

SITE PLAN & LEASING

BASELINE MARKETPLACE

NWC BASELINE ROAD & FIDDYMENT ROAD, ROSEVILLE, CA



PHASE 3
± 7.03 Acres • ± 20,080 SF

PHASE 2
± 32.16 Acres • ± 195,500 SF

PHASE 1
± 37.96 Acres • ± 373,212 SF

PARCEL	TENANT	ACRES	SQUARE FEET
Major 1	Available - Phase 1	11.82	148,000
Major 2	Available - Phase 1	10.91	134,417
Major 3	Available - Phase 1	2.34	23,000
4	QSR Drive Thru - Phase 1	1.20	4,000
5	Retail - Phase 1	2.04	—
	Shops 5A - Phase 1		5,040
	Shops 5B - Phase 1		6,040
	Shops 5C - Phase 1		6,000
6	QSR Drive Thru - Phase 1	1.38	4,000
7	Available - Phase 1	1.29	6,000
8	Available - Phase 1	1.19	6,000
9	Available - Phase 1	1.30	8,000

PARCEL	TENANT	ACRES	SQUARE FEET
10	Available - Phase 1	1.15	8,000
11	QSR Drive Thru - Phase 1	1.19	4,000
12	QSR Drive Thru - Phase 1	1.29	3,500
13	Available - Phase 1	1.06	6,000
14	Retail - Phase 2	2.05	—
	Shops 7A - Phase 2		7,000
	Shops 7B - Phase 2		7,000
15	QSR Drive Thru - Phase 2	2.11	3,000
16	Available - Phase 2	0.94	7,500
17	QSR Drive Thru - Phase 2	1.37	6,000
Major 18	Costco	16.78	165,000
19	Costco -Gas	3.17	TBD

PARCEL	TENANT	ACRES	SQUARE FEET
20	Car Wash - Phase 2	1.42	TBD
21	Costco Owned	1.41	—
22	Costco Owned	1.41	—
23	Costco Owned	1.50	—
24	Gas Station - Phase 3	1.60	4,000
25	Drive Thru - Phase 3	1.00	3,000
26	Available - Phase 3	1.77	10,080
27	Available - Phase 3	1.18	3,000
28	Car Wash - Phase 3	1.48	—

*Project Site is under development and Site Plan is subject to change



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