849 Gold Rush.

SPORTS

Basketball | **NBA** | Sacramento Kings
Baseball | **MiLB** | Sacramento River Cats
Soccer | **USL** | Sacramento Republic FC



EDUCATION

- University of California, Davis
- California State University, Sacramento
- California Northstate University
- Sacramento City College



ARTS & ENTERTAINMENT

- Sacramento Zoo
- Sacramento Philharmonic Orchestra
- Crocker Art Museum
- Sacramento Memorial Auditorium



QUICK FACTS



POPULATION

2.4M

Growth 2025-2029*
2.7%



HOUSEHOLDS

903K

Growth 2025-2029*
2.8%



MEDIAN AGE

39

U.S. Median:
39



MEDIAN HOUSEHOLD INCOME

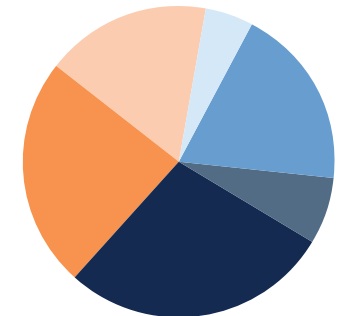
\$99,000

U.S. Median:
\$76,000

*Forecast

2025 Population by Age

5%	0-4 years
19%	5-19 years
7%	20-24 years
28%	25-44 years
24%	45-64 years
17%	65+ years



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

2003-A OPPORTUNITY DRIVE

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	11,579	119,740	363,836
2025 Estimate			
Total Population	11,415	116,084	351,636
2020 Census			
Total Population	11,732	114,241	343,128
2010 Census			
Total Population	10,959	108,583	307,432
Daytime Population			
2025 Estimate	9,998	112,824	312,248
HOUSEHOLDS			
2030 Projection			
Total Households	4,533	46,603	139,743
2025 Estimate			
Total Households	4,445	45,101	134,925
Average (Mean) Household Size	2.6	2.6	2.6
2020 Census			
Total Households	4,280	42,242	125,759
2010 Census			
Total Households	3,872	39,820	113,014
HOUSEHOLDS BY INCOME			
2025 Estimate			
\$200,000 or More	6.7%	14.3%	14.1%
\$150,000-\$199,999	11.5%	12.6%	13.0%
\$100,000-\$149,999	19.1%	21.0%	21.5%
\$75,000-\$99,999	17.7%	13.8%	13.6%
\$50,000-\$74,999	13.8%	13.8%	14.0%
\$35,000-\$49,999	9.3%	8.5%	8.6%
\$25,000-\$34,999	10.9%	5.9%	5.3%
\$15,000-\$24,999	4.5%	5.2%	4.6%
Under \$15,000	6.5%	4.9%	5.2%
Average Household Income	\$99,309	\$125,081	\$125,643
Median Household Income	\$85,418	\$104,626	\$106,499
Per Capita Income	\$38,449	\$47,762	\$47,240

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	11,415	116,084	351,636
Under 20	24.9%	23.9%	24.8%
20 to 34 Years	23.6%	19.5%	19.4%
35 to 49 Years	21.8%	20.9%	21.0%
50 to 59 Years	11.8%	13.0%	12.2%
60 to 64 Years	5.6%	6.1%	5.9%
65 to 69 Years	4.6%	5.2%	5.2%
70 to 74 Years	3.3%	4.2%	4.3%
Age 75+	4.4%	7.2%	7.3%
Median Age	35.0	40.0	39.0
Population by Gender			
2025 Estimate Total Population	11,415	116,084	351,636
Male Population	50.5%	49.2%	48.8%
Female Population	49.5%	50.8%	51.2%
Travel Time to Work			
Average Travel Time to Work in Minutes	27.0	28.0	30.0

2003-A OPPORTUNITY DRIVE

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 351,636. The population has changed by 14.38 percent since 2010. It is estimated that the population in your area will be 363,836 five years from now, which represents a change of 3.5 percent from the current year. The current population is 48.8 percent male and 51.2 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 4,472 people per square mile.



HOUSEHOLDS

There are currently 134,925 households in your selected geography. The number of households has changed by 19.39 percent since 2010. It is estimated that the number of households in your area will be 139,743 five years from now, which represents a change of 3.6 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2025, the median household income for your selected geography is \$106,499, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 73.33 percent since 2010. It is estimated that the median household income in your area will be \$125,536 five years from now, which represents a change of 17.9 percent from the current year.

The current year per capita income in your area is \$47,240, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$125,643, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 171,492 people in your selected area were employed. The 2010 Census revealed that 66.9 percent of employees are in white-collar occupations in this geography, and 15.9 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 28.00 minutes.



HOUSING

The median housing value in your area was \$513,582 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 71,140.00 owner-occupied housing units and 41,874.00 renter-occupied housing units in your area.



EDUCATION

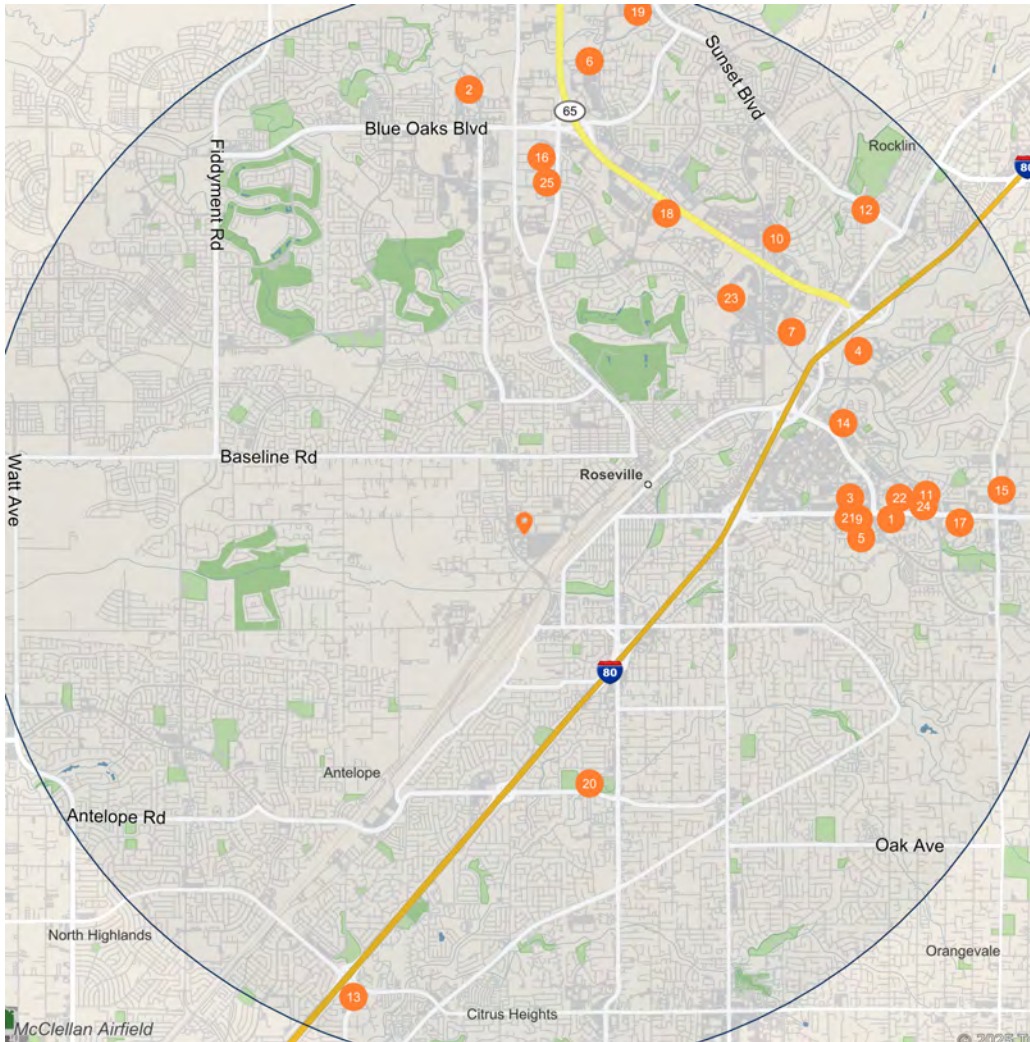
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 32.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 11.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 17.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.0 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 30.6 percent in the selected area compared with the 19.6 percent in the U.S.

2003-A OPPORTUNITY DRIVE

DEMOGRAPHICS



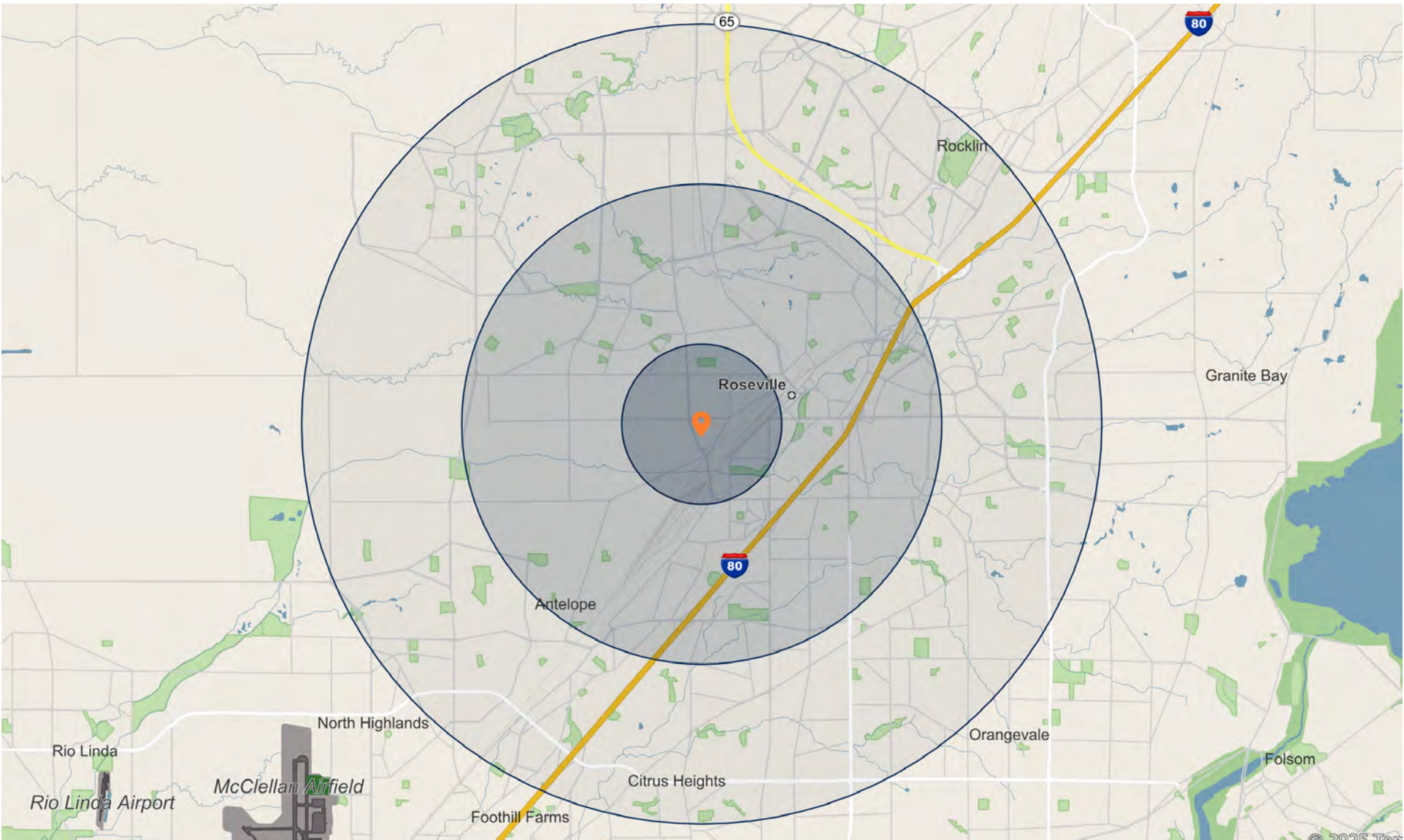
Major Employers

Employees

1	Lumen Tech Gvrnment Sltions Inc-	5,006
2	Pride Industries One Inc-Pride Industries	4,300
3	Kaiser Foundation Hospitals-Kaiser Permanente	2,299
4	Sutter Roseville Medical Ctr-	1,700
5	Unilab Corporation-Quest Diagnostics	1,246
6	US Tech Solutions Inc-	990
7	Flexcare LLC-Flexcare Medical Staffing	930
8	Permanente Medical Group Inc-	842
9	South Coast Medical Center-	690
10	SE Scher Corporation-Acrobat Staffing	663
11	Sutter Health-Vascular and Varicose Vein Ctr	636
12	Dutch Bros Inc-	478
13	Century Theatres Inc-Cinedome 9	361
14	Adventist Hlth Systm/West Corp-Adventist Health	350
15	Bayside Covenant Church Inc-	350
16	Esl Technologies Inc-	350
17	Aesyntix Health Inc-	341
18	Cliftonlarsenallen LLP-	300
19	Pacific Secured Equities Inc-Intercare Holdings Insur Svcs	300
20	County of Sacramento-Parks and Recreation Dept	296
21	Mac Parent LLC-Romanos Macaroni Grill	286
22	Revenue Solutions Inc-	285
23	Travismathew LLC-Galleria At Roseville	264
24	Odin Envmtl Solutions LLC-	250
25	Dwayne Nash Industries Inc-Kodiak Roofing & Waterproofing	250

2003-A OPPORTUNITY DRIVE

DEMOGRAPHICS



2003 OPPORTUNITY DR

EXCLUSIVELY LISTED BY

EDWARD J. NELSON

Senior Managing Director Investments
Sacramento

Direct: 916.724.1326

Edward.Nelson@marcusmillichap.com

CalDRE #01452610

EDDIE NELSON II

Associate Investments
Sacramento

Direct: 916.724.1308

Eddie.Nelson@marcusmillichap.com

CalDRE #02328257


Marcus & Millichap