

AVAILABLE
FOR LEASE

511-513 RIVERSIDE AVE

ROSEVILLE, CA 95678

+/- 3,800 - +/- 11,000 DIVISIBLE

CLINTON AVE ALY

Roseville Auto Plaza

RIVERSIDE AVE ADT +/- 18,778



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CENTURY 21

Select Real Estate, Inc



Turnkey Automotive Building with Salesfloor, Integrated Repair Facility for +/-110 Vehicles & Sales Lot



THE PROPERTY

511-513 RIVERSIDE AVE., ROSEVILLE, CA 95678

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



CITY OF ROSEVILLE
ALONG HWY 80



+/-3,800 SF -
+/-11,000 SF
Divisible



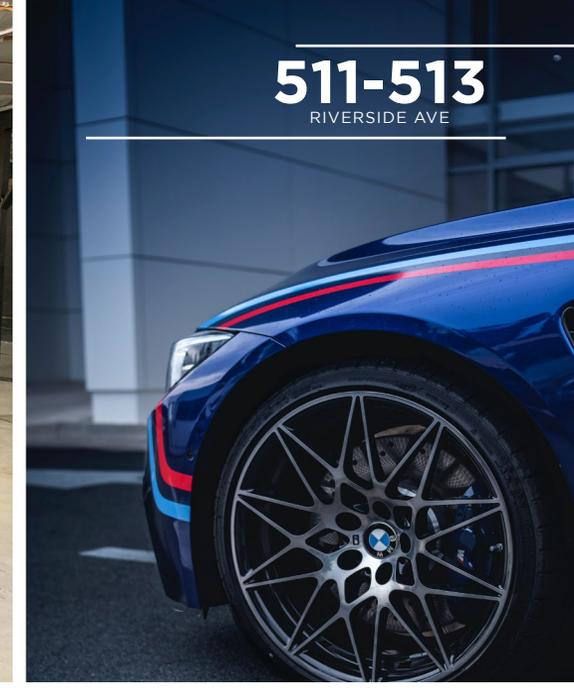
CMU
Commercial
Mixed Use



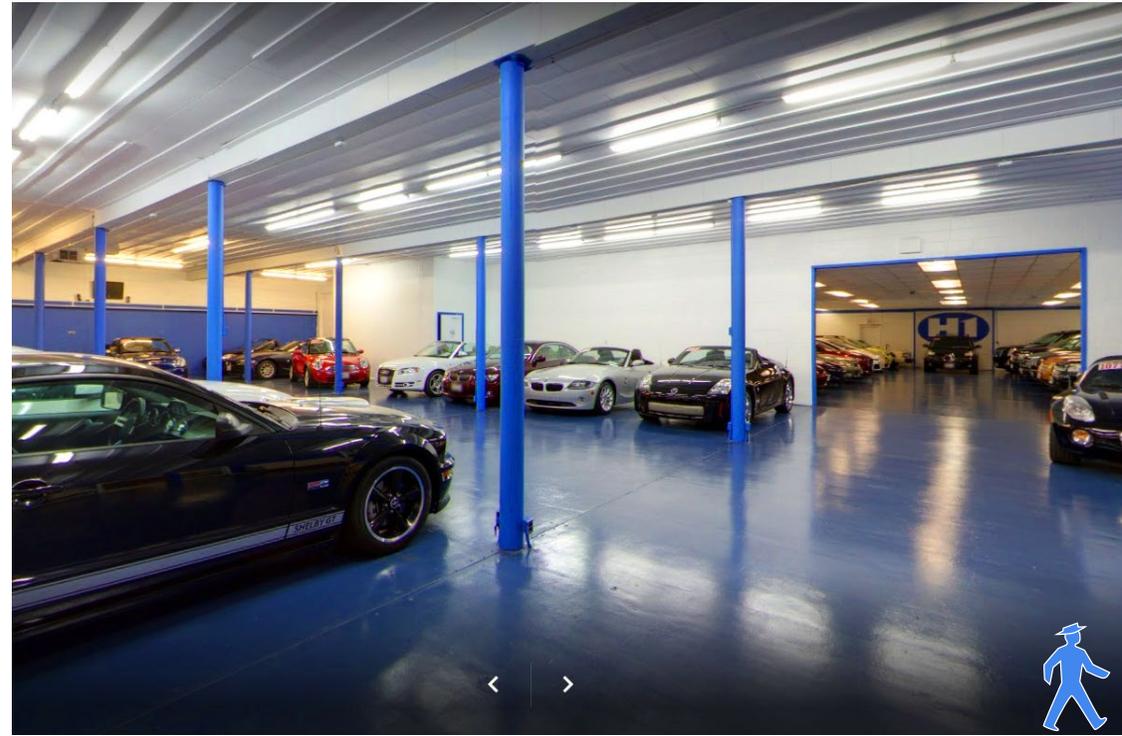
Auto Repair
Showroom Display
+/-110 vehicles



AUTO-REPAIR
\$1.00 PSF + NNN
AUTO-SALES
\$1.00 PSF + NNN



511-513
RIVERSIDE AVE



RIVERSIDE AVE. ADT +/- 18,778

CLINTON AVE AVE

AUTO SALES

AUTO SALES & REPAIR

AUTO SALES

Roseville Auto Plaza

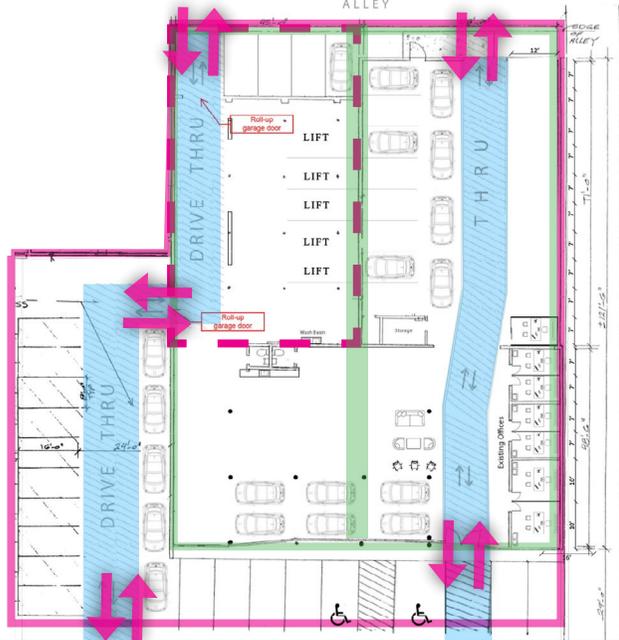
Your Name Here

RETAIL

AVAILABLE

3 MINS. 80





RIVERSIDE AVE. ADT +/- 18,778



RIVERSIDE AVE. ADT +/- 18,778 VPD



511-513
RIVERSIDE AVE



THE BUILDING

"This location provides one of the most attractive automotive sales and repair services opportunities in the dynamic downtown Roseville grid. The building is situated in the heart of Roseville south of Douglas Blvd. and conveniently just minutes north of I-80 which provides access to HWY 160, 99 & 50. Consisting of +/- 11,000 SF of flex building space with available auto sales offices, auto showroom spaces, and +/- SF 3,800 SF available for an integrated auto repair facility and an area for custom window tinting. The wide range of available amenities include frontage and monument signage, three roll-up doors, wide swing front doors, tenant-controlled HVAC, 24-hour access, and the location is

surrounded by prime access points to enable access to an immediate new client network.

The property is located near a dense residential housing area and nearby a multitude of retail users such as Hertz Car Rentals, Maaco Auto Body & Painting, Chevron, Starbucks, Jack in the Box, Panda Express, 7-11 Convenience Store, and Kaiser Permanente. With its proximity less than a mile from Interstate 80, retail, auto sales and services, dense residential housing, and convenient ingress and egress to the property from Riverside Ave. this well-maintained building makes this a desirable location for tenancy."







THE AREA

The City of Roseville is centrally located in northern California with easy access to I-80 serving as a major transcontinental corridor connecting California to New York. Locally I-80 connects customers and vendors to the property from Reno to the Sacramento and San Francisco International Airport, Union Pacific Railroad and the residential and shopping mecca of downtown Sacramento, home of the State Capitol. Situated in Placer County Roseville is the largest city in the county and called home to over 135,000 residents, characterized as a place where businesses small and large find success. Ideally located, Roseville provides first-rate services, competitive costs, solid long-range planning and an educated, growing population. The property is near the major intersection of Riverside Ave. and Douglas Blvd. just minutes from the Westfield Galleria, one of the largest shopping malls in northern California, which is surrounded by a multitude of shopping centers, major retailers, restaurants, entertainment, office, as well as a dense population of multifamily and residential homes. The residents and visitors from around the globe come to the area to experience the local and major retailers and restaurants. The area boasts Nordstroms, Macys, Barnes & Noble, Sephora, and many more retail stores and for dining, Yard House, Cheesecake Factory, Olive Garden, Zocalo, 105 Noshery, and Starbucks with a plethora of additional options. Entertainment in the area is abundant with various activities such as Top Golf, Golfland Sunsplash, iFly Indoor Skydiving, Skatetown Ice Arena, Cinemark, and Diamond Oaks Golf Course. The area features numerous new and used auto sales dealerships, with surrounding auto repair, and auto retail bringing customers into the area to provide opportunity for a tenant's client base growth.



- Roseville Galleria →
- fountains SO UNEXPECTED
- Walmart*
- target
- Office DEPOT
- Golden1 Credit Union
- TRADER JOE'S
- Chevys FRESH MEX*
- Tanera BREAD
- Hertz ↙ ↘





Roseville DMV

Diamond Oaks Golf Course

Roseville Galleria

The Fountains Roseville

Sutter Roseville Hospital

Sierra View Country Club

WASHINGTON BLVD.

E ROSEVILLE PKWY

65

Kaseberg Kingswood

Harding

Foothill Junction

East Roseville Parkway

Los Cerritos

80

Roseville Automall

FOOTHILLS BLVD.

Roseville Heights

Lead Hill

Kaiser Roseville Hospital

DOUGLAS BLVD.

DOUGLAS BLVD.

Cherry Glen

80

Sierra Gardens

EUREKA RD.

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- Enterprise Rent a Car
- Carmelita's Mexican
- Auto King
- Roseville Tires & Wheels
- Maaco Auto Body Shop
- Hertz Car Sales

Theiles Manor

RIVERSIDE AVE

Hill Crest

Hill Crest

E ROSEVILLE PKWY

SIERRA COLLEGE BLVD

Hilltop Circle

Cresthaven

Meadow Oaks

Maidu

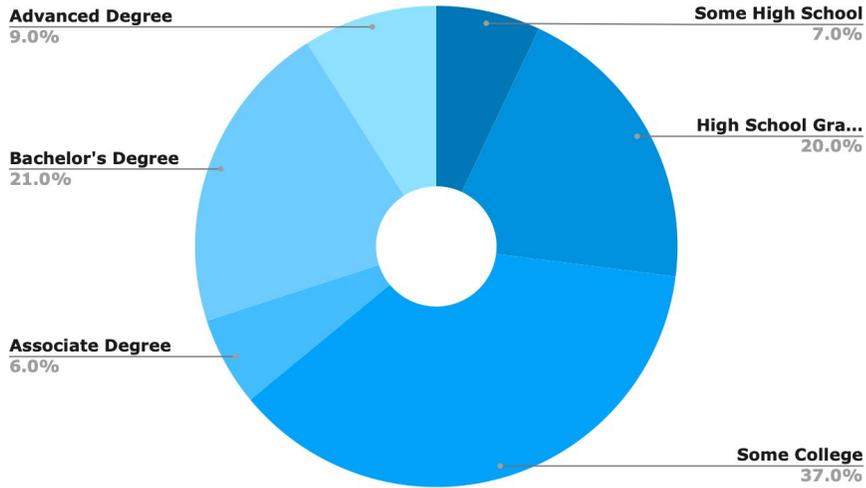
Johnson Ranch

CIRBY WAY

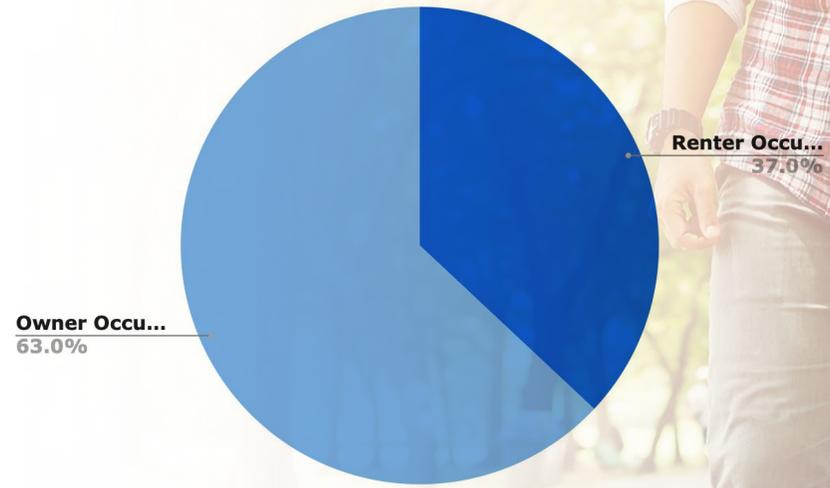


DEMOGRAPHICS I

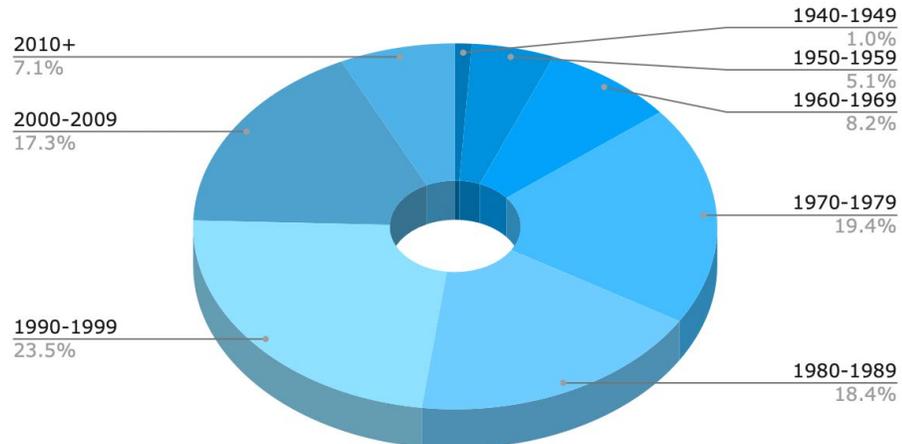
EDUCATIONAL ATTAINMENT



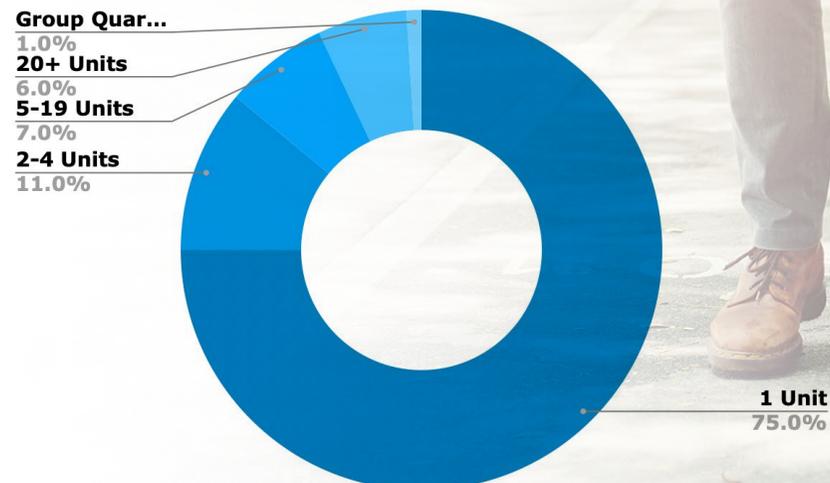
HOUSING OCCUPANCY



HOMES BUILT BY YEAR

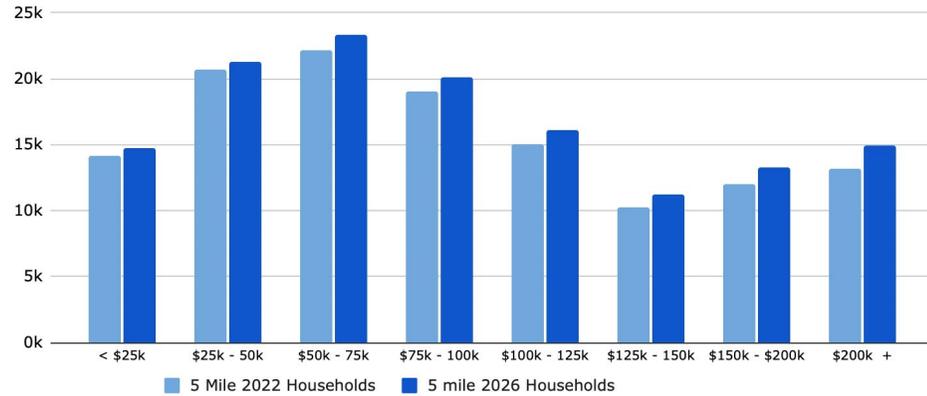


HOUSING TYPE

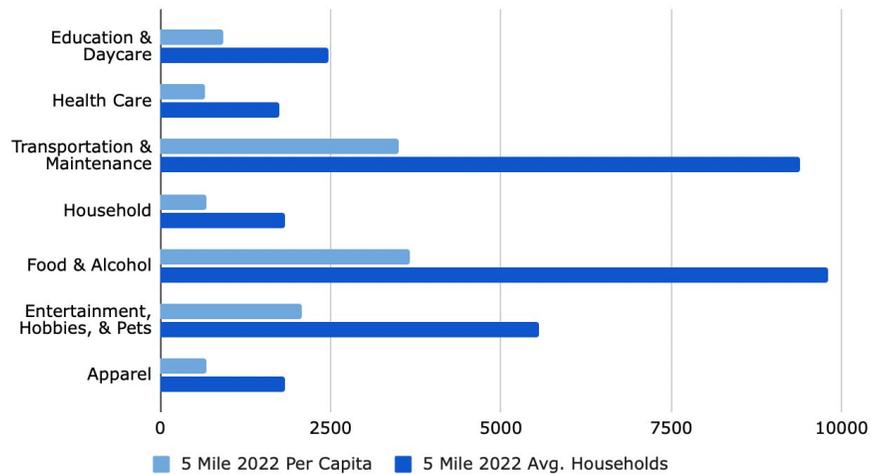


DEMOGRAPHICS II

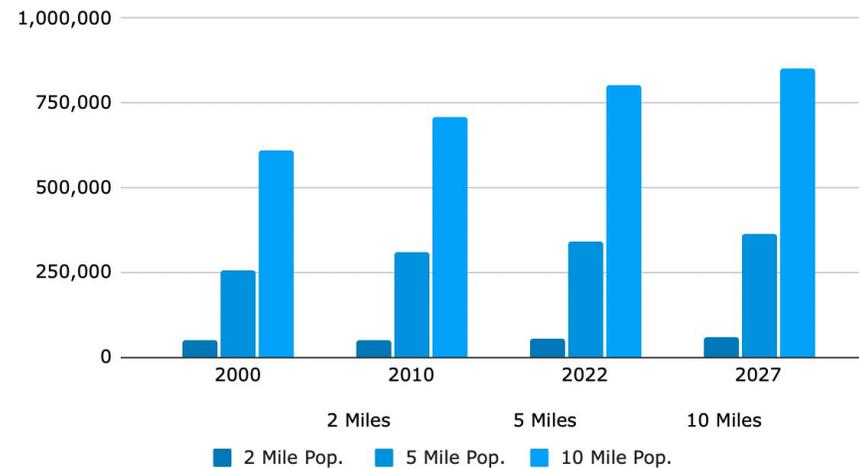
MONTHLY HOUSE HOLD INCOME



PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION





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PARKING

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FERIS STREET

5TH STREET



LEASE

CENTURY 21

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