



TURTON
COMMERCIAL REAL ESTATE

SOCIAL CONNECTION @ ROSEVILLE JUNCTION

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THE OPPORTUNITY

AVAILABLE LEASING OPPORTUNITIES:

- CONTAINER B: 20' FRONT OF HOUSE CONTAINER & 30' BACK OF HOUSE CONTAINER
- CONTAINER C: 20' CONTAINER
- CONTAINER J: 30' CONTAINER
- CONTAINER K: 20' CONTAINER
- CONTAINER L: 20' CONTAINER

Social Connection, an integral and exciting part of the highly anticipated Roseville Junction will be a unique gathering space that doesn't exist anywhere else in the Sacramento region. Social Connection will be a lively, family-friendly, year-round outdoor pavilion that offers visitors a variety of experiences from great food and beverage operators. Social Connection will be the hub for gathering and connection throughout the region, and is truly the first-of-its-kind in the entire six county region.

Anchoring Social Connection will be Fieldwork Brewing. They are a renowned craft brewery known for its innovative, small-batch beers crafted with high-quality ingredients. With a welcoming taproom and beer garden, it offers a relaxed atmosphere for visitors to enjoy a rotating selection of fresh brews, including IPAs, sours, stouts, and more.

The remaining leasing opportunities at Social Connection include:

- Container B: 20' front of house container & 30' back of house container
- Container C: 20' container
- Container J: 30' container
- Container K: 20' container
- Container L: 20' container

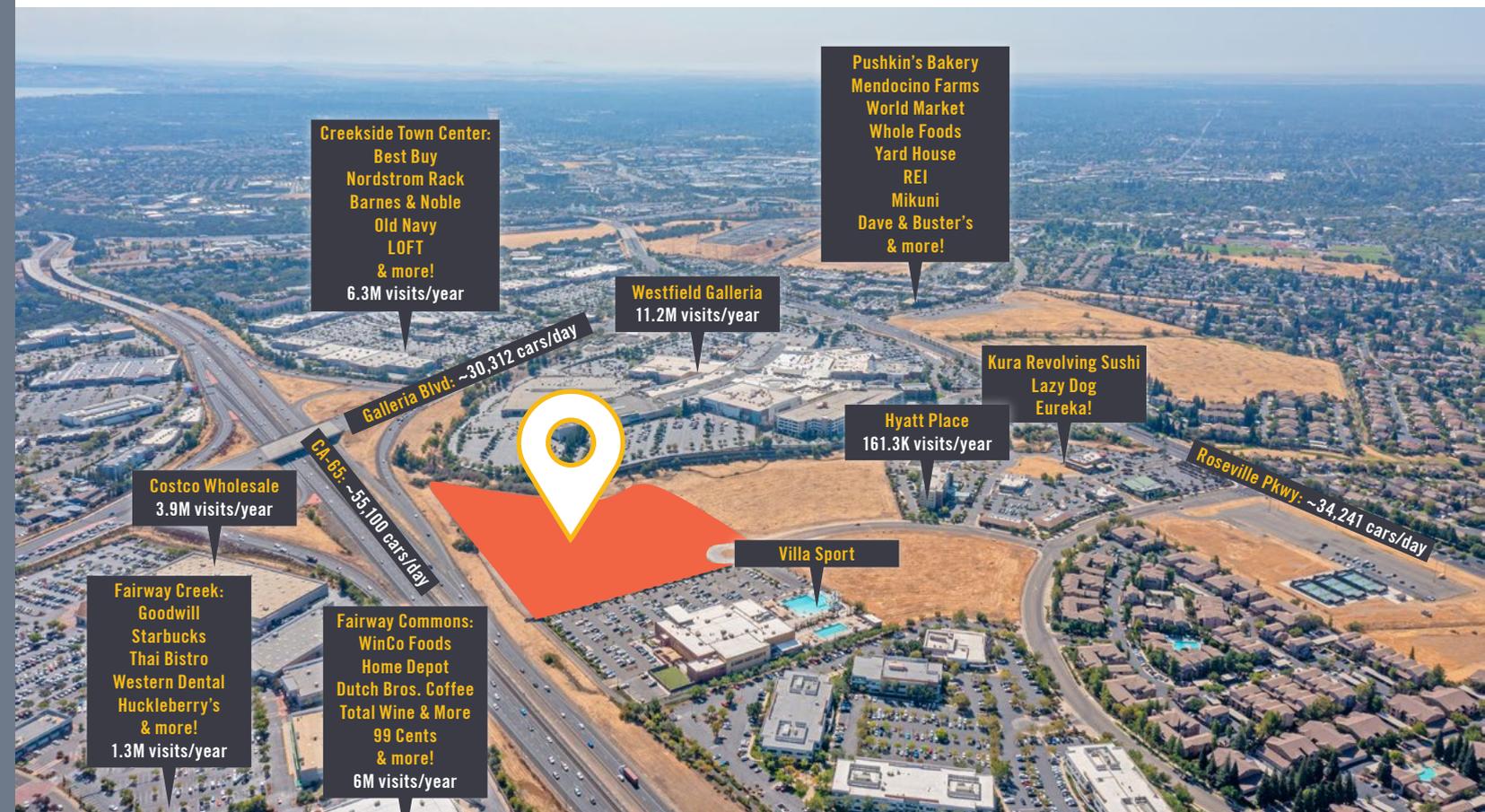
Roseville Junction

Roseville Junction, the home to Social Connection, is an exciting new development in Roseville, CA, designed to bring a dynamic mix of retail, dining, and entertainment experiences to the heart of the city. Strategically located near the Westfield Galleria and the Fountains at Roseville, this vibrant center will feature a thoughtfully curated selection of restaurants, cafes, specialty shops and two hotels, creating a lively, walkable destination for both locals and visitors. Its modern architecture, combined with inviting outdoor spaces, will provide an

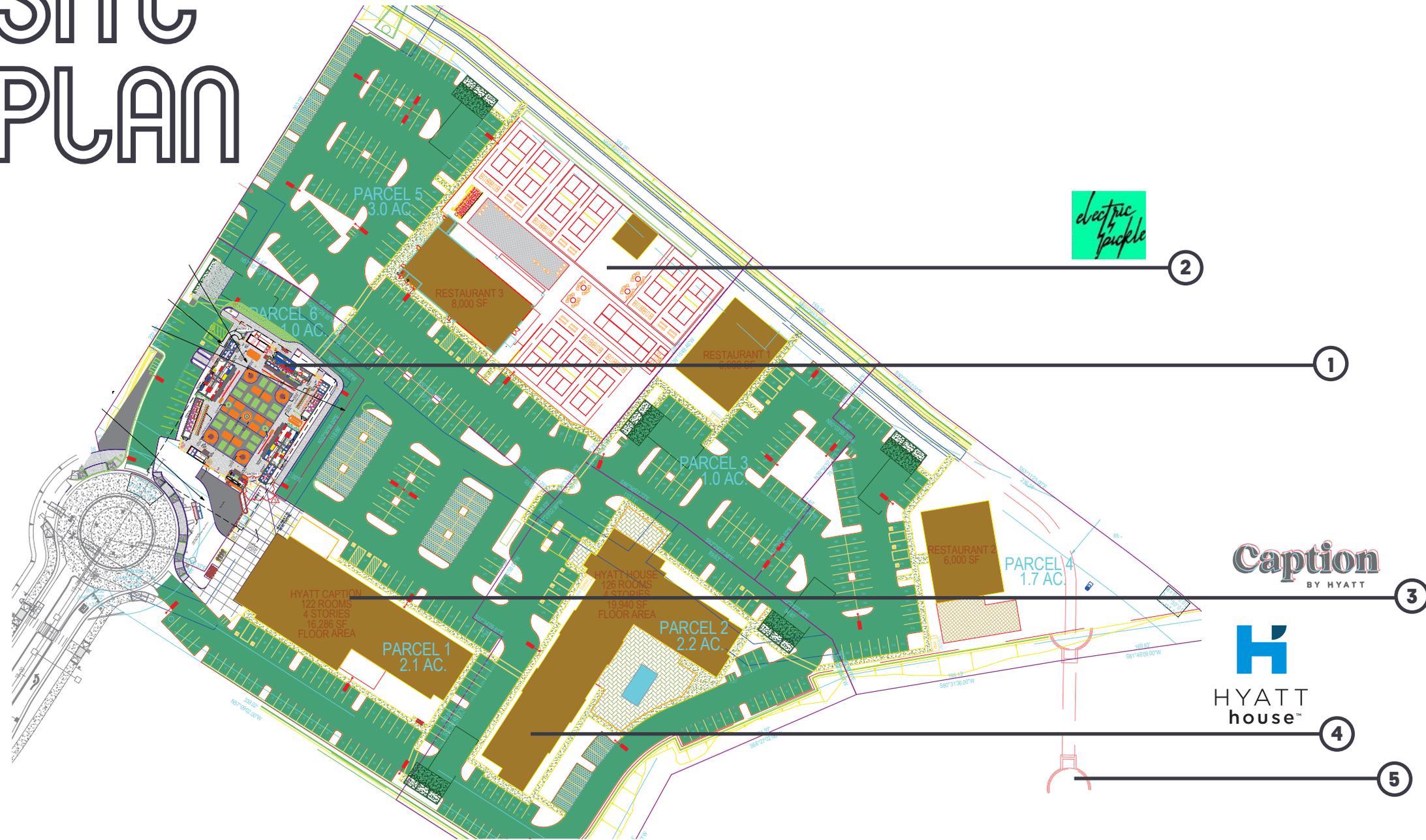
ideal setting for gatherings, casual strolls, and alfresco dining, enhancing Roseville's reputation as a hub for experiential lifestyle and leisure activities.

Beyond its retail and dining offerings, Roseville Junction will include a first to market entertainment venue with Electric Pickle and community spaces, making it a go-to spot for events, socializing, and relaxation. The development's emphasis on creating an interactive environment sets it apart, with plans for seasonal pop-up markets, outdoor performances, and family-friendly activities.

Conveniently accessible and seamlessly integrated into the surrounding commercial landscape, Roseville Junction is poised to become a cornerstone of the city's vibrant economy, offering a fresh and dynamic destination that reflects the growing energy and diversity of the Roseville community.



SITE PLAN



1 Social Connection - see above on page 02 for information.

Here are three of the exciting developments coming to Roseville Junction:

2 Electric Pickle is an entertainment complex featuring nine pickleball courts, an indoor-outdoor bar, a restaurant, and a lawn for live music and community gatherings. Located near the Westfield Galleria as part of the Roseville Junction project, the complex is designed to be a hospitality destination that appeals to a wide range of visitors. It combines sports, dining, and socializing, much like a modern-day, approachable version of a nightclub. In addition to pickleball, it will have a bocce ball court, other games, and a stage for live performances, with food options ranging from wood-fired Neapolitan pizzas to tacos and burgers.

3 Caption by Hyatt is Hyatt's new lifestyle brand that combines the design and comfort of an upscale, lifestyle-forward hotel with the flexibility of a select-service property, ideal for Roseville Junction. Caption by Hyatt Roseville is set to feature 122 guestrooms and suites, a fitness center, digital key access, meeting facilities, and Talk Shop, the reimagined hotel lobby experience that will feature an on-site F&B space, combining an all-day café, market and bar with a lounge, and social space for guests and locals.

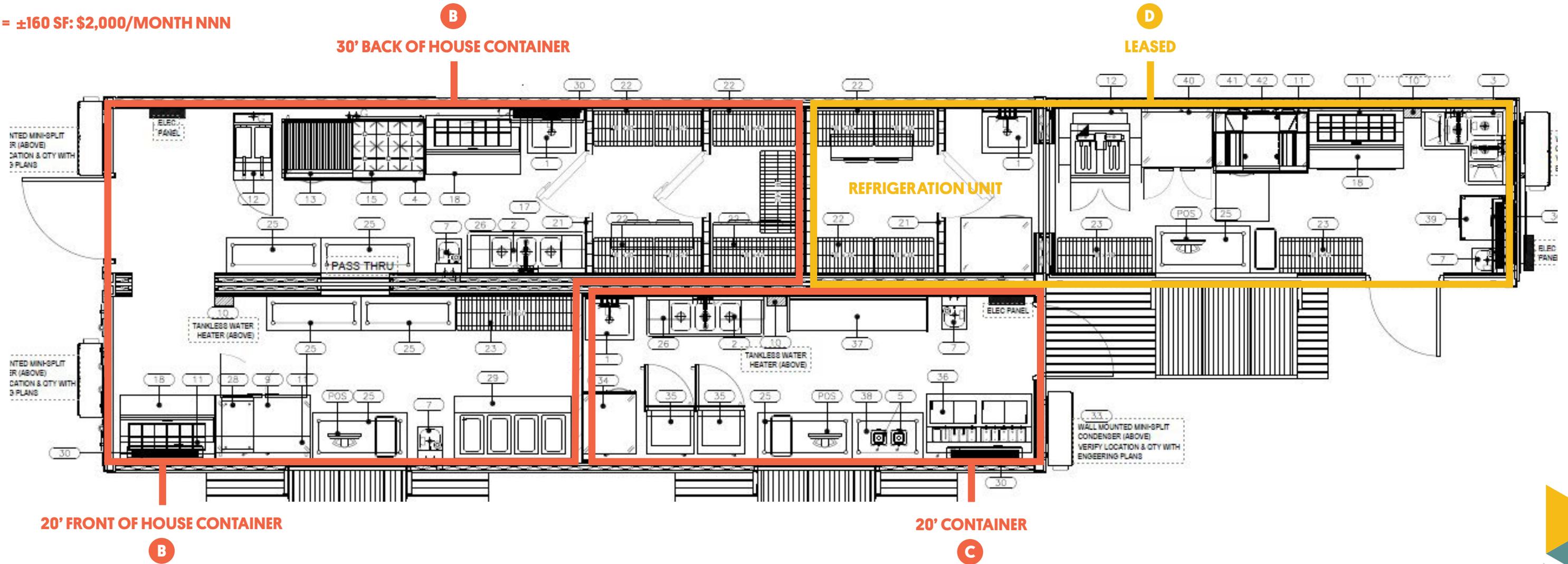
4 Hyatt House Roseville will be designed to welcome guests seeking spacious and well-equipped living accommodations for short- or long-term stays. The hotel will feature 126 guestrooms, including studios and one-bedroom suites; public spaces, including H Bar, H Market, and Outdoor Commons; workout rooms; on-site laundry facilities; complimentary home-cooked breakfast; and a rooftop bar, the first of its kind in Roseville.

5 Proposed Pedestrian Bridge to Westfield Galleria at Roseville

KITCHEN PLAN AVAILABILITY

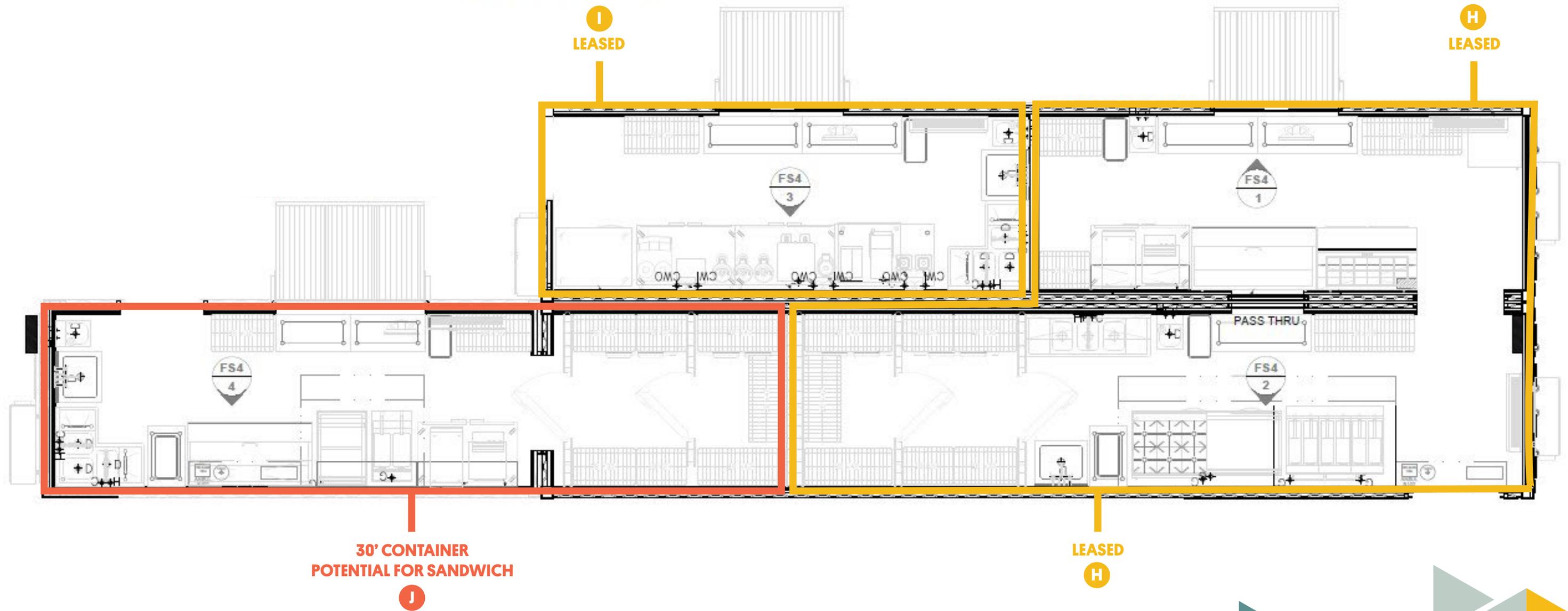
B = ±400 SF: \$5,000/MONTH NNN

C = ±160 SF: \$2,000/MONTH NNN



KITCHEN PLAN AVAILABILITY

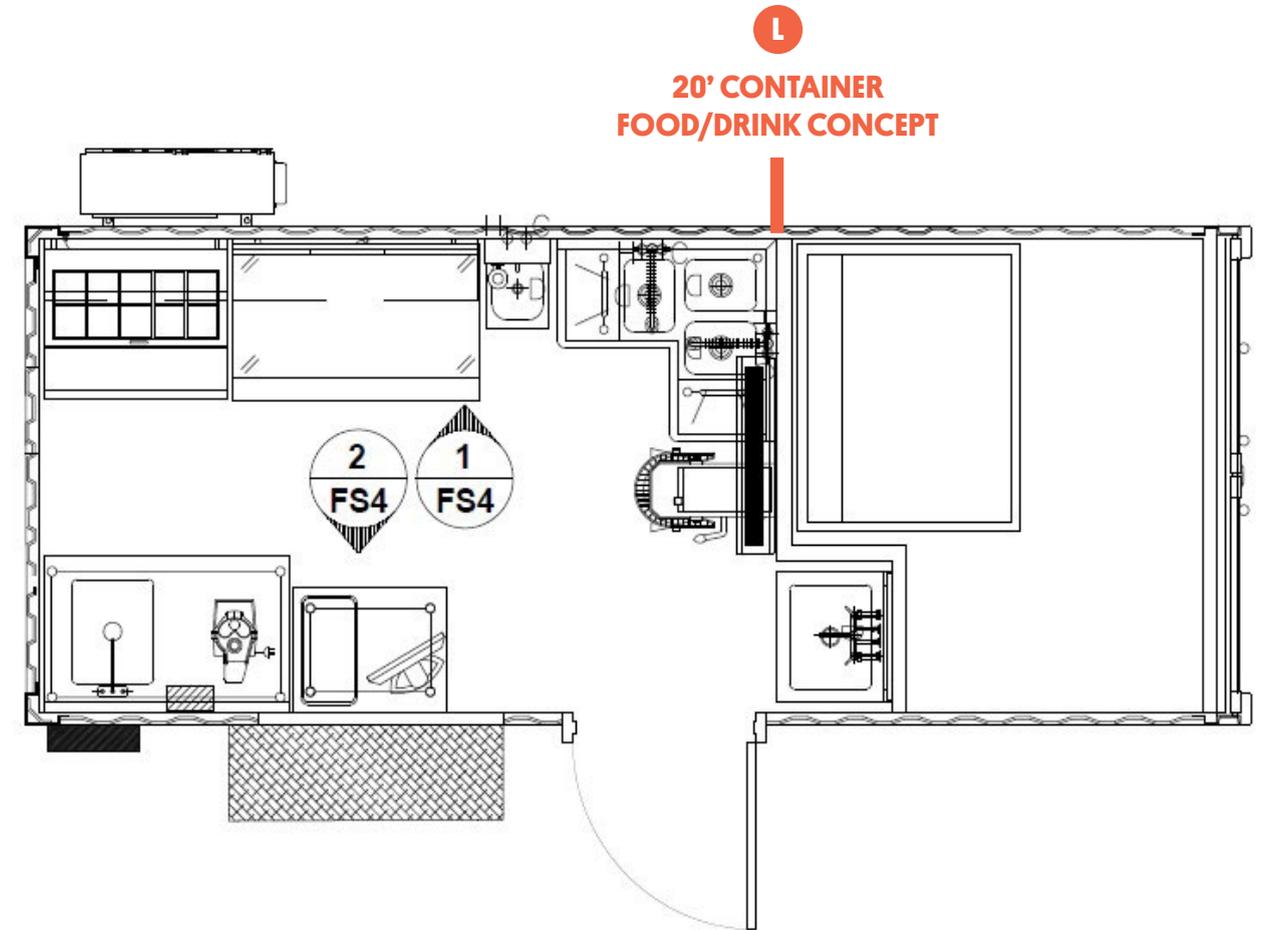
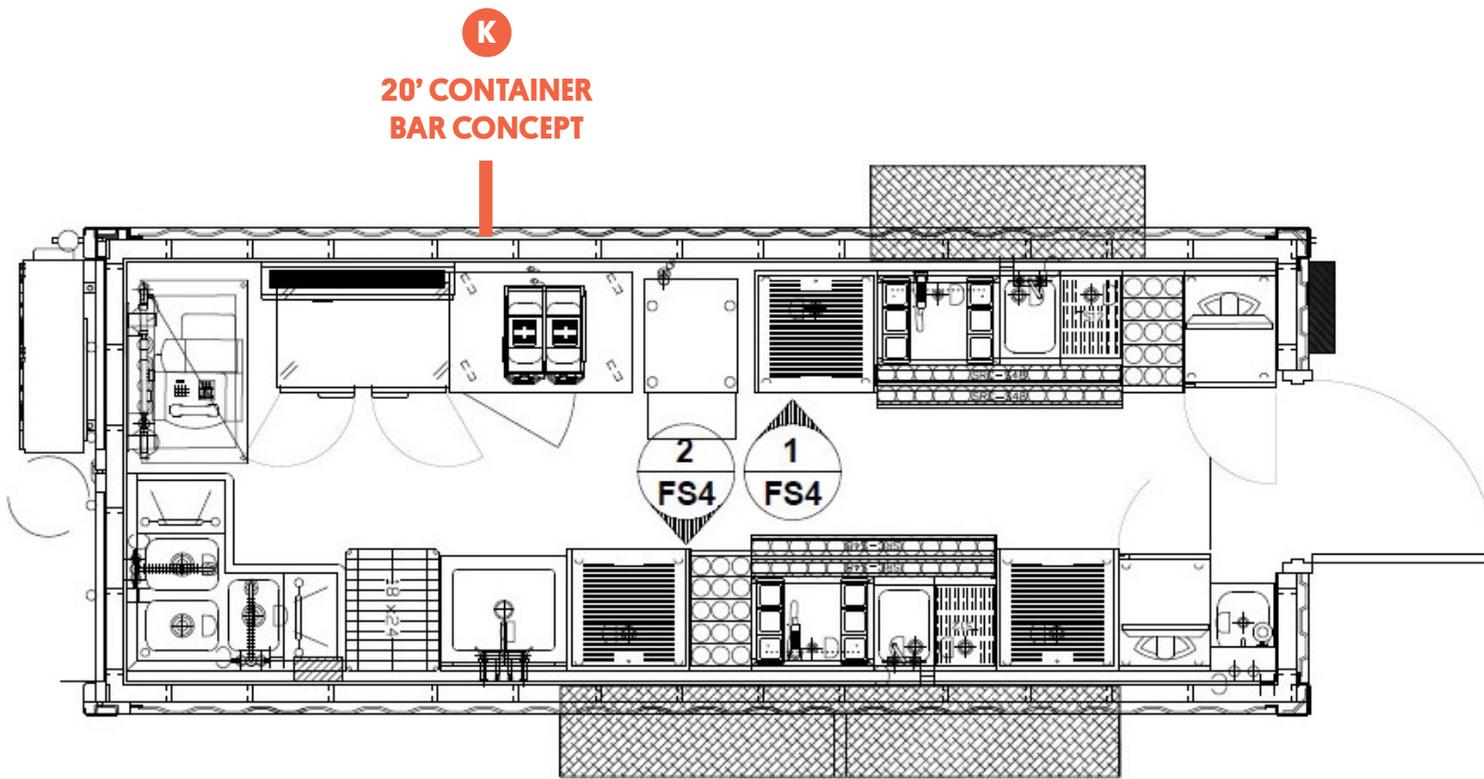
J = ±240 SF: \$4,166.67/MONTH NNN



KITCHEN PLAN AVAILABILITY

K = ±160 SF: \$6,666.67/MONTH NNN

L = ±160 SF: \$4,166.67/MONTH NNN



ROSEVILLE



Nearby Retail Node
Placer.ai 2024

SOCIAL CONNECTION IS THE PRIME LOCATION FOR EXPERIENTIAL DINING IN ROSEVILLE

Located in the most dynamic areas of Roseville, Social Connection offers an unparalleled opportunity for experiential restaurants seeking a vibrant, high-traffic location. Situated near the renowned Westfield Galleria, a major shopping and entertainment hub, this project is poised to attract a diverse range of patrons—from local residents, office workers, shoppers to tourists.

A Thriving Community

Roseville is one of the fastest-growing cities in Northern California, boasting a robust economy, high median household incomes, and a thriving community known for its excellent quality of life. The immediate area surrounding the project is home to a diverse demographic, including young professionals, growing families, and retirees. This diversity,

combined with strong purchasing power, makes it an ideal market for innovative and experiential dining concepts.

High Foot Traffic and Accessibility

The project's proximity to Westfield Galleria at Roseville guarantees a steady flow of potential customers. As one of the region's premier retail destinations, the Galleria draws millions of visitors annually, creating a built-in audience for nearby dining establishments. Additionally, the project's strategic location offers easy access from major thoroughfares, ensuring convenience for both local residents and visitors from surrounding areas.

A Hub of Activity

Beyond shopping, the area around Westfield Galleria is a bustling epicenter for recreation, leisure, and business. With

top-rated schools, expansive parks, and a wide variety of cultural and entertainment venues, Roseville provides a lifestyle that draws people of all ages. This, coupled with its growing reputation as a dining hotspot, makes it the perfect location for restaurants seeking to offer unique and memorable experiences.

The Perfect Fit for Experiential Restaurants

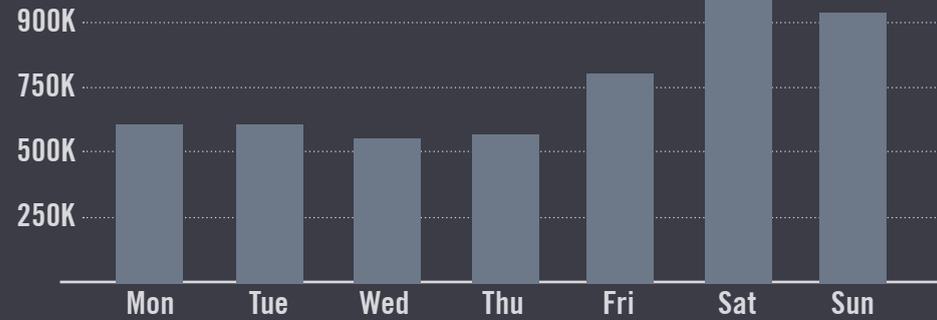
This project is designed to accommodate a range of restaurant concepts, particularly those looking to create immersive dining environments. The vibrant, community-focused atmosphere of Roseville, combined with the draw of Westfield Galleria, creates a fertile ground for businesses that want to stand out and thrive in a competitive market.



NEARBY DATA BITES

Data from: Placer AI and Costar 2024

Annual visitors in this location by day of week



⇒ **\$119,522** ⇐ *Average Household Income*
2-mile radius of property

Psychographic Profile

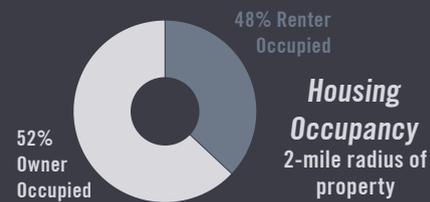
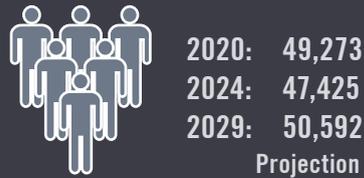
Flourishing Families
Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles

Singles and Starters
Young singles starting out and some starter families living a city lifestyle

Golden Year Guardians
Retirees living in old homes, settled residences and communities

Nearby Population

2-mile radius of property



Nearby Food & Bev

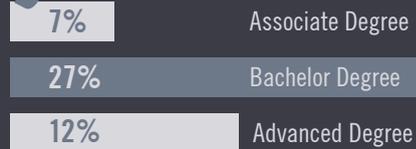
40+

Nearby Food & Beverage Operators

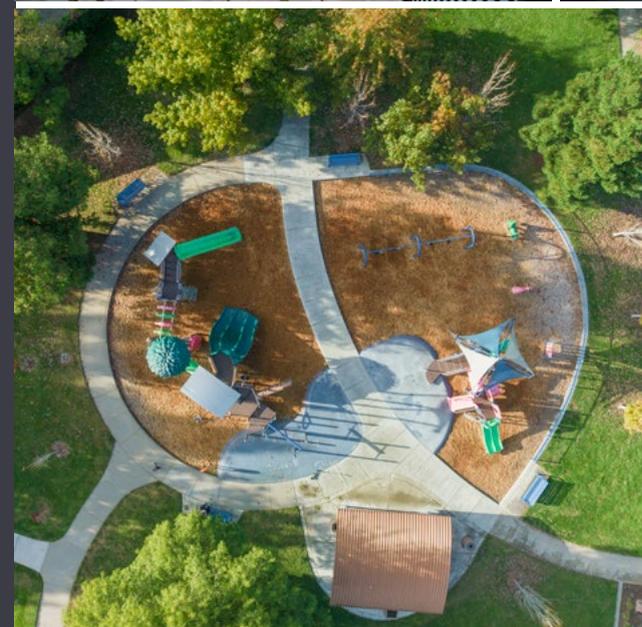
\$696M

Annual Consumer Spending in millions
2-mile radius of property

Education Levels



5.8M
Total Yearly Visits



NEARBY DESTINATIONS

Westfield Galleria at Roseville

The Westfield Galleria at Roseville is the premier shopping destination in Northern California, offering an unparalleled retail and dining experience. With over 1.3 million square feet of retail space, the Galleria hosts a diverse mix of more than 200 stores, including high-end brands, popular department stores, and unique boutiques. Its sophisticated and contemporary design, combined with various amenities like personal styling services and an upscale dining terrace, attracts a vibrant crowd of shoppers from across the region.

Beyond shopping, the Galleria at Roseville has become a lifestyle destination, featuring a mix of top-notch restaurants, cafes, and entertainment venues. Its proximity to other major attractions, such as the Fountains at Roseville and luxury hotels, enhances its appeal as a dynamic center for social and leisure activities. With its blend of premium shopping, dining, and entertainment options, the Westfield Galleria continues to be a significant draw for both locals and tourists, creating a vibrant environment that elevates the overall experience of the surrounding area.



Fountains

The Fountains at Roseville is an upscale, open-air shopping and lifestyle center that offers an elegant blend of retail, dining, and entertainment options. Designed with charming European-inspired architecture, the Fountains features beautiful walkways, lush landscaping, and captivating water features, creating a vibrant and welcoming environment for visitors. With a curated mix of specialty boutiques, high-end brands, and essential retail stores, it caters to a variety of tastes and preferences. The center also hosts a diverse selection of restaurants and cafes, ranging from casual eateries to fine dining establishments, making it a popular spot for both shopping and social gatherings.

More than just a shopping destination, the Fountains at Roseville is a community hub where visitors can enjoy a variety of activities and events throughout the year. The center features family-friendly amenities, including a splash pad, a children's play area, and seasonal events such as outdoor concerts and holiday festivities. Its proximity to the Westfield Galleria and convenient access from major highways make it an ideal location for visitors seeking a relaxed, yet vibrant shopping and dining experience. This combination of retail, dining, and entertainment makes the Fountains an essential part of Roseville's lively commercial landscape.



Top Golf

Topgolf Roseville is a premier entertainment destination that combines the excitement of golf with a vibrant social experience. With its multi-level, state-of-the-art driving range, Topgolf offers guests of all ages and skill levels an opportunity to enjoy a high-tech, interactive golfing experience. Each climate-controlled bay features advanced tracking technology, allowing players to compete in various games while hitting micro-chipped golf balls toward designated targets. The facility's lively atmosphere, complete with music, large screens, and comfortable seating, makes it an ideal spot for both casual get-togethers and corporate events.

In addition to its golfing activities, Topgolf Roseville boasts an impressive food and beverage menu, featuring chef-inspired dishes, signature cocktails, and a wide selection of beer and wine. Guests can dine in their bays or relax in the venue's stylish lounge areas, making it a great destination for everything from brunch with friends to late-night gatherings. Conveniently located near the Westfield Galleria and the Fountains at Roseville, Topgolf adds to the area's dynamic entertainment scene, providing a fun and unique experience that draws visitors from across the region.



Downtown Roseville Farmers Market

The Downtown Roseville Farmers Market is a vibrant, community-focused marketplace that brings together local farmers, artisans, and residents in the heart of Roseville. Held every Saturday year-round, the market offers a diverse selection of farm-fresh produce, artisanal foods, baked goods, and handcrafted items. Visitors can browse through stalls brimming with seasonal fruits and vegetables, organic products, gourmet cheeses, fresh-cut flowers, and specialty foods, all sourced from regional growers and producers. This bustling market not only provides access to high-quality, locally sourced goods but also fosters a lively atmosphere where visitors can connect with the people behind their favorite products.

Beyond shopping, the Downtown Roseville Farmers Market serves as a social hub, often featuring live music, family-friendly activities, and cooking demonstrations that celebrate the region's culinary culture. Its central location, surrounded by charming shops and eateries, makes it a perfect starting point for a day of exploring downtown Roseville. The market's welcoming vibe and dedication to supporting local businesses make it an essential part of the Roseville community, attracting both residents and visitors looking for an authentic, small-town experience in a modern setting.



Miner's Ravine Trail

Miner's Ravine Trail in Roseville, CA, is a picturesque, multi-use trail that winds through some of the area's most scenic natural landscapes. Spanning approximately 8 miles, this well-maintained trail meanders along the serene Miner's Ravine Creek, offering a peaceful retreat for walkers, joggers, cyclists, and nature enthusiasts. The paved path is shaded by oak woodlands and lined with native plants, providing an immersive outdoor experience. Along the way, visitors can enjoy views of historic rock formations, seasonal wildflowers, and local wildlife, making it a favorite spot for birdwatching and photography.

In addition to its natural beauty, Miner's Ravine Trail offers convenient access points and amenities that enhance the visitor experience. It features interpretive signs detailing the area's history and ecology, as well as benches and picnic spots for rest and relaxation. Located near downtown Roseville, the trail connects to various parks and neighborhoods, making it a perfect escape for those seeking exercise, relaxation, or a scenic route for commuting. Its blend of urban convenience and natural tranquility makes Miner's Ravine Trail an invaluable asset to Roseville's outdoor recreational offerings.



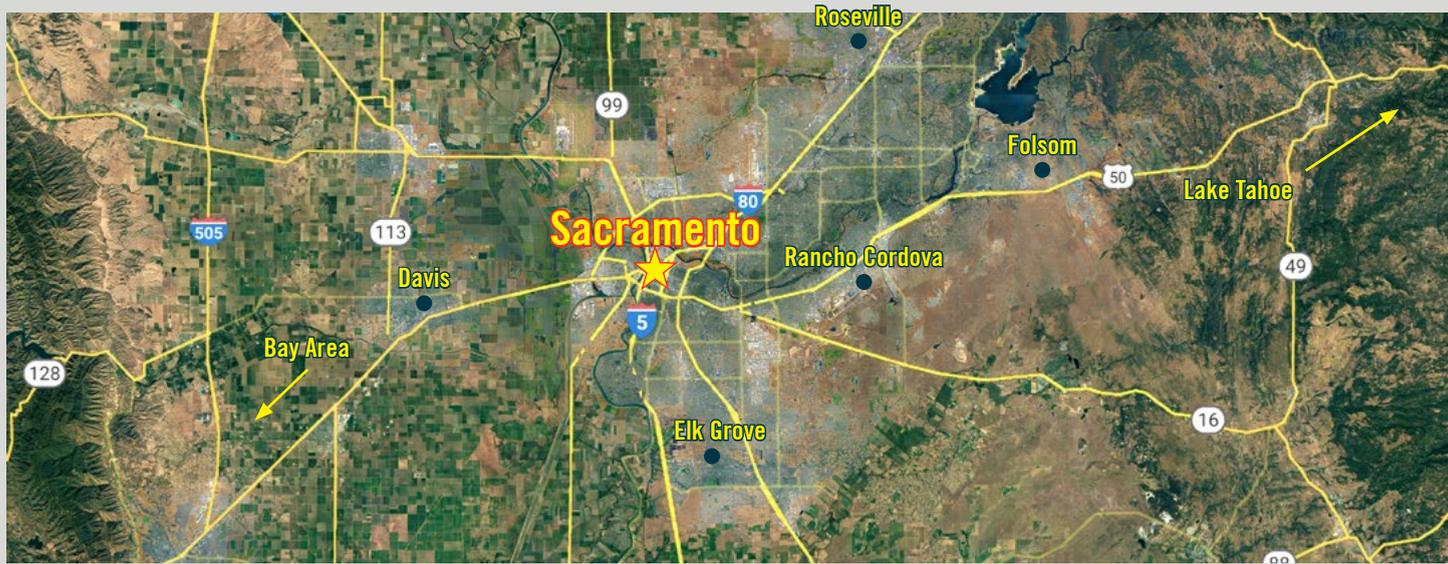
Quarry Park Adventures

Quarry Park Adventures in Roseville, CA, is an outdoor adventure destination set within a historic granite quarry, offering a unique blend of thrills and natural beauty. Visitors of all ages can explore an array of exciting activities, including zip-lining, rock climbing, free-fall jumps, and a high-ropes course that challenges and exhilarates. The park's centerpiece is its stunning 60-foot-deep quarry lake, surrounded by towering rock walls that add to the adventure experience. With activities suited for various skill levels, Quarry Park Adventures is perfect for families, groups, and corporate team-building events looking for an unforgettable day of fun and excitement.

In addition to its adventurous attractions, Quarry Park Adventures provides a scenic setting for relaxation and enjoyment. The park features picnic areas, walking paths, and an amphitheater that hosts community events and concerts, making it a year-round destination for entertainment and recreation. Its location, just a short drive from downtown Roseville, adds to its accessibility and appeal for both locals and visitors. Whether seeking an adrenaline rush or a picturesque spot to unwind, Quarry Park Adventures offers a dynamic outdoor experience that showcases Roseville's natural charm and adventurous spirit.



6 CENTRALIZED LOCATION
SOCIAL CONNECTION



SACRAMENTO'S CENTRALIZED LOCATION



2,623,204
GREATER SAC
POPULATION



\$85,451
MEDIAN HOUSEHOLD
EXPENDITURE



68.7%
SOME COLLEGE
OR HIGHER



91,637
TOTAL ESTABLISHMENTS

GSEC 2024
GIS Planning 2024

Sacramento is the Capital of California, the sixth largest economy in the world. While sometimes overshadowed the tourism based cities in California such as San Francisco, Los Angeles and San Diego, being the hub of California's governmental structure provides an incredible amount of economic stability throughout the region. In addition, Sacramento is being increasingly recognized as an outdoor enthusiast's dream city with its remarkably central location to Lake Tahoe, the Sierras, Yosemite and the Coast. Located only 85 miles east of San Francisco, Sacramento enjoys easy, unfettered access to all of the entertainment amenities provided by the robust Bay Area as well as the entire Northern California region, for about 60% of the cost. Employment growth in Sacramento has largely

outpaced the national average since 2012. Professional and business services, as well as leisure and hospitality, have been among the strongest growth sectors in this cycle, but the education and health services sectors have been the largest contributor to job growth since the bottom of the economic downturn. Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.





