



ROSEVILLE INNOVATION PARK

8040 FOOTHILLS BOULEVARD, ROSEVILLE CA

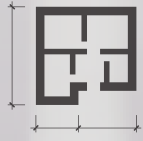
160,000 SQUARE FEET AVAILABLE

ROSEVILLE INNOVATION PARK

As one of the premier submarkets in the Greater Sacramento region, Roseville offers a wide variety of amenities, retail establishments, city services and recreational activities. A significant benefit to the area is Roseville Electric, a municipal-owned utility which provides power to the region at affordable rates to both businesses and residences. Located on Foothills Boulevard just south of Blue Oaks Boulevard, Roseville Innovation Park has excellent access to Highway 65, Interstate 80 and all major thoroughfares in the area. Roseville Innovation Park is well located approximately 20 miles northeast of downtown Sacramento & the State Capitol and just 25 miles from Sacramento International Airport.



**CUSHMAN &
WAKEFIELD**

**SIZE**

Class “A” office building totaling ±160,000 sf with unrivaled 20'+ ceiling heights;

**BUILDING AMENITIES**

New planned outdoor recreation, dining, and break-out space;

**MANAGEMENT**

Professional property management and engineering (responsive management team);

**RETAIL AMENITIES**

Numerous retail amenities within a short distance including Roseville Galleria, Fountains, Blue Oaks Town Center, Top Golf, and others;

**PARKING**

6.5:1,000 Parking;

**ACCESS**

Conveniently located near Highway 65 via Blue Oaks Blvd;

**NEIGHBORHOOD
COMMUNITY**

Adjacent to the new mixed-use community of Campus Oaks, which will include 1,000 residential units, a new 10-acre park adjacent to the Property, and numerous new retail amenities, including restaurants and a Nugget Market grocery store.

AERIAL



ORACLE

E SURANCE

BLUE OAKS TOWN CENTER

TOP GOLF

WESTFIELD GALLERIA

FOUNTAIN AT ROSEVILLE

SIERRA VIEW COUNTRY CLUB



WASHINGTON BOULEVARD

FBI

FEDEX

8040 Foothills BLVD

TSI SEMICONDUCTOR

FOOTHILLS BOULEVARD

SUTTER HEALTH

COKEVA

Hewlett Packard
Enterprise

DCX technology

ROSEVILLE INNOVATION PARK

BLUE OAKS BOULEVARD

FUTURE
COMMERCIAL
DEVELOPMENT

FUTURE RESIDENTIAL DEVELOPMENT

FUTURE ROSEVILLE PARKWAY

FUTURE RETAIL
DEVELOPMENT
(NUGGET MARKET)

CAMPUS OAKS - MIXED-USE
DEVELOPMENT

WOODCREEK GOLF COURSE



LOCATION

FUTURE RESIDENTIAL
DEVELOPMENT

8040 FOOTHILLS

Hewlett Packard
Enterprise

DXC.technology

ROSEVILLE INNOVATION PARK

Is part of the The Hewlett Packard | Campus Oaks (HPCO) Master Plan, a mixed use community on ±375 acres in the western portion of the City of Roseville, California. This suburban infill location offers high visibility and ease of local and regional access supporting an integrated mix of services, amenities housing and retail.

FOOTHILLS BOULEVARD

ROSEVILLE PARKWAY

OUTDOOR UPGRADES



**OUTDOOR RECREATION,
DINING &
BREAK-OUT SPACE.**

ROSEVILLE INNOVATION PARK

OUTDOOR UPGRADES

BREAKOUT

BREAKOUT

DECK

DECK

BOCCIE COURT

REC AREA/LAWN

KITCHEN

STADIUM SEATING

PLANTED BERM

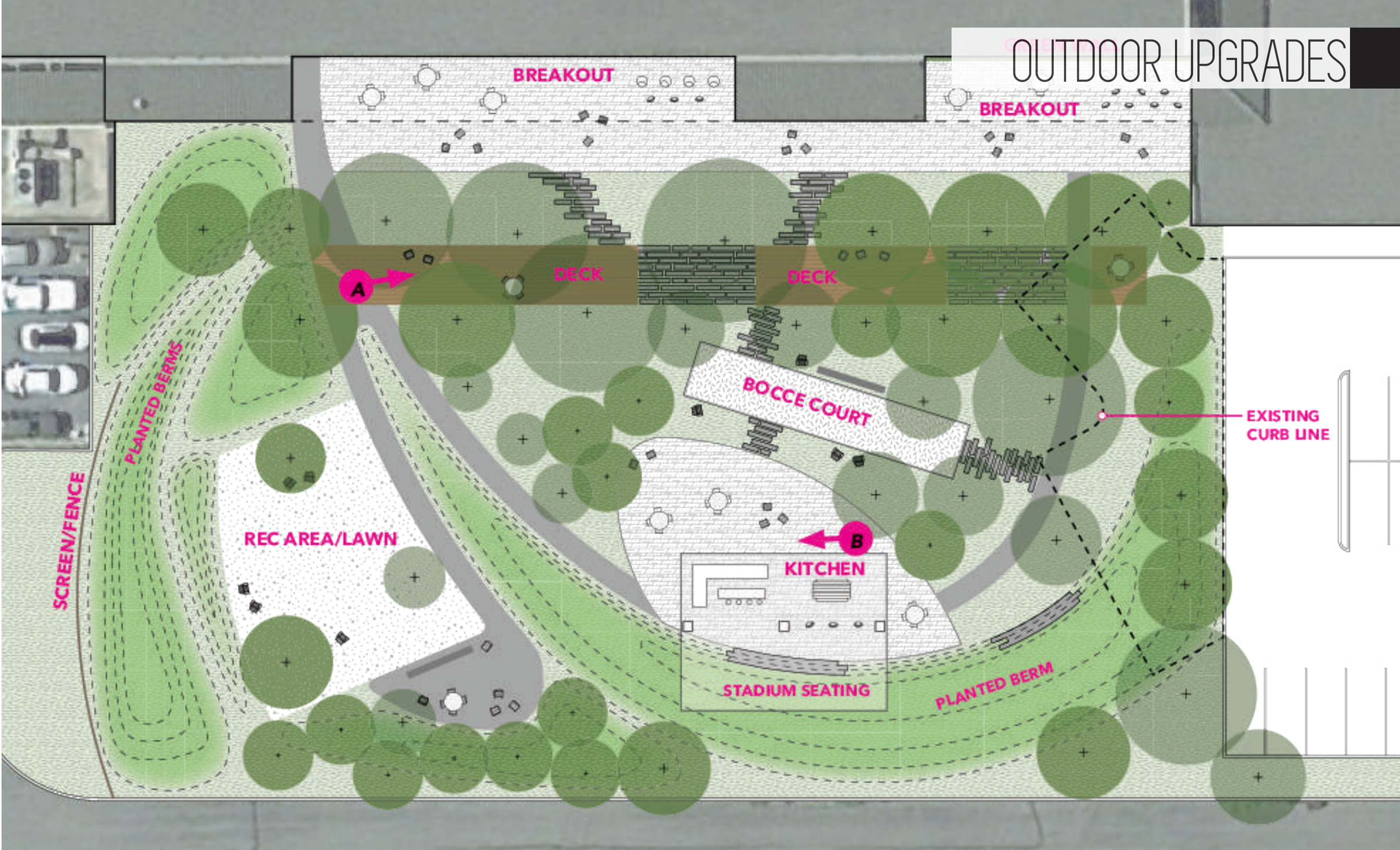
EXISTING CURB LINE

SCREEN/FENCE

PLANTED BERMS

A

B

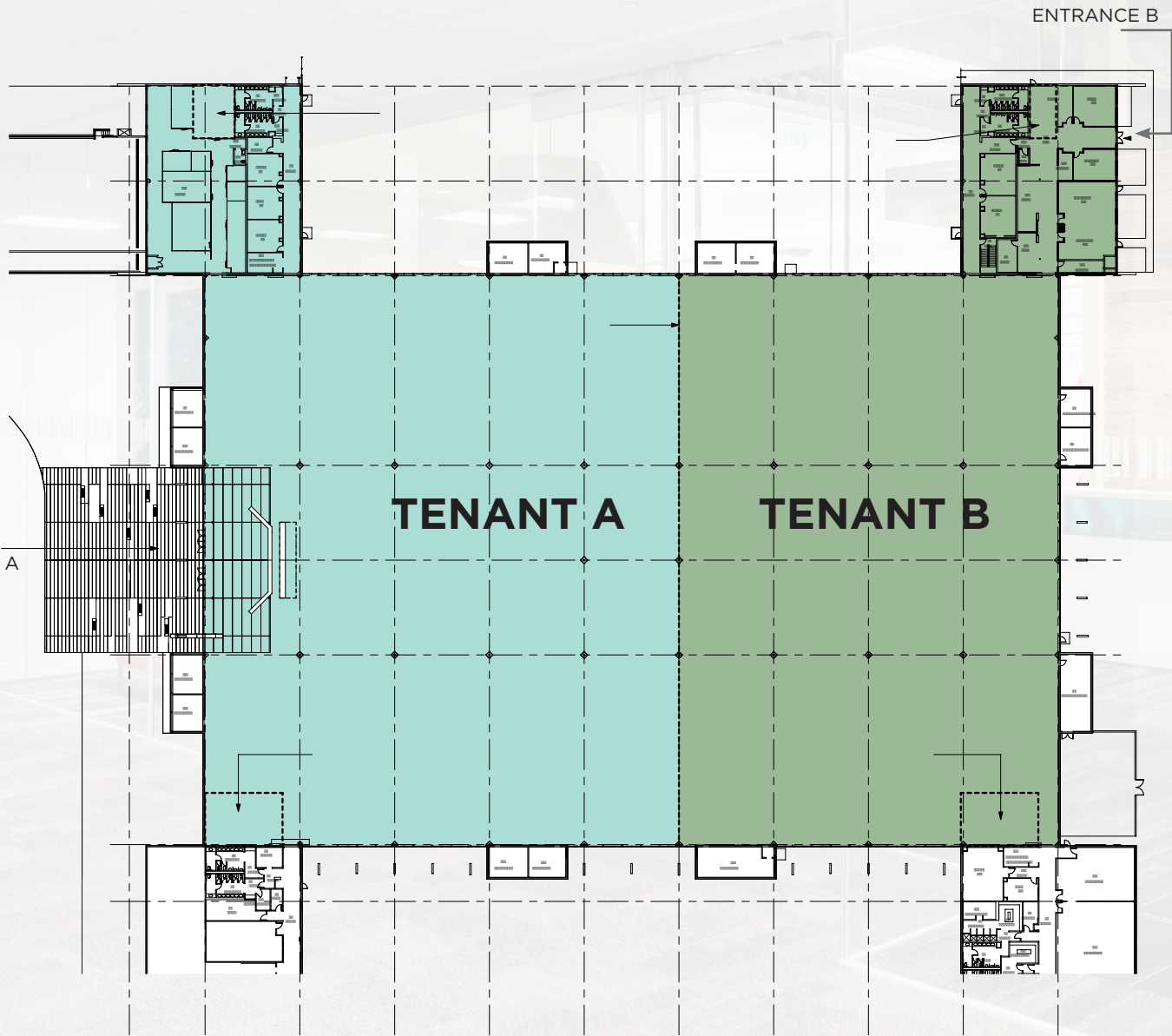


FLOOR PLAN

±160,000 SF - DIVISIBLE

HIGHLIGHTS

LOADING DOCKS	Five (5) at grade loading bays
ROOFING	Built up roof with stone ballast
STRUCTURE/ EXTERIOR WALLS	Exposed aggregate precast concrete panel walls with reveals, prefinished metal wall panels, painted smooth finish plaster, aluminum storefront walls and windows, dark tinted single-pane glazing, prefinished standing seam shade elements, exposed painted steel structure, and plastered or prefinished metal slat soffits.
HVAC	The building uses four turbo-core R-134a compressors which are water cooled.
WATER/ PLUMBING	The campus is served by a 12" water main connected to the below-grade city utility main. Natural gas service is provided to the campus via a 6" diameter main line with above ground metering.
ZONING	M-1/SA, city of Roseville
FLOOD ZONE	Zone X (areas determined to be outside 500-year flood plain) FEMA Map Panel No. 06061C0476F, dated June 8, 1998
UTILITY PROVIDERS	WATER: City of Roseville SEWER: City of Roseville NATURAL GAS: Pacific Gas & Electric ELECTRICITY: Roseville Electric



ROSEVILLE INNOVATION PARK

RENDERING



Front
ENTRY

ROSEVILLE INNOVATION PARK

8040 FOOTHILLS BOULEVARD, ROSEVILLE CA

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