

HARBOR FREIGHT & SKECHERS

ROSEVILLE, CA (Sacramento MSA)



BELOW MARKET RENTS

NEW ROOF, HVAC & PARKING LOT



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NETLEASED INVESTMENTS

OFFERED AT \$8,750,000
6.21% CAP RATE

2 TENANT NET LEASED INVESTMENT | NEW 10 YEAR NNN LEASES

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



**RYAN BENNETT, LEAD AGENT
PRINCIPAL**
760.448.2449
rbennett@lee-associates.com
License: 01826517

JON SELZNICK, PRINCIPAL
949.734.0243
jselznick@lee-assoc.com
License: 01323949

DREW OLSON, ASSOCIATE
760.448.1372
dolson@lee-associates.com
License: 02049653

JAKE NEUFELD, ASSOCIATE
760.448.2455
jneufeld@lee-associates.com
License: 02205115

Lee & Associates hereby advise all prospective purchasers of Net-Leased Investment property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer’s responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer’s tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant’s past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



TABLE OF CONTENTS

EXECUTIVE SUMMARY

Offering Summary	5
Investment Highlights	8
Lease Summaries	10
Rent Schedules	12

PROPERTY SUMMARY

Location Map	15
Market Aerial	16
Property Aerials	18
Neighboring Tenants	26

TENANT OVERVIEW

Submarket Report	29
About Skechers	30
About Harbor Freight	31

AREA OVERVIEW

Demographics	33
About Roseville	34
About Sacramento	36



EXECUTIVE SUMMARY

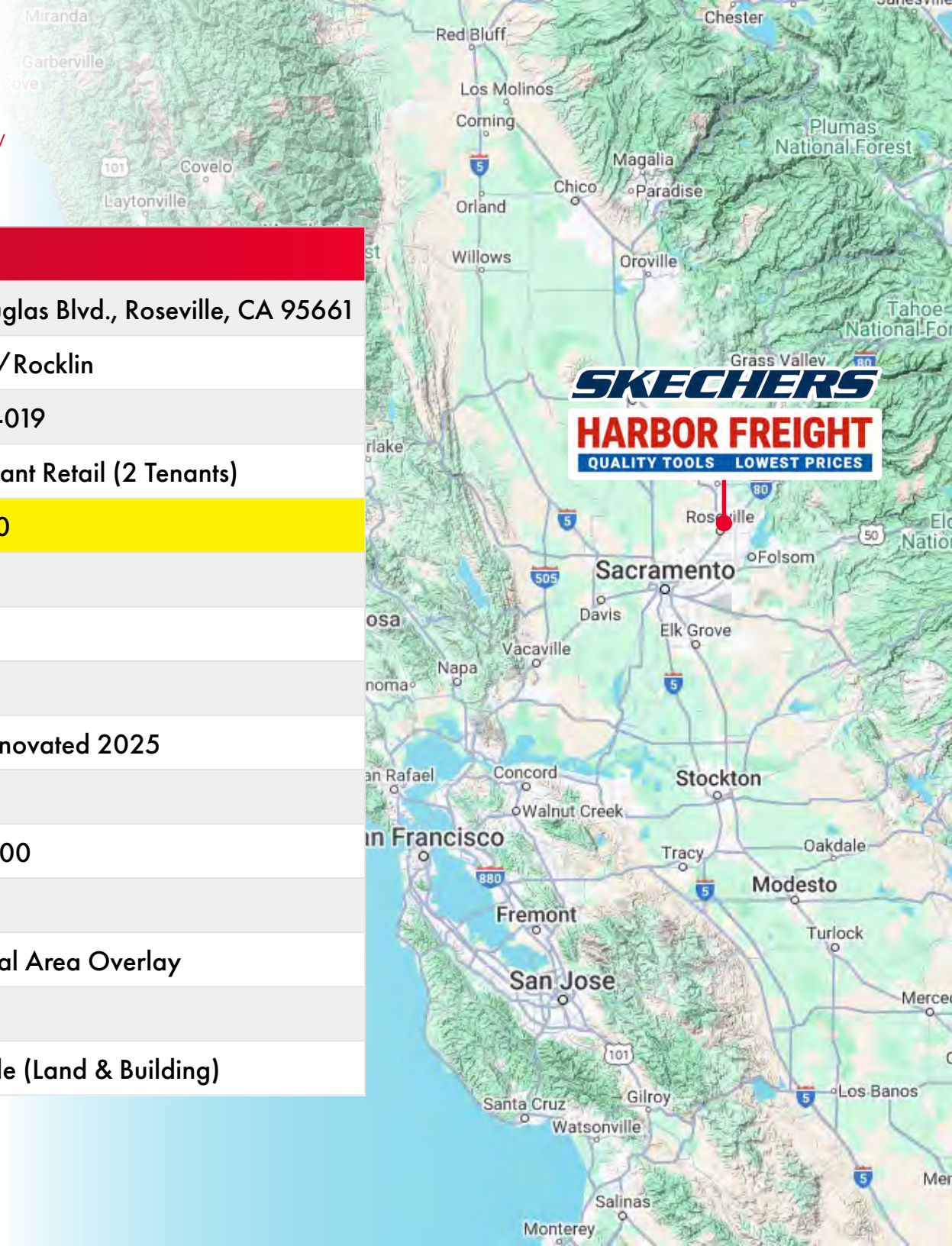
■ OFFERING SUMMARY

LIST PRICE \$8,750,000	CAP RATE 6.21%	PRICE/PSF \$241	NOI \$543,750
----------------------------------	--------------------------	---------------------------	-------------------------



OFFERING SUMMARY

PROPERTY SUMMARY	
Address	1617 Douglas Blvd., Roseville, CA 95661
Submarket	Roseville/Rocklin
APN	013-280-019
Property Type	Multi-Tenant Retail (2 Tenants)
Net Operating Income	\$543,750
GLA (Square Feet)	35,988
% Leased	100%
Vacancy	None
Year Built	1974/Renovated 2025
Land Area (Acres)	3.41
Parking Ratio	5.42/ 1000
Stories	Single
Zoning	CC Special Area Overlay
County	Placer
Ownership Type	Fee Simple (Land & Building)



INVESTMENT HIGHLIGHTS



SKECHERS (NYSE: SKX) & HARBOR FREIGHT TOOLS | STRONG CORPORATE CREDIT | CORPORATE LEASE GUARANTEES

- SKECHERS - PUBLICALLY TRADED (NYSE: SKX) WITH OVER 5,300 LOCATIONS & 17,900 EMPLOYEES. REPORTED \$8.9 BILLION IN REVENUE & \$639 MILLION IN NET INCOME IN 2024
- HARBOR FREIGHT- OVER 1500 LOCATIONS NATIONWIDE WITH 28,000 EMPLOYEES. REPORTED OVER \$7.6 BILLION IN REVENUE IN 2024
- BOTH TENANTS PROVIDE STRONG CORPORATE LEASE GUARANTEES



SUBJECT PROPERTY COMPLETELY RENOVATED IN 2024 & 2025 | NO DEFERRED MAINTENANCE | NEW ROOF, HVAC & PARKING LOT

- BRAND NEW ROOF WITH NEW 20 YEAR TRANSFERABLE ROOF WARRANTY
- NEW PARKING LOT, NEW LED PARKING LOT LIGHTING, & NEW ADA PATH OF TRAVEL
- NEW HVAC UNITS & EXTERIOR PAINT



NEW 10-YEAR TRIPLE (NNN) LEASES WITH 10% RENT ESCALATIONS EVERY 5 YEARS | TENANTS ACTIONS CLEARLY SHOW STRONG COMMITMENT TO THIS LOCATION

- Skechers & HARBOR FREIGHT HAVE FRESH 10-YEAR NNN LEASES WITH 10% RENT ESCALATIONS
- Skechers COMPLETED A GRUELING 2 YEAR LEASE NEGOTIATION PERIOD WITH PREVIOUS LANDLORD (99 Cents) SHOWING THEIR DESIRE & COMMITMENT TO BE AT THIS LOCATION
- HARBOR FREIGHT TOOLS COMPLETED AN ARDUOUS SEARCH FOR THIS LOCATION TO ELIMINATE PRESSURE FROM THEIR HIGHLY SUCCESSFUL NORTH ROSEVILLE STORE LOCATION
- TENANTS INVESTED SIGNIFICANT CAPITAL ON ROBUST TENANT IMPROVEMENT PROJECTS

INVESTMENT HIGHLIGHTS



TENANTS ARE PAYING AN UNDER-MARKET RENT OF \$15.00 PSF – BELOW THE CURRENT \$24-\$28/PSF NNN MARKET RENTAL RATE | LOW 4.8% RETAIL VACANCY RATE AND HIGH DEMAND (SOURCE: CO-STAR)

- SKECHERS & HARBOR FREIGHT TOOLS ARE CURRENTLY PAYING ROUGHLY 30% BELOW MARKET RENTS COMPARED TO SPACE WITH SIMILAR BUILDOUTS AND SQUARE FOOTAGE
- LOW 4.8% VACANCY RATE DUE TO HIGH DEMAND AND LOW SUPPLY FOR RETAIL SPACE, ESPECIALLY FOR ANCHOR LOCATIONS IN SHOPPING CENTERS
- ROSEVILLE COMMANDS SOME OF THE HIGHEST RENTS IN THE MARKET AT \$28.00/SF NNN COMPARED TO SACRAMENTO AT \$24.00/SF NNN (Source: Co-Star)



A+ REAL ESTATE LOCATION | DOUGLAS BLVD. FRONTAGE | LESS THAN 1/2 MILE FROM I-80 FREEWAY EXIT | SHADOW ANCHORED BY HOBBY LOBBY & ROSS DRESS FOR LESS

- HIGH TRAFFIC LOCATION AT THE INTERSECTION OF DOUGLAS BLVD (33,600 VPD) AND I-80 (179,600 VPD)
- DENSE RETAIL TRADE CORRIDOR SURROUNDED BY HOBBY LOBBY, ROSS, WALMART, TARGET, RALEY'S, TJ-MAXX, TRADER JOE'S, AND MANY OTHERS
- HIGH BARRIERS TO ENTRY WITHIN STABILIZED, HIGH DEMAND RETAIL MARKET AND GROWING POPULATION WITHIN ROSEVILLE AND SURROUNDING SACRAMENTO MSA



STRONG DEMOGRAPHICS – GROWING AFFLUENT SACRAMENTO SUBURB WITH 2.6M PEOPLE IN THE MSA

- ROSEVILLE SITS WITHIN THE SACRAMENTO MSA (2.6M MSA POPULATION), AND IS LOCATED JUST 20 MILES FROM DOWNTOWN SACRAMENTO
- WITHIN A 5-MILE RADIUS, ROSEVILLE HAS AN AVERAGE HOUSEHOLD INCOME OF \$139K AND A POPULATION OF OVER 270,000
- OVER THE LAST FEW YEARS ROSEVILLE HAS EXPERIENCED ABOUT 12% POPULATION GROWTH SINCE 2020, HELPING TO ADD TO THE RETAIL DEMAND IN THE AREA

LEASE SUMMARY



TERMS, BASE RENT & OPTIONS	
Tenant	Skechers
Guarantor	Skechers USA Retail, LLC (Corporate)
Store No.	1259
Suite No.	1
GLA	14,470 SF
% of Total GLA	39%
Annual Base Rent	\$217,050
Rent PSF	\$15.00
Rent Commencement	8/5/2024
Lease Expiration	8/31/2034
Original Lease Term	10 Years
Lease Term Remaining	9+ Years
Lease Type	NNN
Options to Renew	(2)-5 Year
Rent Increases	10% Every 5 Years
LL Responsibilities	Roof*, Structure, Management of Operating Expenses (CAM)
Tenant Sales Reporting	Yes - Measuring Period Only
Management Fee	Tenant Pays 10% of CAM
*20 Year Transferable Roof Warranty ** Measuring Period: In the event the tenant's gross sales fail to exceed \$2,000,000 during the period beginning on the first day of the 25th lease month and ending on the last day of the 36th lease month , then tenant shall have the one time option to terminate this lease effective on the last day of the 42nd lease month.	

LEASE SUMMARY



TERMS, BASE RENT & OPTIONS	
Tenant	Harbor Freight Tools
Guarantor	Harbor Freight Tools USA, Inc. (Corporate)
Store No.	TBD
Suite No.	2
GLA	21,780 SF
% of Total GLA	61%
Annual Base Rent	\$326,700
Rent PSF	\$15.00
Rent Commencement	7/15/2025 (Est.)
Lease Expiration	7/31/2035
Original Lease Term	10 Years
Lease Term Remaining	10 Years
Lease Type	NNN
Options to Renew	(4)-5 Year
Rent Increases	10% Every 5 Years
LL Responsibilities	Roof*, Structure, Management of Operating Expenses (CAM)
Tenant Sales Reporting	No Reporting
Management Fee	Tenant Pays 7.5% of CAM
*20 Year Transferable Roof Warranty ** Early Termination Notice: The tenant shall have the one-time right to terminate this lease at any time prior to the expiration of the 54th lease month . Tenant shall pay termination fee of \$271,020.	

RENT SCHEDULE



RENT SCHEDULE - PRIMARY TERM						
Term	Start Date	End Date	NOI/YR	NOI/MO	NOI/ SF	Rent Increase
Years 1-5	8/5/2024	8/31/2029	\$217,050.00	\$18,087.50	\$15.00	N/A
Years 6-10	9/1/2029	8/31/2034	\$238,755.00	\$19,896.25	\$16.50	10%
RENEWAL OPTIONS - (2) 5-YEAR OPTIONS REMAINING						
Option 1	9/1/2034	8/31/2039	\$262,630.50	\$21,885.87	\$18.15	10%
Option 2	9/1/2039	8/31/2044	\$288,893.55	\$24,074.46	\$19.96	10%



Skechers & Harbor Freight | Roseville, CA

RENT SCHEDULE



RENT SCHEDULE - PRIMARY TERM						
Term	Start Date	End Date	NOI/YR	NOI/MO	NOI/ SF	Rent Increase
Years 1-5	7/15/2025	7/31/2030	\$326,700.00	\$27,225.00	\$15.00	N/A
Years 6-10	8/1/2030	7/31/2035	\$359,370.00	\$29,947.50	\$16.50	10%
RENEWAL OPTIONS - (4) 5-YEAR OPTIONS REMAINING						
Option 1	8/1/2035	7/31/2040	\$395,307.00	\$32,942.25	\$18.15	10%
Option 2	8/1/2040	7/31/2045	\$434,946.00	\$36,245.55	\$19.97	10%
Option 3	8/1/2045	7/31/2050	\$487,288.80	\$39,857.40	\$21.96	10%
Option 4	8/1/2050	7/31/2055	\$526,204.80	\$43,850.40	\$24.16	10%



Skechers & Harbor Freight | Roseville, CA



PROPERTY SUMMARY

LOCATION MAP

EUREKA, CA
303 MILES

REDDING, CA
174 MILES

RENO, NV
115 MILES

ROSEVILLE, CA
18 MILES

SAN FRANCISCO, CA
105 MILES

MONTEREY, CA
203 MILES

FRESNO, CA
184 MILES

BAKERSFIELD, CA
293 MILES

Skechers & Harbor Freight | Roseville, CA

MARKET AERIAL



AERIAL NORTHEAST

20+ Retail

Roseville Automall

10+ Auto Dealerships

Roseville Center

15+ Retail

EchoPark Automotive

enterprise

Best Western PLUS

Voice Academy

Squeeze Burger
"Best Burgers in Town"

161,000 VPD

Roseville Crossing
10+ Retail

UNITED STATES POSTAL SERVICE

South Placer Business Park
20+ Businesses

Davita
Kidney Care
 FRESENIUS MEDICAL CARE

The Gardens Business Center
10+ Businesses

BrightStarCare

SAFE
CREDIT UNION

3 Retail

SANTA CLARA DR
3,200 VPD

ihop

SUBWAY

Office DEPOT

metro
by T-Mobile

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
 SKECHERS

Carl's Jr.

SCHOOLSFIRST
FEDERAL CREDIT UNION

49,400 VPD
COMBINED COUNT

ROSS
DRESS FOR LESS

HOBBY LOBBY

Placer Center Plaza
15+ Retail

Golden1
Credit Union

DEL TACO

DOUGLAS BLVD
33,500 VPD

Quality Tune-Up

36,700 VPD
COMBINED COUNT

ROSEVILLE AUTOMAXX

See's CANDIES

AERIAL SOUTH











TENANT OVERVIEW

SUBMARKET REPORT

Overview

Roseville/Rocklin Retail			
12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	Market Asking Rent Growth
30.9K	(71.8K)	4.8%	0.7%

Roseville/Rocklin is one of Sacramento's premier retail submarkets and is home to some of the region's top employers and households with high incomes. The availability rate rests at 4.6% compared to the 10-year average of 5.9%. Single-tenant availability has fallen below 2%, while multi-tenant availability has ticked up above 6% during the first quarter.

Despite low availability and strong leasing activity, construction has been limited. Roughly 25,000 SF is underway with no space available in the pipeline. Construction starts are not expected to increase

significantly in the coming months, having to overcome high construction and financing costs to break ground on new projects.

Roseville/Rocklin commands some of the highest rents in the market at \$28.00/ SF NNN compared to Sacramento's average of \$24.00/SF NNN. Rent growth has measured 0.7% year over year compared the regional average of 0.7%. Over the past five years, rents in the submarket have increased by a cumulative 12.1%. The 10-year average has been 3.0%, which may not be met in the near-term forecast.

Source: CoStar Overview



Skechers & Harbor Freight | Roseville, CA

■ ABOUT SKECHERS

Trade Name:	Skechers
Industry:	Shoe
NYSE:	SKX
Revenue (2024):	US \$8.97 Billion
Net Income (2024):	US \$639 Million
Area Served:	International
Locations:	5,300+
Employees:	17,900+
Corporate Headquarters:	Manhattan Beach, CA
Website:	www.skechers.com

SKECHERS

VIEW ANNUAL
REPORT AND
OTHER FINANCIALS



**\$8.97B
REVENUE**



**\$639M
NET INCOME**



**17,900+
EMPLOYEES**



**5,300+
LOCATIONS**

■ ABOUT HARBOR FREIGHT

Trade Name:	Harbor Freight Tools
Industry:	Tool Store
Revenue (2024):	US \$7.6 Billion
Net Income (2024):	Not Disclosed
Area Served:	Nationwide
Locations:	1,500+
Employees:	28,000+
Corporate Headquarters:	Calabasas, CA
Website:	www.harborfreight.com

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

LEARN MORE
ABOUT HARBOR
FREIGHT



**\$7.6B
REVENUE**



**-
NET INCOME**



**28,000+
EMPLOYEES**



**1,500+
LOCATIONS**






AREA OVERVIEW

DEMOGRAPHICS



POPULATION

POPULATION			
	RADIUS	1 MILE	3 MILE
POPULATION	9,436	101,234	269,016
HOUSEHOLDS	4,030	40,266	102,852
EMPLOYEES	15,755	58,094	102,593



HOUSEHOLD INCOME

RADIUS	1 MILE	3 MILE	5 MILE
AVERAGE	\$97,911	\$127,411	\$137,200
MEDIAN	\$82,644	\$104,894	\$112,340

DRIVE TIMES

INTERSTATE 80

1 MIN

ROCKLIN, CA

8 MIN

SACRAMENTO, CA

24 MIN

SAN FRANCISCO, CA

1 HR 40 MIN

■ ABOUT ROSEVILLE



ROSEVILLE, CA is a vibrant city in Placer County, located about 20 miles northeast of Sacramento. Known for its strong economy, excellent schools, and family-friendly atmosphere, Roseville has grown into one of the most desirable places to live in Northern California. The city features a mix of suburban charm and modern amenities, with the Westfield Galleria at Roseville and the Fountains at Roseville offering premier shopping and dining experiences. Outdoor enthusiasts can enjoy numerous parks, bike trails, and nearby destinations like Folsom Lake. With a rich railroad history and a thriving community, Roseville continues to attract residents and visitors alike.

ROCKLIN COMMUNITY COLLEGE NEARBY:

Skechers & Harbor Freight | Roseville, CA

156K

POPULATION

#7

OVERALL FOR
HAPPIEST RESIDENTS
(ABC10)

#20

BEST CITY TO RETIRE U.S.A.
(NICHE.COM)



Sierra College
18,000+ Students

ROSEVILLE ATTRACTIONS



Westfield Galleria: A Shopping Powerhouse in the Region

Roseville is home to the Westfield Galleria, one of the largest and most popular shopping malls in Northern California. Beyond just retail, it features high-end stores, restaurants, and even art installations, making it a hub for both locals and tourists. The surrounding area has expanded into a major shopping and entertainment district.

2 MILES AWAY FROM SUBJECT PROPERTY



Maidu Regional Park: Ancient Culture Meets Outdoor Fun

Maidu Regional Park isn't just a scenic green space—it's a historic site with deep Native American roots. The park includes the Maidu Museum & Historic Site, showcasing ancient petroglyphs and artifacts from the Nisenan Maidu people. Today, it also offers walking trails, sports fields, and a serene escape in the heart of the city.

1.5 MILES AWAY FROM SUBJECT PROPERTY

ABOUT SACRAMENTO



SACRAMENTO, CA, the capital of California, is a dynamic city known for its rich history, diverse culture, and thriving economy. Located in the Central Valley, it serves as a political and economic hub, housing the state government and various industries, including technology, healthcare, and agriculture. The city boasts a mix of historic landmarks, such as Old Sacramento and the California State Capitol, alongside modern attractions like the Golden 1 Center and a growing arts and food scene. With its extensive parks, rivers, and bike trails, Sacramento offers plenty of outdoor recreation, while its central location provides easy access to Lake Tahoe, Napa Valley, and the Bay Area.



CSU Sacramento
31,000+ Students



UC Davis
35,000+ Students

526K

POPULATION

#15

TOP PUBLIC SCHOOLS
(U.S. NEWS)



CAPITAL OF CALIFORNIA

SACRAMENTO SNAPSHOTS



Old Sacramento Waterfront: Gold Rush Vibes on the River

Step into the past with cobblestone streets, riverboats, and 1800s storefronts. This historic district celebrates Sacramento's Gold Rush roots and is packed with museums, shops, and lively events throughout the year. It's especially magical at night, when the buildings glow under vintage-style lanterns.

STEP BACK IN TIME ALONG THE SACRAMENTO RIVER



Farm-to-Fork Capital: Fresh Food, Local Flavor

Sacramento wears its title proudly, with a thriving food scene rooted in nearby farms. Whether it's trendy restaurants or farmers markets, fresh and seasonal is always on the menu. **THE GROSS PRODUCTION VALUE OF ALL AGRICULTURAL COMMODITIES IN SACRAMENTO COUNTY WAS MORE THAN \$584 MILLION!**

A CULINARY MOVEMENT BORN FROM LOCAL SOIL

HARBOR FREIGHT & SKECHERS

ROSEVILLE, CA (Sacramento MSA)



RYAN BENNETT, LEAD AGENT
PRINCIPAL

760.448.2449

rbennett@lee-associates.com

License: 01826517

JON SELZNICK, PRINCIPAL

949.734.0243

jselznick@lee-assoc.com

License: 01323949

DREW OLSON, ASSOCIATE

760.448.1372

dolson@lee-associates.com

License: 02049653

JAKE NEUFELD, ASSOCIATE

760.448.2455

jneufeld@lee-associates.com

License: 02205115



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



**NNN INVESTMENT
GROUP**

NETLEASEDINVESTMENTS

2 TENANT NET LEASED INVESTMENT | NEW 10 YEAR NNN LEASES