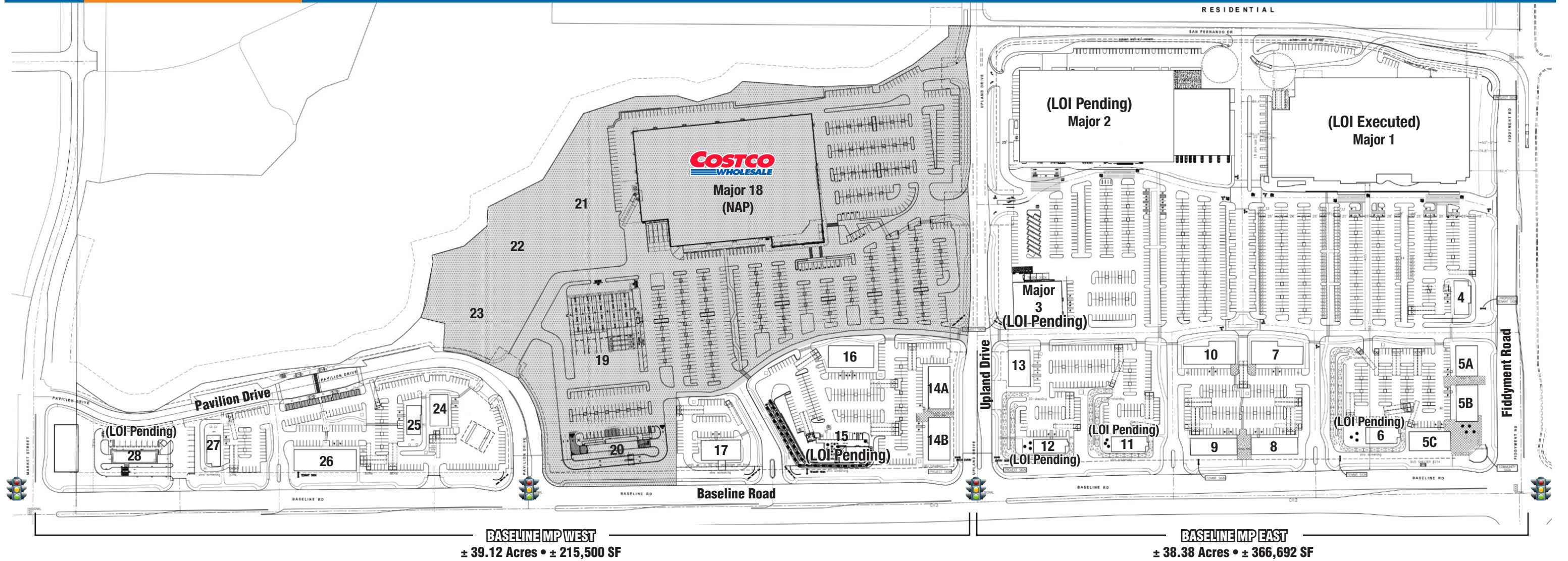


# SITE PLAN & LEASING

# BASELINE MARKETPLACE

NWC BASELINE ROAD & FIDDYMENT ROAD, ROSEVILLE, CA



**BASELINE MP WEST**  
± 39.12 Acres • ± 215,500 SF

**BASELINE MP EAST**  
± 38.38 Acres • ± 366,692 SF

PARCEL	TENANT	ACRES	SQUARE FEET
Major 1	(LOI Executed)	11.7	148,000
Major 2	(LOI Pending)	10.91	135,632
Major 3	(LOI Pending)	2.01	16,480
4	QSR Drive Thru	1.15	4,000
5	Retail (Future Development)	2.3	—
	Shops 5A (Future Development)	—	5,040
	Shops 5B (Future Development)	—	6,040
	Shops 5C (Future Development)	—	6,000
6	QSR Drive Thru - (LOI Pending)	1.87	4,000
7	Available (Future Development)	1.0	8,000
8	Available (Future Development)	0.93	6,000
9	Available (Future Development)	0.93	6,000

PARCEL	TENANT	ACRES	SQUARE FEET
10	Available (Future Development)	1.09	8,000
11	QSR Drive Thru - (LOI Pending)	1.65	4,000
12	QSR Drive Thru - (LOI Pending)	1.43	3,500
13	Available	1.41	6,000
14	Retail	1.94	—
	Shops 14A	—	7,000
	Shops 14B	—	7,000
15	(LOI Pending)	2.0	3,000
16	Available	1.08	7,500
17	QSR Drive Thru	1.37	6,000
Major 18	Costco (NAP)	16.78	165,000
19	Costco -Gas (NAP)	3.17	TBD

PARCEL	TENANT	ACRES	SQUARE FEET
20	Costco Car Wash (NAP)	1.42	TBD
21	Costco Owned (NAP)	1.41	—
22	Costco Owned (NAP)	1.41	—
23	Costco Owned (NAP)	1.50	—
24	Gas Station	1.60	4,000
25	Drive Thru	1.0	3,000
26	Available	1.78	10,000
27	Available	1.18	3,000
28	Car Wash - (LOI Pending)	1.48	—

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



Gary B. Gallelli, Broker  
CA DRE #00811881

### CONTACT US

**GALLELLI REAL ESTATE**  
3005 Douglas Boulevard,  
Suite 200  
Roseville, CA 95661  
(916) 772-1700  
gallellire.com

### GALLELLI RETAIL TEAM

**GARY GALLELLI**  
Principal  
CA DRE #01099383  
gary@gallellire.com

**KEVIN SOARES**  
Executive Vice President  
CA DRE #01291491  
ksoares@gallellire.com

**JEFF HAGAN**  
Senior Vice President  
CA DRE #01494218  
jhagan@gallellire.com

**MATT GOLDSTEIN**  
Vice President  
CA DRE #01886233  
mgoldstein@gallellire.com