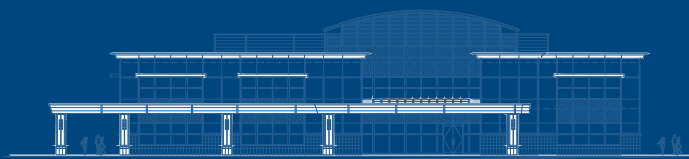




BUILD-TO-SUIT OPPORTUNITY

up to $\pm 1,000,000$ SF

GRANITE REGIONAL PARK
a transit oriented development



SEPAROVICH/DOMICH
REAL ESTATE DEVELOPMENT

contact

BILL SWETTENHAM

Senior Vice President

+1 916 563 3082

License #00866455

bill.swettenham@colliers.com

SCOTT BENNETT

Senior Vice President

+1 916 563 3013

License #01351389

scott.bennett@colliers.com



GRANITE REGIONAL PARK

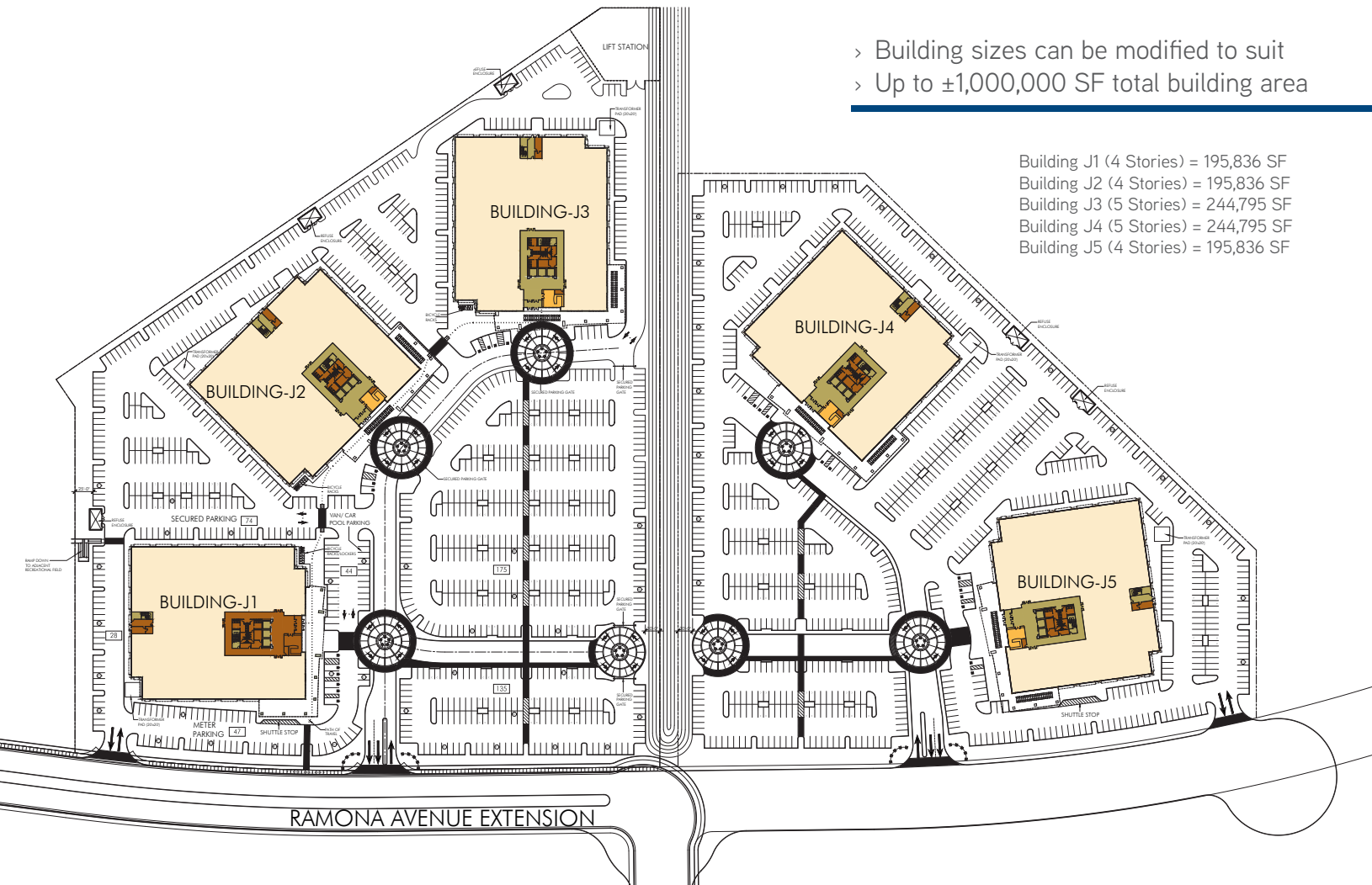
Sacramento's most unique office setting is both business complex and recreational park. Granite Regional Park is the only property in the city that offers the combination of Class A office space, multi-use recreation, all in a convenient location, less than 1/4 mile from public transit service.

Tasteful, modern architecture constructed by renowned developer, Separovich/Domich. An expansive recreational area with an excellent skateboard park, soccer fields, dog park, cross-country running trail, as well as large picnic areas and abundant parking. Located 10 minutes from Downtown Sacramento, less than a half-mile from US Highway 50, and under 2 hours to the Bay Area and Lake Tahoe.

The Granite Regional Park recreation area offers a remarkable variety of outdoor activities in one location. A fabulous skate park, large dog park, three soccer fields, horseshoe pits, group picnic area, lake, landscaped turf and walkways... all with convenient parking.

The Granite Regional Park's location allows for easy, immediate access to all the essential amenities. In addition to three on-site restaurants, there are many dining options nearby, hotels, major shopping, even three different coffee vendors within a mile away! Granite Regional Park even offers shuttle service to light rail that operates every 15 minutes, 12 hours a day each weekday.







#1 >

- > Raley's
- > Starbucks
- > CVS
- > Twin Peaks
- > Lakespur Landing Hotel

#2 > THE UV

- > Safeway
- > Buckhorn BBQ
- > Starbucks
- > Pieology
- > Zocalo
- > Menchie's Frozen Yogurt
- > Jimmy John's
- > Bandera
- > Capitol Beer and Tap Room
- > Citi Bank
- > Noble Nails
- > Edge Fitness
- > Dry Bar
- > Great Clips
- > Courtside Tennis
- > AT&T

#3 > THE PAVILIONS

- > Ruth's Chris Steak House
- > Wildwood Kitchen & Bar
- > Cafe Bernardo
- > Chicos
- > Piatti Ristorante & Bar
- > Coldwater Creek

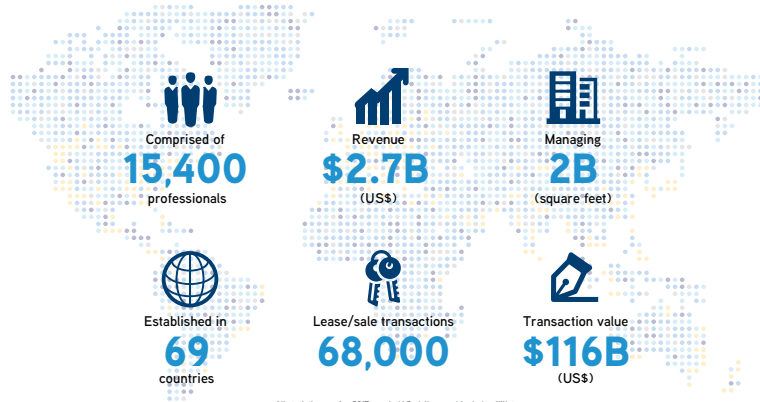
#4 > LOEHMANN'S PLAZA

- > Thai House Restaurant
- > Jacks Urban Eats
- > Beach Hut Deli
- > Chipotle Mexican Grill
- > Noah's Bagels
- > Jamba Juice
- > Cookie Connection
- > Sports Clips
- > Boudin SF
- > Bank of the West
- > Noodles & Company
- > UPS Store
- > Save Mart
- > Metro PCS
- > Bento Box



Separovich/Domich is one of the leading real estate development firms in the Sacramento region. Over the past thirty plus years, the partnership has been involved in developing and managing over two million square feet of commercial space. Separovich/Domich's clear understanding of the unique and specific needs of the user has enabled them to construct commercial buildings which have consistently met the requirements of both the Landlord and the Tenant.

Separovich/Domich developed a property management division, CPM Property Management, to operate and manage general office, retail and medical office buildings in the greater Sacramento area. While focused primarily upon their own development, when an outside property fits the profile, it is welcomed into the portfolio.



BILL SWETTENHAM
Senior Vice President
+1 916 563 3082
License #00866455
bill.swettenham@colliers.com

SCOTT BENNETT
Senior Vice President
+1 916 563 3013
License #01351389
scott.bennett@colliers.com

