

Colliers

Fine Jewelry • Tattoo • Piercing

Fine Jewelry & Piercing



Tattoo

±4,000 SF Freestanding Retail Building

Do not disturb tenant

For Sale | 203 Sunrise Avenue, Roseville, CA

Mark Engemann

Senior Vice President

+1 916 296 6260

mark.engemann@colliers.com

CA Lic. 00865424

Accelerating success.

Property Overview

Highlights

- $\pm 4,000$ SF freestanding retail building
- Located in Roseville, CA, the premier City in the Sacramento MSA
- Located on Sunrise Avenue, primary retail, commercial and commuter street
- Highly visible
- Owner-user opportunity
- Currently occupied by Dv8 Tattoo and Body Piercing

Sale Price

- \$1,200,000

Total Lot Size

- ± 0.26 AC



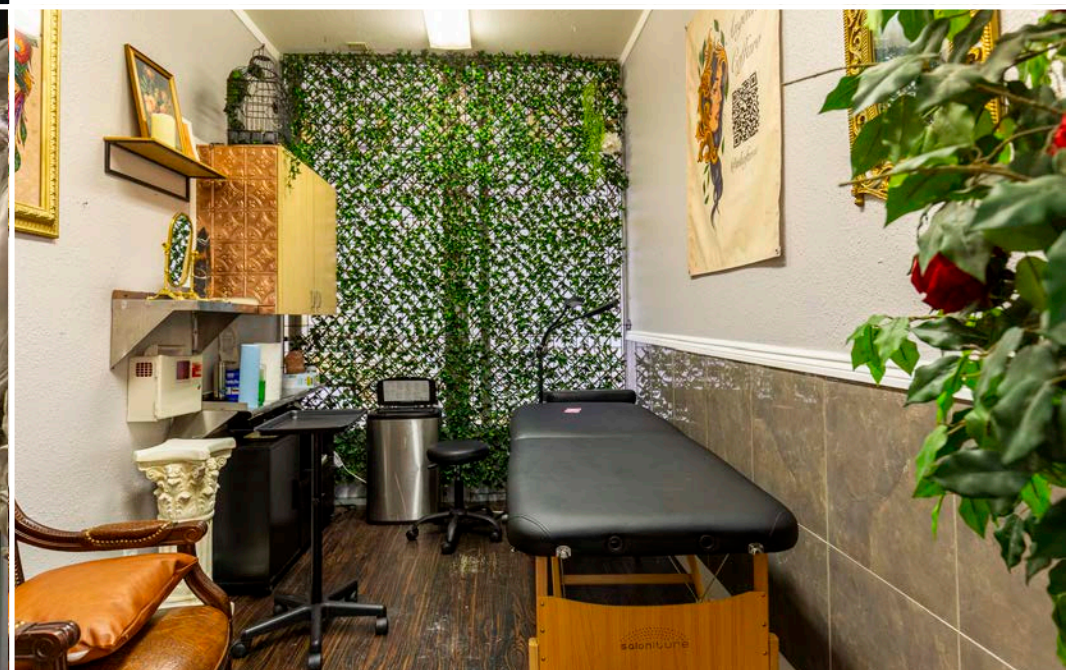
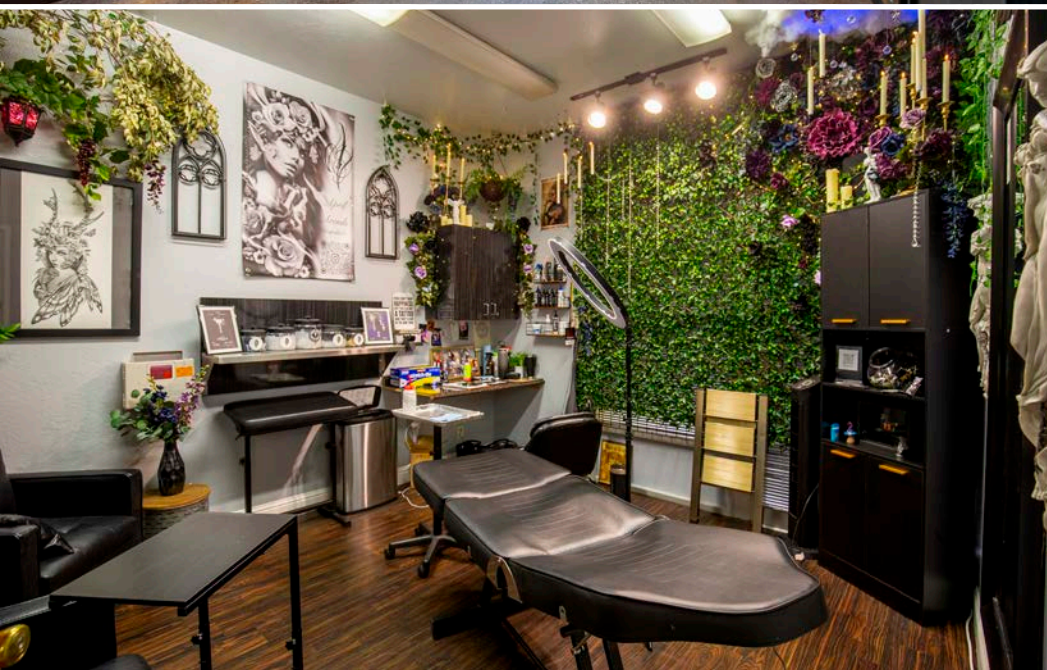
Amenities



Demographics

Population	1 Mile	3 Miles	5 Miles
2024 Population	12,397	108,38	289,403
2029 Population	13,008	110,646	295,429
Daytime Population	22,957	130,087	285,312
Household			
2024 Households	5,122	42,584	108,851
2024 Housing Units	5,490	44,410	113,084
2024 Families	2,774	27,115	73,195
2024 H.H. Income	\$95,268	\$129,416	\$137,242
Consumer Spending			
Apparel and Services	\$10,187,217/yr	\$113,799,128/yr	\$305,751,457/yr
Entertainment & Recreation	\$17,693,730/yr	\$198,140,223/yr	\$536,041,895/yr
Food	\$31,947,005/yr	\$349,427,628/yr	\$938,065,072/yr
Avg. Daily Traffic	±60,349 cars per day on Douglas Blvd		
	±173,800 cars per day on Interstate 80		





Mark Engemann
Senior Vice President
+1 916 296 6260
mark.engemann@colliers.com
CA Lic. 00865424

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

