

**FOR  
SALE**

**411 OAK ST,  
ROSEVILLE, CA**

**+/-1,088 SF OFFICE SPACE  
ON A +/-4,116 SF PARCEL**



**3D Tour  
Click Here**



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REAL ESTATE GROUP

# 411 OAK ST.

	SIZE	SALES PRICE
FOR SALE	+/-1,088 SF* ON A +/-4,116 SF PARCEL *BASEMENT NOT INCLUDED IN SF	\$575,000

## PROPERTY HIGHLIGHTS:

- Downtown Roseville Gem:** Freestanding building in the heart of Roseville's walkable historic district—just blocks from City Hall, Vernon Street Square, local coffee shops, and year-round community events.
- Prime Owner-User or Investment Play:** Own your space in a high-demand, low-supply corridor—ideal for boutique retail, professional services, wellness, or creative uses with zoning flexibility baked in.
- Onsite Parking + Easy Access:** Private parking on site (a rarity downtown) with quick connectivity to I-80, plus walkable to the Amtrak station—perfect for both destination and local traffic.
- Authentic Downtown Character:** Charming storefront with vintage details, large display windows, and timeless curb appeal—ideal for brands that value identity and presence.
- Surging Trade Area Demographics:** Located in one of California's fastest-growing counties with an average household income of \$111K in a 3-mile radius—position your business where affluence meets foot traffic.



### STRONG TRAFFIC COUNTS

OAK ST & WASHINGTON BLVD: 13,966 ADT

AVERAGE  
\$111,102  
WITHIN 3 MILES  
HOUSEHOLD INCOME



1935  
YEAR BUILT

PROPERTY ZONING - CITY OF ROSEVILLE  
CMU/SA-DT  
COMMERCIAL MIXED USE/SPECIAL AREA  
- DOWNTOWN

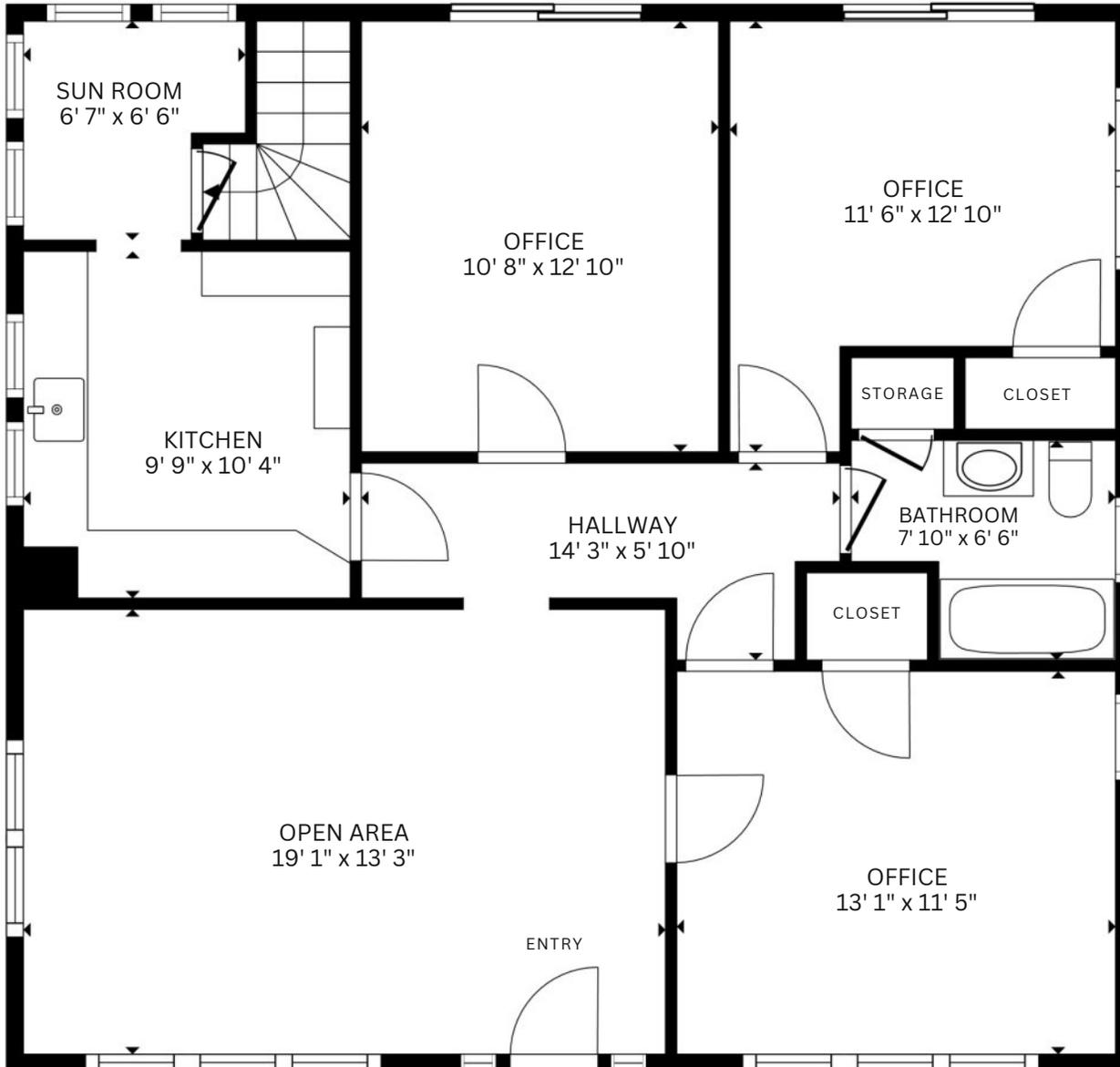


+/- 4 SPACES

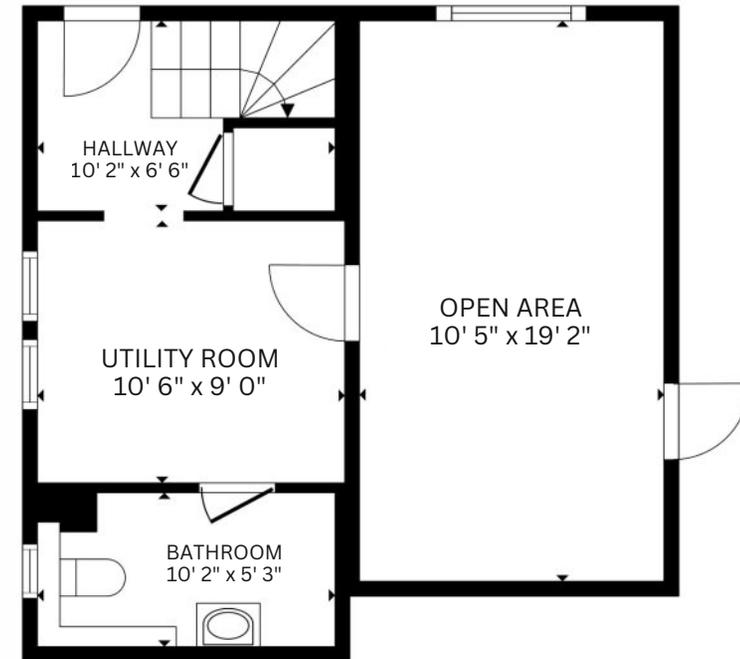
916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# FLOOR PLAN

## MAIN LEVEL (1,088 SF)



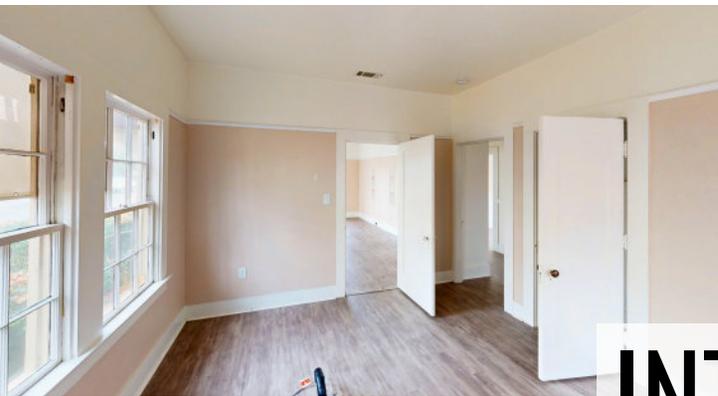
## BASEMENT



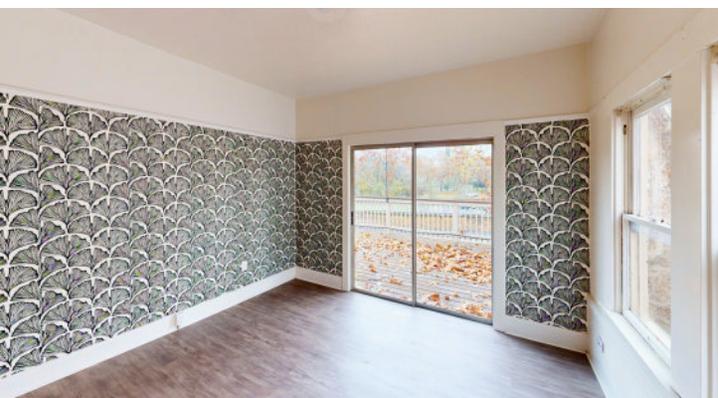
**Basement not included in square footage of 1,088 SF. Basement was previously subleased for \$729.00 per month (2022) per previous tenant.**

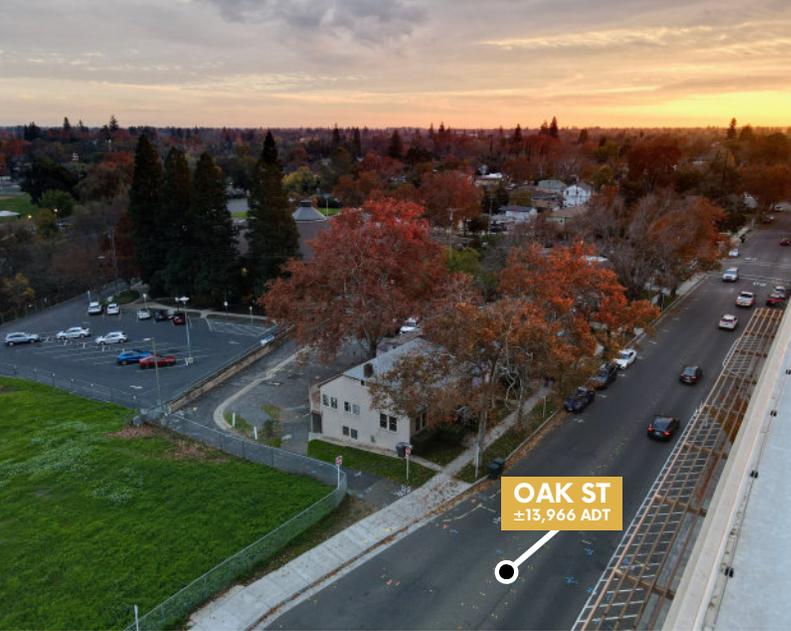
**3D Tour**  
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*\*ALL DIMENSIONS SHOWN ABOVE ARE APPROXIMATE*



# INTERIOR PHOTOS





# EXTERIOR PHOTOS



# IMMEDIATE VICINITY AERIAL

ROSEVILLE TOYOTA

CARmax

THE HOME DEPOT

ROSEVILLE HYUNDAI

IN-N-OUT BURGER

target

Walmart

Raley's

## PROPERTY LOCATION



Oak St

Douglas Blvd

USPS.COM

Roseville Public Library



GROCERY OUTLET bargain market

ACE Hardware

ARCO

Chubby's DINER

COMFORT WESTERN AND WORKWEAR

TRADER JOE'S

planet fitness

IHOP

SAFE CREDIT UNION

Squeeze Burger "Best Burgers in Town"

Office DEPOT

WORLD TRAVELER COFFEE ROASTERS

# DEMOGRAPHIC SUMMARY REPORT

411 OAK ST, ROSEVILLE, CA 95678



## POPULATION 2024 ESTIMATE

1-MILE RADIUS	14,384
3-MILE RADIUS	107,053
5-MILE RADIUS	305,678

## HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS	\$86,326.00
3-MILE RADIUS	\$111,102.00
5-MILE RADIUS	\$117,651.00



## POPULATION 2029 PROJECTION

1-MILE RADIUS	15,404
3-MILE RADIUS	113,111
5-MILE RADIUS	319,759

## HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS	\$67,897.00
3-MILE RADIUS	\$88,668.00
5-MILE RADIUS	\$93,987.00



## POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	8,886	69,801	199,134
BLACK	293	2,895	9,918
HISPANIC ORIGIN	4,181	21,430	53,066
AM.INDIAN & ALASKAN	254	1,030	2,498
ASIAN	471	8,113	28,416
HAWAIIAN & PACIFIC ISLAND	7	158	879
OTHER	4,473	25,056	64,833

# CONTACT US!

FOR MORE INFORMATION ABOUT  
411 OAK STREET



*Chase Burke*

**PARTNER | RETAIL BROKERAGE  
AND INVESTMENT SALES**

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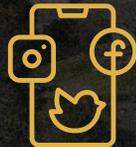


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