ELK HILLS PLAZA & PLAZA I & II
1251 BASELINE ROAD &
3992 FOOTHILLS BOULEVARD
ROSEVILLE :: CALIFORNIA

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FULL 5% LEASE COMMISSION TO PROCURING BROKER

FOR LEASE

• 2 Fully Fixtured Restaurant Spaces Available
• Vacant Pad Available
• Vanilla Shell Space Available

FOR LEASE
Retail 24/7.

CBRE
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AVAILABILITY
Elk Hills Plaza I:
:: Ste. 130 ±1,234 SF – $1.69 PSF, NNN* – Turn-Key Restaurant Space
:: Ste. 140 ±1,009 SF – $1.39 PSF, NNN*
:: Ste. 150 ±3,540 SF – $1.64 PSF, NNN* – Turn-Key, Fully Equipped Restaurant
*NNN are $0.44 PSF

Elk Hills Plaza II:
:: Ste. 110 ±1,200 SF – $1.19 PSF, NNN**
:: Ste.185 ±1,224 SF – $1.19 PSF, NNN**
**NNN are $0.38 PSF

FEATURES
:: Center has been recently remodeled and is under new ownership and management.
:: Elk Hills Plaza I & II are situated at one of Roseville’s key intersections.
:: This site is located in close proximity to the densely populated Del Webb Sun City neighborhood. This is a ±1,200-acre community of active adults who live in 3,110 single family homes.
:: The center is across the street from a high volume Bel-Air and Rite Aid.
:: Strong daytime population that includes large companies such as Telefunken, Hewlett Packard and Surewest.

MAJOR TENANTS IN THE AREA

TRAFFIC COUNTS (March 2010)
Baseline Rd (W. of Foothills Blvd) 13,343 ADT
Main St (E. of Foothills Blvd) 12,998 ADT
Foothills Blvd (N. of Baseline Rd/Main St) 31,174 ADT
Foothills Blvd (S. of Baseline Rd/Main St) 31,016 ADT

2013 ESTIMATED DEMOGRAPHICS

<table>
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<tr>
<th>1.5 miles</th>
<th>3 miles</th>
<th>5 miles</th>
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<tbody>
<tr>
<td>Population</td>
<td>28,568</td>
<td>101,900</td>
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<tr>
<td>Avg. Household Income</td>
<td>$71,776</td>
<td>$76,561</td>
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<tr>
<td>Avg. Daytime Population</td>
<td>9,508</td>
<td>46,777</td>
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MAP NOT TO SCALE
ELK HILLS PLAZA - AS BUILT

Suite 150
±3,540 SF

44 Patio Seats

Equipment Inventory
1. Cup/bowl dispenser
2. Plate dispenser
3. Buffet warmer
4. Sneeze guard
5. Soda
6. Ice machine
7. Prep sink
8. Refrigerator
9. Prep sink
10. 3 Compartment sink
11. Prep sink
12. Hood
13. Gas burners
14. Fryer
15. Mop sink
16. Prep table
17. Walk-in
18. 30x48 Table (Qty-22)
19. 72x30 Table (Qty-2)
20. 24x30 Table (Qty-1)
21. Chair (Qty-102)

NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.
3992 FOOTHILLS BOULEVARD
ROSEVILLE • CALIFORNIA

SITE PLAN

±1,200 SF

±0.58 Acre Parcel

Planned New Driveway

Not to Scale — All dimensions are approximate.