



200 VERNON

Roseville, CA



FOR LEASE
 Creative Office Space and Store Front Restaurant/
 Retail in Roseville's Newest Mixed-Use Building
 Adaptive Reuse of Roseville Telephone Original Headquarters Building

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PROPERTY OVERVIEW

200 Vernon Street is a two-story, ±65,000 SF mixed-use project with flexible zoning in an urban setting with commercial/retail at street level and 12 residential units on the second level. Located in downtown Roseville, Vernon Street is a destination point for a large variety of events including Downtown Tuesday Nights, a weekly summer event featuring live bands, local vendors and a beer garden, Wine Down Wednesday, top-notch concerts at Goldfield's, cultural arts and historic theaters. Almost all of the cultural events in Roseville take place here.

DESIGNED FOR THE TIME: Open plan, industrial feel office space and retail spaces with large operable windows which connect the spaces with activity on the streets

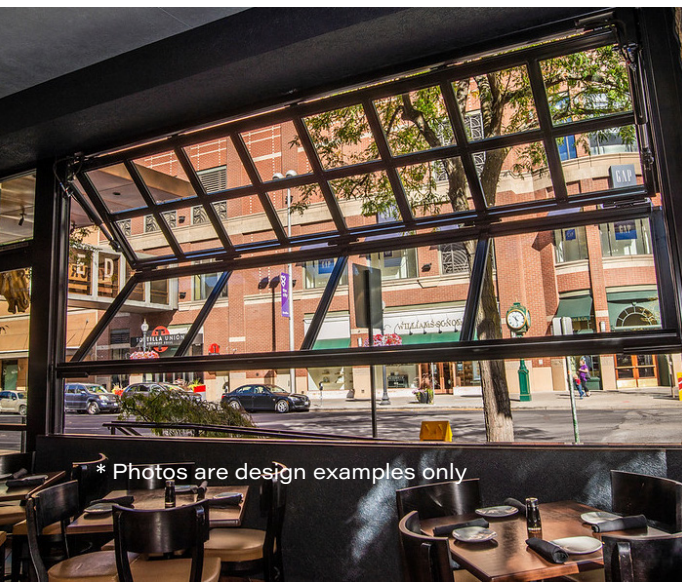
LOFTS AT VERNON: The second floor offers tenants a modern and socially connected way to live in one of the 12 apartments

ROOFTOP DECK: A unique rooftop space allows tenants and the public to access a rooftop bar and lounge area

SUBTERRANEAN SPACE: Well lit, lower-level space perfect for creative retail tenant uses, such as a night club, and loft-tenant amenities including storage and a fitness center.

URBAN ACCESS: Close proximity to 500+ free parking spaces within 2 blocks, diverse entertainment, rich culture, and a dynamic social scene

SAVVY DOWNTOWN: A myriad of quality dining destinations, happy hour hangouts, and shopping are walking distance away



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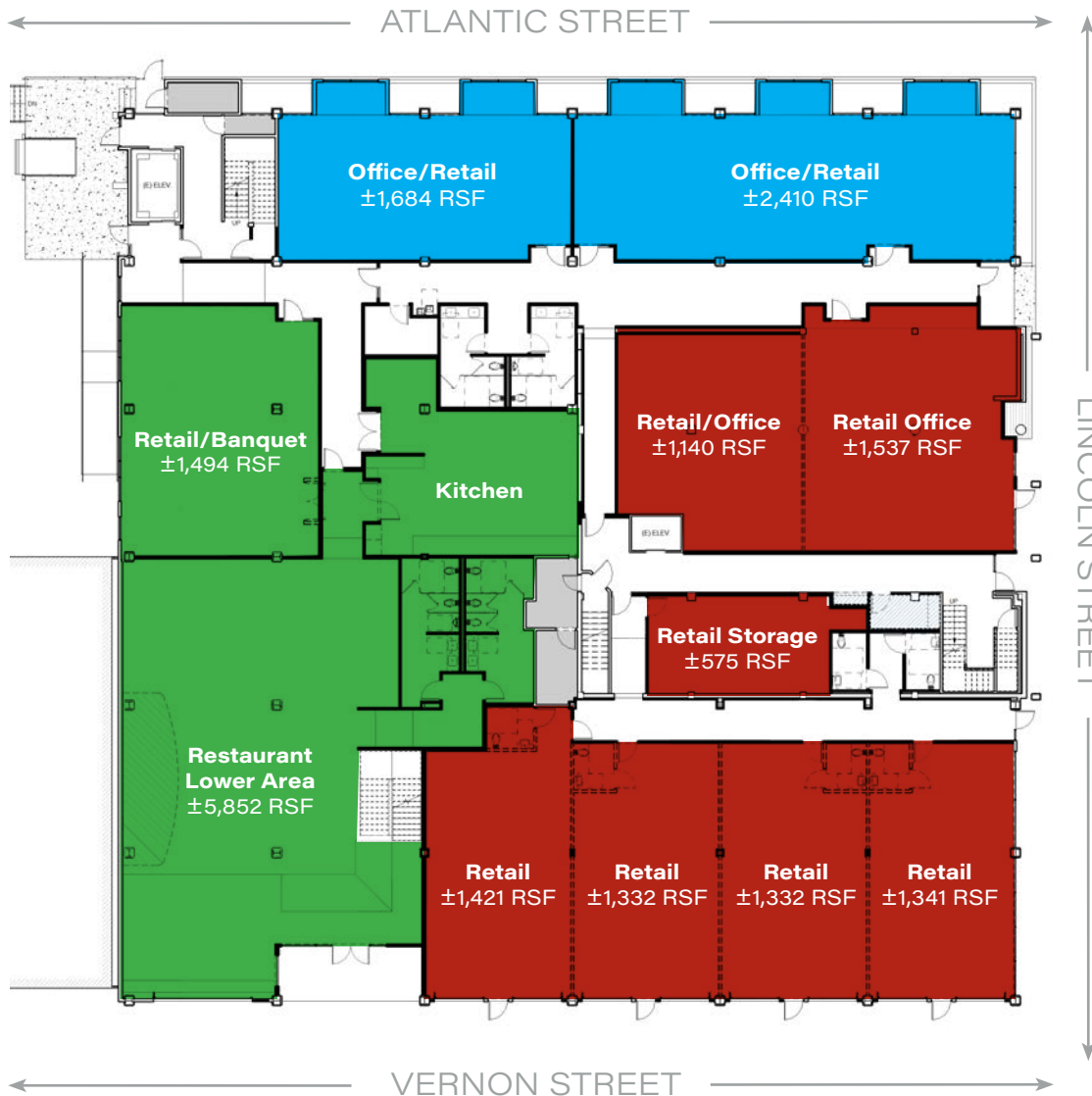
EXTERIOR BUILDING RENDERINGS



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FLOOR PLANS | Ground Floor



Restaurant/Retail Space

±5,582 RSF

Restaurant hood opportunity
±2,506 RSF mezzanine dining on second floor

Retail/Banquet Space

±1,494 RSF

Retail space that can be incorporated into the restaurant space for banquet use.

Storefront Retail Spaces

From ±1,332 RSF to ±1,421 RSF

Four shop spaces with store fronts on Vernon Street

Office/Retail Space

±6,771 RSF

Office/retail suites with views of Atlantic and Lincoln from ±1,140 RSF to ±4,094 RSF

*Square footages are approximate and subject to further verification

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FLOOR PLANS | Second Floor



Apartments

Combination of 12 studio, 1-bedroom and 2-bedroom apartments

±2,506 RSF

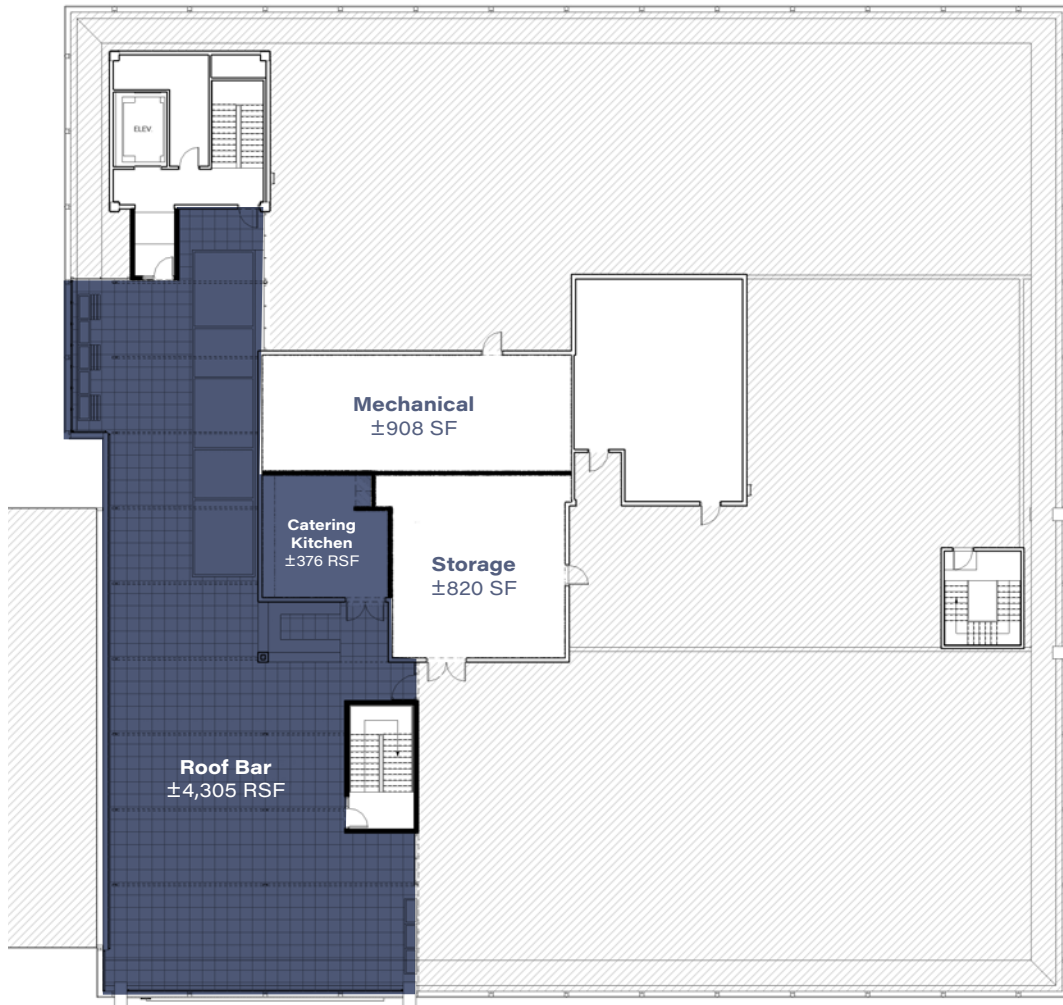
Restaurant mezzanine connected to ground floor restaurant

Residential fitness room

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FLOOR PLANS | Rooftop Deck & Bar Area



Roof Deck and Bar

±4,305 RSF Roof Deck with ±376 RSF Catering Kitchen

*Square footages are approximate and subject to further verification

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2021 Total Population	13,867	110,222	300,158
2021 Households	5,535	42,346	111,050
Median Household Income	\$57,343	\$82,644	\$86,739

	1 Mile	3 Mile	5 Mile
Median Age	37.9	37.6	38.3
Food Away From Home (Consumer Spending)	\$18,594,204	\$185,958,319	\$507,549,175
Apparel & Services (Consumer Spending)	\$10,406,600	\$103,809,831	\$282,875,602



Front Porches (51.4%)

Front Porches are a blend of household types, with more young families with children and more single households than average. More than half of householders are renters, and many of the homes are old town homes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions. Households tend to own just one vehicle, but it is used only when needed.



Old and Newcomers (24.5%)

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support charity causes and are environmentally conscious. Age is not always obvious from their choices.



Parks and Rec (10.1%)

These suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and town homes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving.

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NEARBY AMENITIES

Restaurant

- | | |
|---|--|
| 1. The Fig Tree | 10. Vernon Street Grill and Deli |
| 2. Goldfield's Trading Post | 11. 105 Noshery |
| 3. The Monk's Cellar | 12. The Union Roseville |
| 4. Nela's Mexican Restaurant | 13. Trocadero |
| 5. West House Tavern & Nightclub | 14. Old Town Pizza |
| 6. Goose Port Sports Bar & Public House | 15. Boxing Donkey Irish Pub & Restaurant |
| 7. Bounty Hunters Cafe | 16. Four Score Coffee |
| 8. Kram Endeavors | 17. Bar 101 Eats & Drinks |
| 9. The Place | 18. Daniello's Steakhouse & Speakwasy |

Shopping

- | | |
|---------------------------------------|-------------------------------------|
| 19. Funky Zone | 25. Tom's Discount Office Furniture |
| 20. Bartlett Flowers & Gifts | 26. Wild Bill's |
| 21. Mike's Bikes | 27. Railroad Hobbies |
| 22. Terra Cottage | 28. Paco's Upholstery |
| 23. Village General Store & Refillery | 29. Roseville Tattoo Co |
| 24. Tumbleweed & Company | |



LIVE MUSIC | PUBS | FARMERS MARKET | THEATER | RAIL MUSEUM | SHOPPING

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LOCATION OVERVIEW



Best City to Live in California
(Money.com, 2020)



5th Best Place to Live in the U.S. if You Work From Home

(Money.com, 2021)



9th Best Place to Retire in the U.S.

(Money.com, 2020)



15th Safest City in California
(Safety.com, 2020)



4th Healthiest County in California

(Robert Woods Johnson Foundation & University of Wisconsin Population Health Institute, 2020)



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Downtown Roseville

Roseville Center
Target, Petco, Raley's, Target 5, Chevy's Fresh Mex, FedEx Office

KAISER PERMANENTE



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