

**FOR
SALE**

**417 OAK ST,
ROSEVILLE, CA**

**±1,152 SF OFFICE SPACE
ON A ±5,507 SF PARCEL**



**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP



FOR SALE

417 OAK ST.

SALE PRICE

\$569,000.00



SIZE

±1,152 SF

ON A ±5,507 SF PARCEL



±5 SPACES

PARKING



CMU/SA-DT

CITY OF ROSEVILLE



\$118,032.00

AVERAGE HOUSEHOLD INCOME
WITHIN 3 MILES



**DOWNTOWN
ROSEVILLE FRONTAGE**

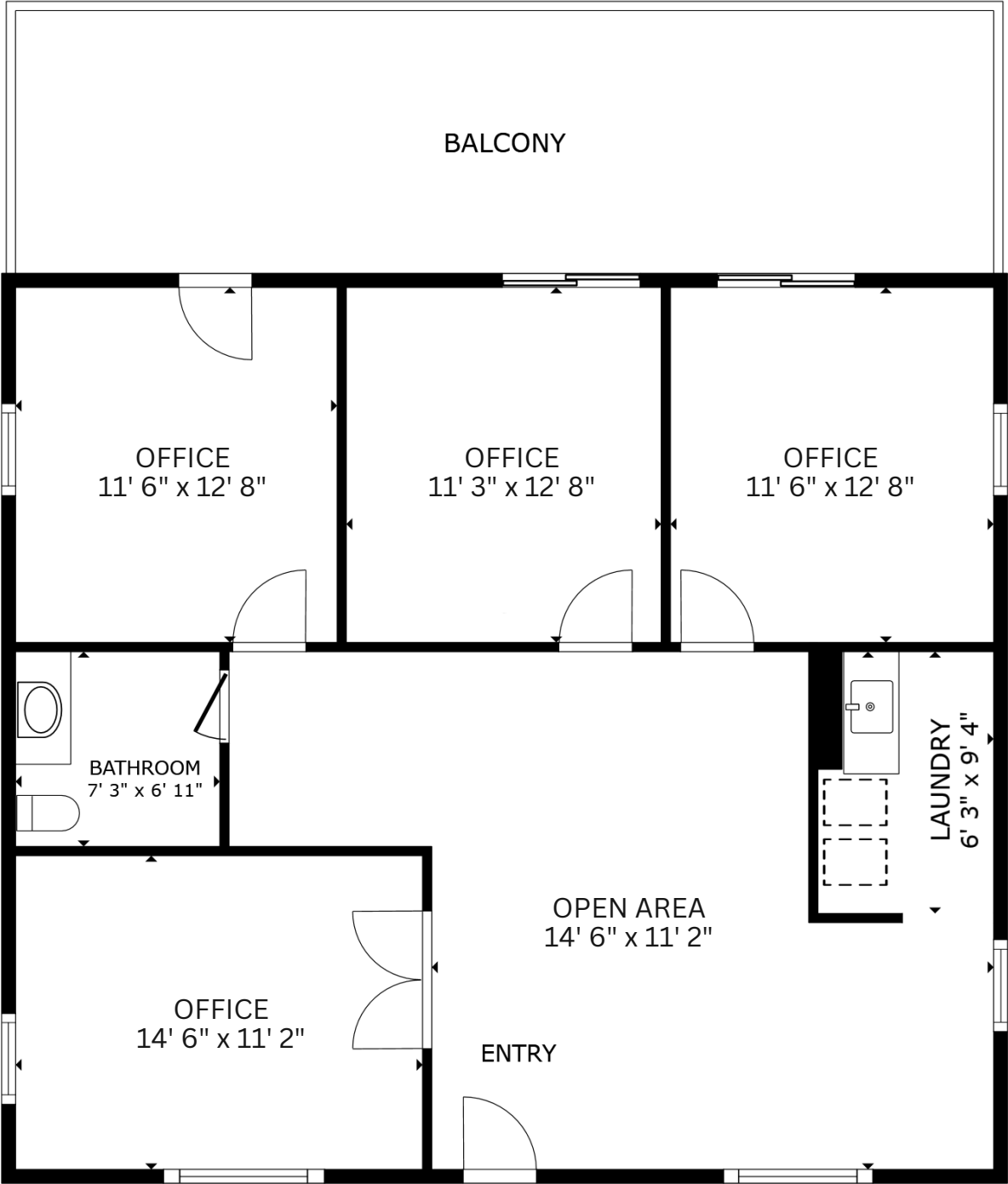
OAK ST: 13,885 ADT

VERNON ST: 9,329 ADT

PROPERTY DETAILS:

- **Downtown Roseville Location:** Positioned on Oak Street in the heart of Downtown Roseville, near local shops, restaurants, civic offices, and community events.
- **Historic Commercial Character:** Built in 1939, the property offers vintage downtown appeal with a small-format footprint ideal for office, service, wellness, or boutique business use.
- **Major Renovation in 1980's:** permitted renovation to the building completed in 1980's.
- **Flexible C2 Zoning:** C2 commercial zoning provides flexibility for a range of neighborhood-serving business and mixed-use concepts.
- **Convenient Parking & Transit Access:** Located near free downtown parking options, including Oak Street and Vernon Street parking garages, with the Roseville Amtrak station nearby.
- **Strong Roseville Market:** Benefit from Roseville's growing business environment, strong household income, and established local customer base.

FLOOR PLAN

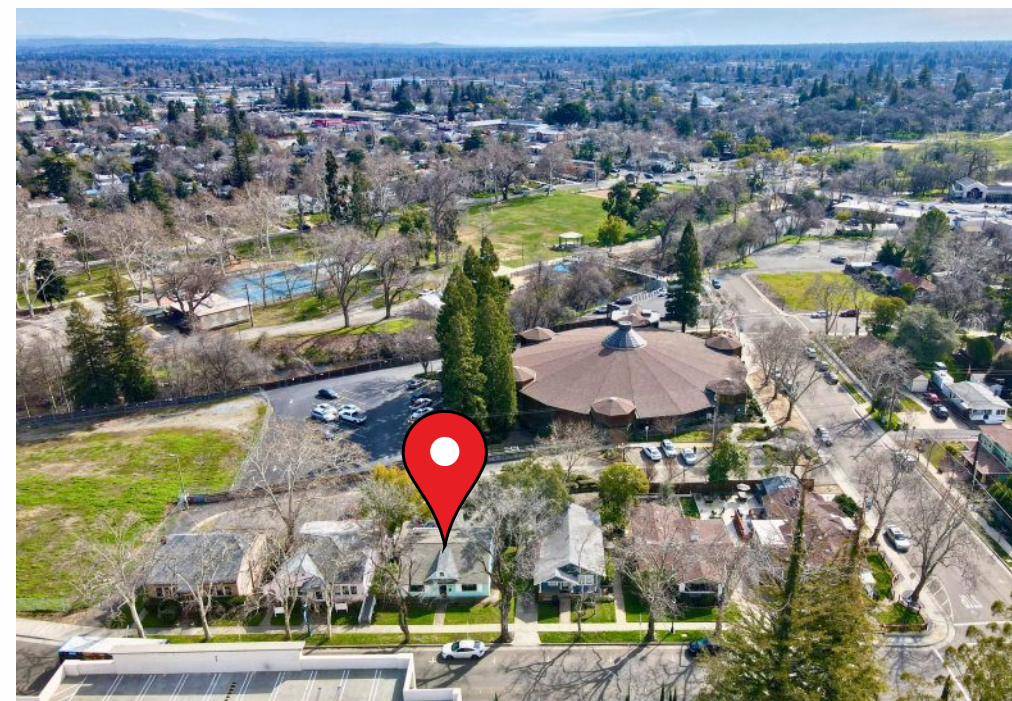
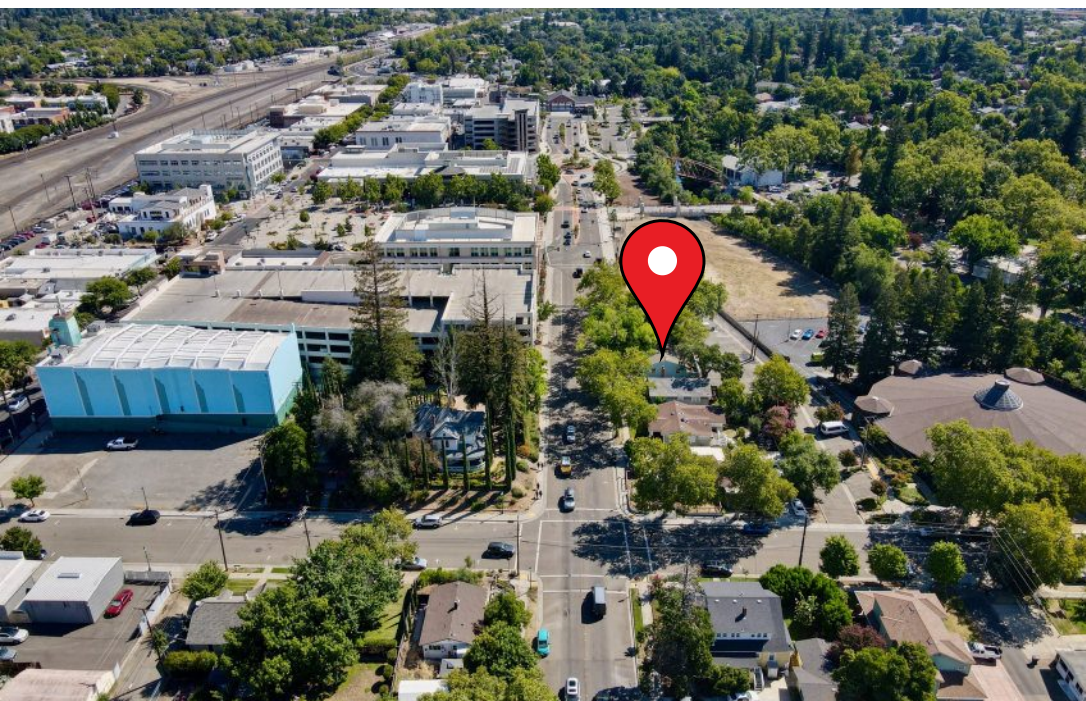


INTERIOR PHOTOS





EXTERIOR PHOTOS



IMMEDIATE VICINITY AERIAL

ROSEVILLE TOYOTA

CARmax

ROSEVILLE HYUNDAI

THE HOME DEPOT

IN-N-OUT BURGER

PROPERTY LOCATION

target

Walmart

Raley's

USPS.COM

Roseville Public Library

IHOP

SAFE CREDIT UNION

Squeeze Burger

Office DEPOT

WORLD TRAVELER COFFEE ROASTERS

GROCERY OUTLET bargain market

COMFORT WESTERN AND WORKWEAR

TRADER JOE'S

ACE Hardware

ARCO

Chubby's DINER

planet fitness



Oak St

Douglas Blvd



DEMOGRAPHIC SUMMARY REPORT

417 OAK ST, ROSEVILLE, CA 95678



 POPULATION 2025 ESTIMATE	
1 MILE	14,471
3 MILES	107,528
5 MILES	310,478

 POPULATION 2030 PROJECTION	
1 MILE	14,995
3 MILES	111,064
5 MILES	320,276

 HOUSEHOLD INCOME 2025 AVERAGE	
1 MILE	\$95,317
3 MILES	\$118,032
5 MILES	\$124,686

 HOUSEHOLD INCOME 2025 MEDIAN	
1 MILE	\$76,033
3 MILES	\$95,994
5 MILES	\$99,981

 2025 POPULATION BY ORIGIN	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	8,848	69,061	199,404
BLACK	327	3,159	10,452
HISPANIC ORIGIN	14,471	107,528	310,478
AM. INDIAN & ALASKAN	216	908	2,220
ASIAN	549	9,085	31,836
HAWAIIAN & PACIFIC ISLAND	38	420	1,381
OTHER	4,494	24,895	65,185

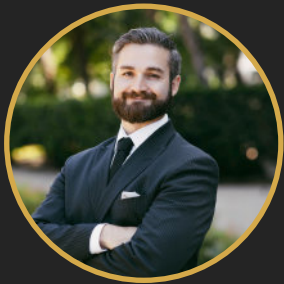
FOR LEASE

417 OAK STREET

ROSEVILLE, CA 95678

CONTACT US

For more information about this opportunity



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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.

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