FOR SALE

ROSEVILLE BOX RETAIL

318 N Sunrise Ave Roseville, CA 95661

SALE PRICE $5,750,000

Richard Gumbiner
(415) 793-0865
CalDRE #00763869

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COLDWELL BANKER COMMERCIAL REALTY

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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

High profile 24,778 square foot anchor space on a 2 acre site in a power center next door to Home Depot. Dense retail/commercial corridor including retail shopping centers, office , restaurants and medical facilities. Roseville Auto Mall, one of Northern California's largest is across the street. Interstate 80 visibility (over 170,000 ADT). New roof, high ceilings, ample parking. Building is in good condition.

PROPERTY HIGHLIGHTS

- Prime power center location next to Home Depot
- New roof, high ceilings, ample parking
- Dense commercial corridor featuring anchored retail centers, office complexes, numerous restaurants and medical facilities
- Hwy 80 visibility (over 170,000 ADT)

OFFERING SUMMARY

Sale Price:	$5,750,000
Number of Units:	1
Lot Size:	87,432 SF
Building Size:	24,775 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,385	44,412	106,554
Total Population	7,783	114,207	284,225
Average HH Income	$112,265	$132,997	$139,485

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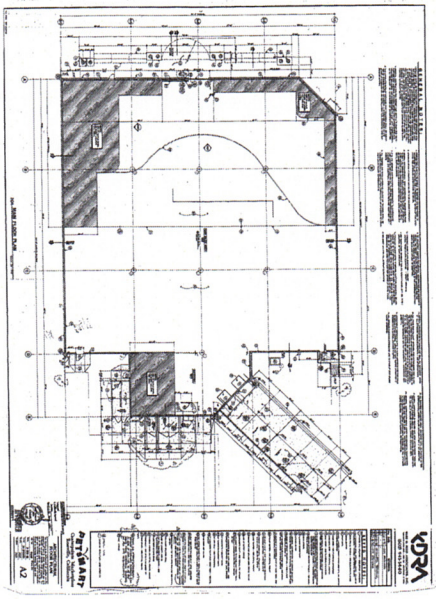

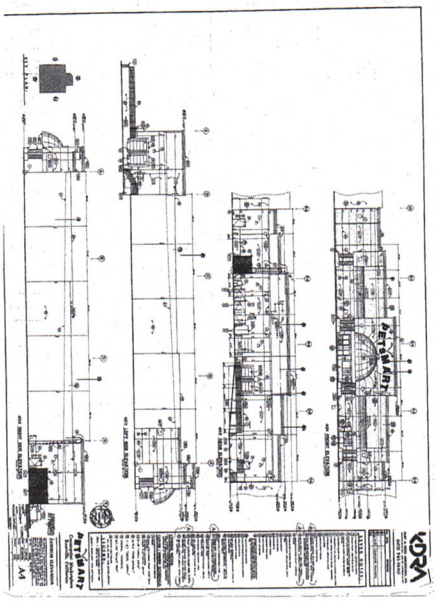

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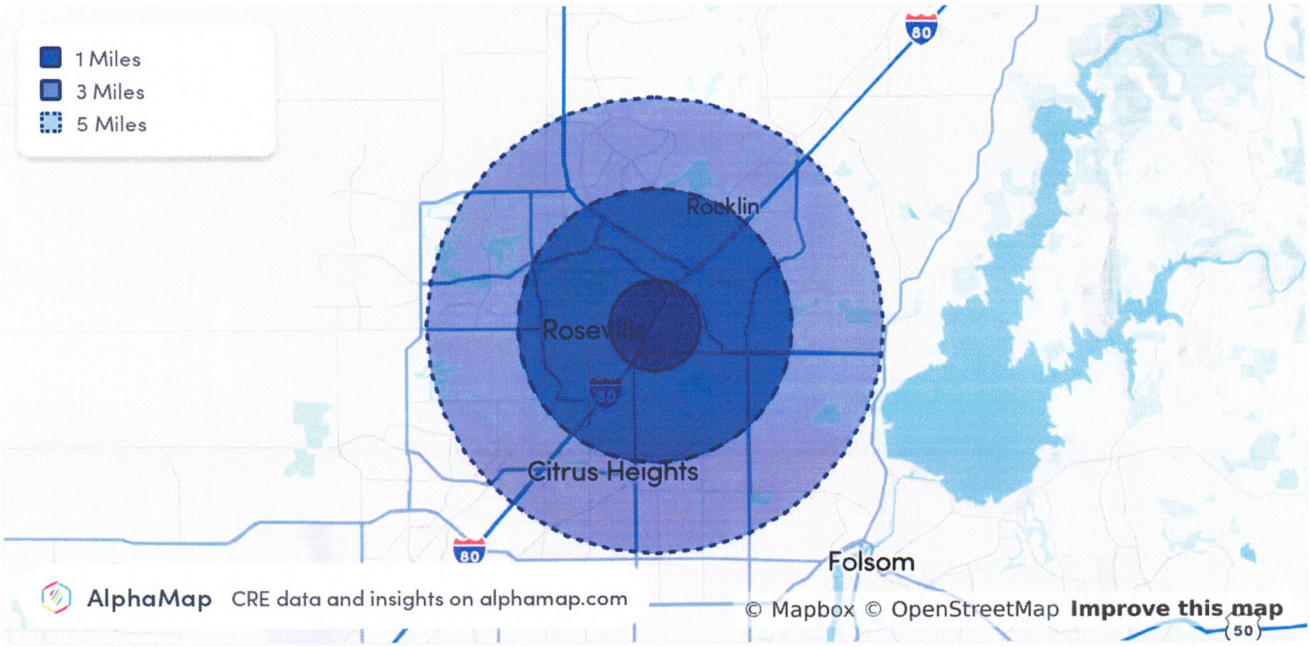

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,783	114,207	284,225
Average Age	42	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	42	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,385	44,412	106,554
Persons per HH	2.3	2.6	2.7
Average HH Income	$112,265	$132,997	$139,485
Average House Value	$592,345	$662,529	$690,014
Per Capita Income	$48,810	$51,152	$51,661

Map and demographics data derived from AlphaMap

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COLDWELL BANKER COMMERCIAL

Traffic Counts

Daily Traffic Counts

- Up to 6,000 / day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- Over 100,000 / day

Traffic Counts within 1 mile by Proximity

1 — 23,956

Lead Hill Blvd

2024 Est. daily traffic counts

Cross: I- 80
Cross Dir: NW
Distance: 0.05 miles

Historical counts

Year	Count	Type
2016	29,752	AWDT
2014	18,548	ADT
2008	21,100	ADT
2003	21,101	ADT
2001	21,366	ADT

2 — 29,161

N Sunrise Ave

2024 Est. daily traffic counts

Cross: Automall Dr
Cross Dir: E
Distance: 0.11 miles

Historical counts

Year	Count	Type
2016	29,145	AWDT
2014	19,742	ADT
2003	28,713	ADT
2001	25,700	ADT
1996	16,171	ADT

3 — 19,060

Lead Hill Blvd

2024 Est. daily traffic counts

Cross: N Sunrise Ave
Cross Dir: NW
Distance: 0.06 miles

Historical counts

Year	Count	Type
2016	22,644	AWDT
2014	14,186	ADT

4 — 29,639

N Sunrise Ave

2024 Est. daily traffic counts

Cross: Lead Hill Blvd
Cross Dir: NE
Distance: 0.05 miles

Historical counts

Year	Count	Type
2016	34,639	AWDT
2014	23,098	ADT
2003	29,765	ADT
2001	28,894	ADT
1995	17,912	ADT

5 — 174,418

I- 80

2024 Est. daily traffic counts

Cross: Lead Hill Blvd
Cross Dir: NE
Distance: 0.06 miles

Historical counts

Year	Count	Type
2017	173,800	AADT
2015	175,500	AADT
2014	171,000	AADT
2013	165,000	AADT
2010	153,000	AADT

AADT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

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