

628

ROYER ST
ROSEVILLE, CA 95678



CHILDCARE/PRESCHOOL SPACE FOR LEASE

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PROPERTY DETAILS

Property Highlights:

- Childcare/Preschool space for lease
- Shared space with Church Sunday School Program
- 1,853 s.f. Parsonage & 360 s.f. Youth Building
- Open areas and smaller classrooms
- Sanctuary, cafe & full kitchen potentially available (4,500 s.f.)
- Two play areas
- Large parking lot with drop off area
- Suitable for a preschool, daycare, homeschool resource center, etc.

RE/MAX Gold is pleased to present the availability of space for a child care center, preschool or similar use at the Horizon Church campus in Roseville, CA.

The campus is located on Royer Street at the intersection with Douglas Blvd, one of the premier arterial roads in Roseville, with immediate access to Highway 80. The property has outstanding visibility on Douglas Boulevard.

The church runs a Sunday School program within a couple buildings on site and these areas are not utilized during the week. Over the years, these areas have worked well for other child care or preschool tenants to rent during the week and for the church Sunday School to occupy over the weekend. The spaces features multiple small and large classrooms and a nursery area. Additional the tenant could potentially use the cafeteria with full Kitchen and a Sanctuary for occasional assembly by appointment. There are multiple restrooms including ones that are ADA accessible. The property features a large parking lot with a drop off area.

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



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PROPERTY PHOTOS



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INTERIOR PICTURES



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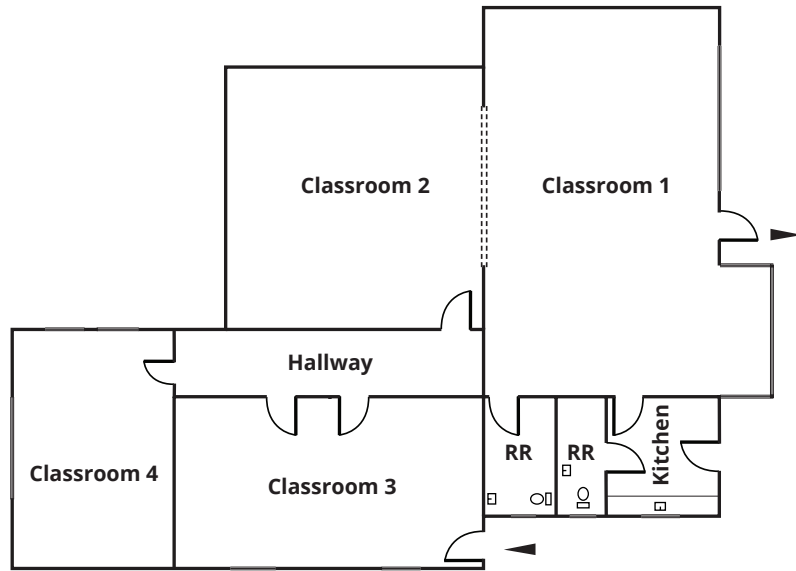
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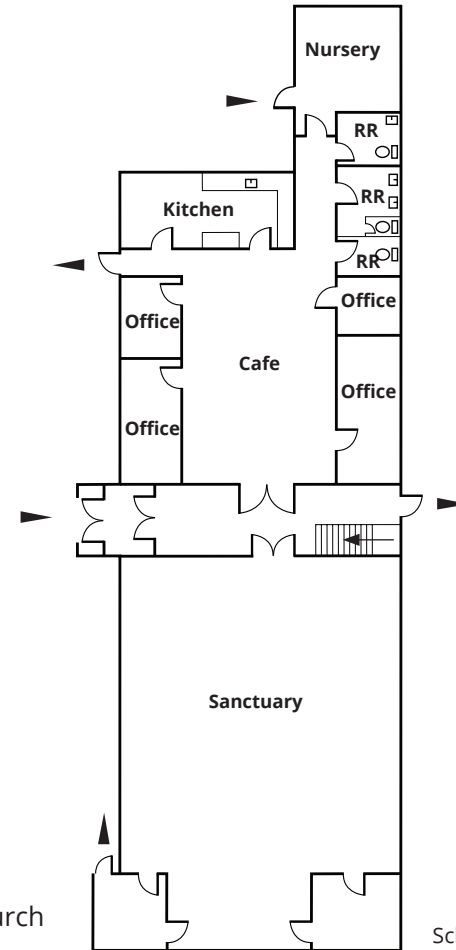
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FLOOR PLAN



Parsonage

Additional Youth Room 360 s.f.



The Nave Main Church
First Floor

Schematic not drawn to scale

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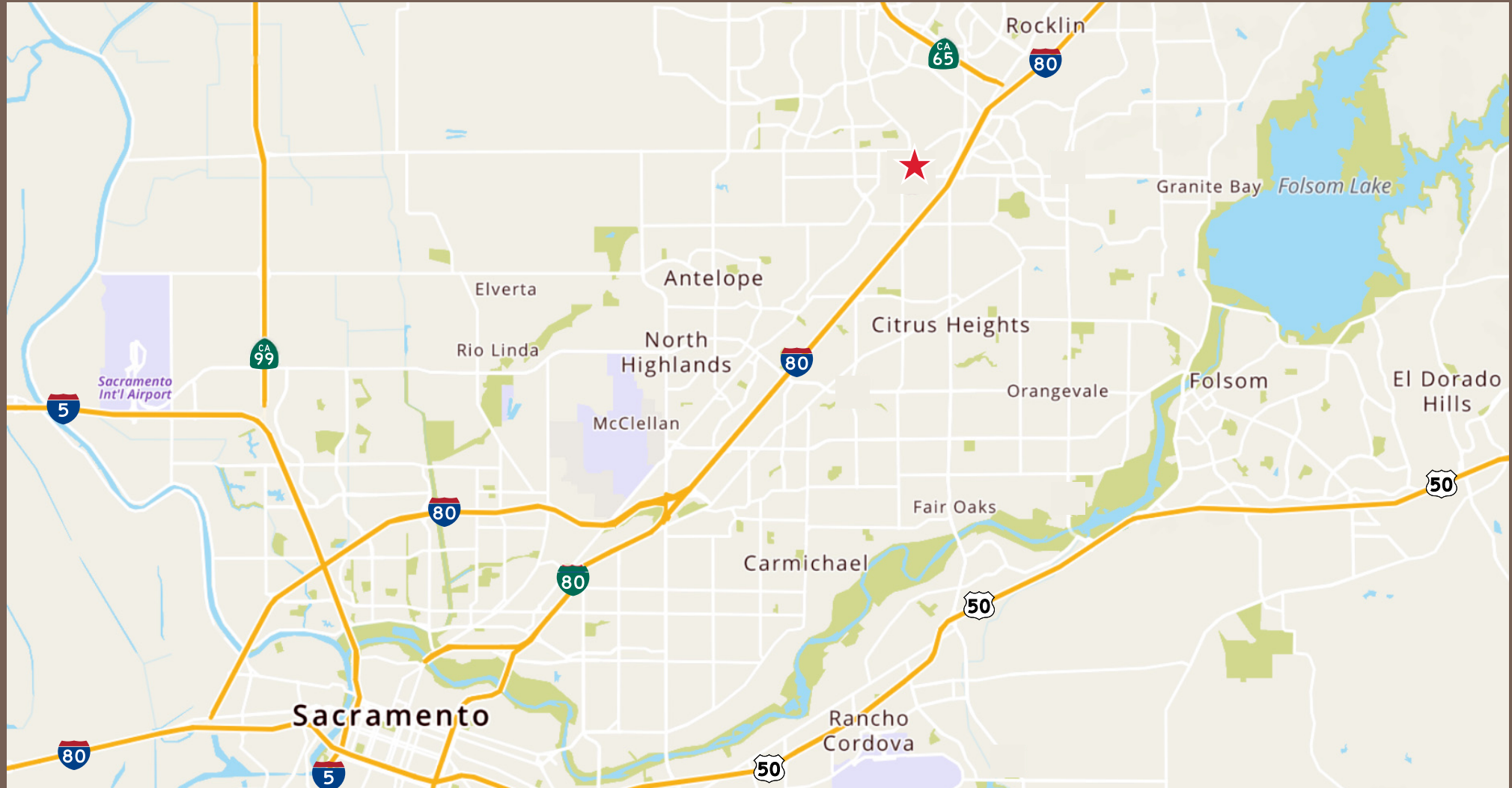
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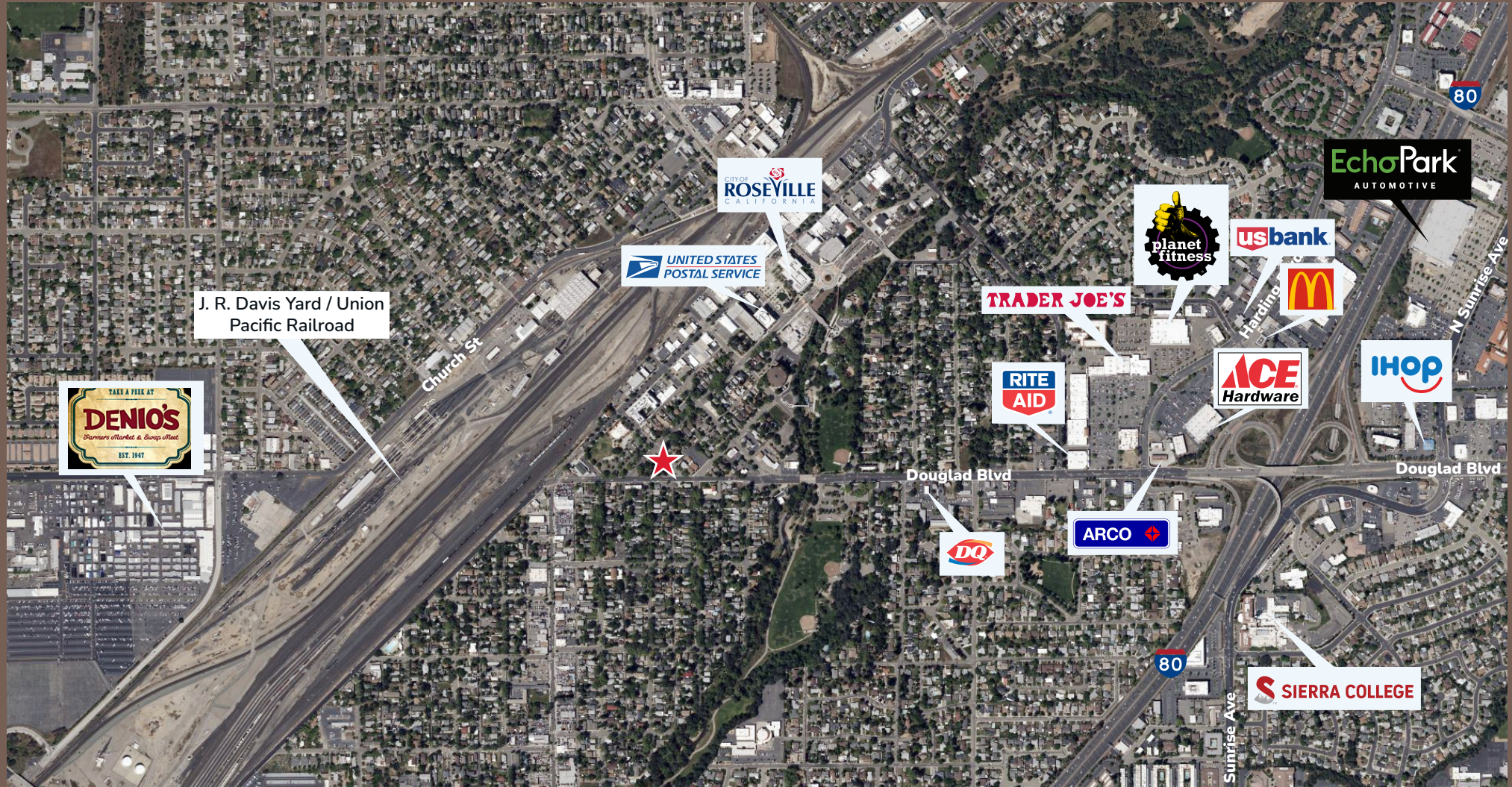
LOCATION MAP



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VICINITY MAP



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DEMOGRAPHICS

Key Facts: 5 Mile Radius



313,967
Total Population



\$116,098
Average Household Income



15,801
Businesses



120,864
Daytime Employees



77,532
Owner Occupied Households



\$511,823
Median Home value

Data obtained from CoStar

ABOUT CITY OF ROSEVILLE

Roseville is located in Placer County 405 miles north of Los Angeles, 102 miles northeast of San Francisco, and 20 miles north of Sacramento, the state capital, along Interstate 80. It encompasses 43.05 square miles.

The City of Roseville was incorporated on April 10, 1909 and is a Charter City, operating under the council-manager form of municipal government.

The Mediterranean climate is ideal for year-round outdoor activities. Summers are warm, dry, and predictable with high temperatures averaging in the low 90s. Winters are short with cooler and wetter weather, with daytime highs averaging in the 50s.

It is within easy reach of the beautiful Sierra Nevada foothills, Folsom Lake, California's Gold Country. Skiing, wine tasting, hiking, rafting, and a visit to San Francisco or Lake Tahoe, are but a short distance away.

Roseville has a population of 147,969 as per the 2020 U.S. Census data with 59% of the population in the 19-64 age group. 95% are high school graduates or higher with 42% holding a Bachelor's Degree or higher. There are 92,281 jobs with an unemployment rate of 5.5%. The top industry segments are Public Administration 8.3%, Health Care 7.6%, Construction 7.2%, Education Services 7.1%, Finance & Insurance 7%, Computer/Electronics 6.7%.

The top employers are Kaiser Permanente, Hewlett Packard Enterprise, Sutter Roseville Medical Center, Union Pacific Railroad, City of Roseville, Roseville Joint Union High School District, Roseville City School District, PRIDE Industries, Adventist Health and Consolidated Communications.

There are nine High Schools in the Roseville Joint Union High School District. In addition there are several Charter Schools in Roseville.

Roseville's has more than 80 parks that are recognized throughout California. Land set aside for parks and open space is more than triple the state average.

The city also offers athletic fields, playgrounds, indoor and outdoor pools, municipal golf courses, and libraries.

With numerous recreation programs and events, there are leisure opportunities for all ages and interests.

Roseville is the region's retail center. With one of the largest malls in northern California, Westfield Galleria at Roseville, there are more than 240 stores including Nordstrom, Apple, Tiffany's, Crate & Barrel, and other distinguished brands. Across the street is Fountains at Roseville, offering an upscale shopping experience with stores like Whole Foods, Anthropologie, Sur La Table, and West Elm. Familiar national and regional chains are also here, along with excellent and unique local restaurants and retailers.

