

# 199 + 201

N SUNRISE AVE



199 & 201 N Sunrise Ave | Roseville, CA

**CBRE**



# EXECUTIVE SUMMARY

CBRE, Inc. is pleased to offer an outstanding opportunity for an investor, developer, or owner-user to acquire 199 and 201 North Sunrise Avenue. Ownership will sell the offering as a package of two buildings or as individual buildings on its own respective parcel (see tentative map).

The subject property, which includes the former Wells Fargo Bank Cassie Hill **Data Center with 5 megawatts of power**, is comprised of two single-story buildings connected via a dock bridge, thereby creating a single ±169,755 SF industrial/flex asset. The project is currently operating as two separate buildings situated on ±15.32 acres. The major tenant is the United States Postal Service, operating out of a portion of building 201. The property is located within an established commercial area in Roseville.

The property is newly **zoned Community Commercial making multifamily a permitted use** - with the City offering potential design review fast track and other incentives for multifamily uses.

## The Zoning

### Community Commercial (CC)

Uses include multifamily housing, Artificial Intelligence, medical and professional offices, churches, automotive sales, personal services, retail stores, restaurants, etc.

Purpose of the zoning is to provide multifamily, retail and services supporting persons of the local community.

#### Community Commercial Uses

- Multifamily
- Artificial Intelligence
- Church / Worship
- Automotive Dealership
- Schools
- Medical Offices
- Professional Offices
- Retail stores
- Restaurants / Bar
- Recreation / Amusement

*Note: All potential uses, including those listed here, are subject to appropriate government approvals which neither the seller nor the broker can guarantee. Some of the above uses may be subject to entitlement and approvals. Contact the [City of Roseville Zoning and Planning Departments](#) for complete information.*



## POTENTIAL USES

Medical Personal Services Veterinary Hospital  
Day Care Restaurant  
Worship Retail  
Hospital Services Automobile Repair Auto Sales  
Multifamily Veterinary Clinic  
Adult Day Care Restaurants / Bars  
Medical Dealership  
Nursery Private School Long Term Care Facility  
Nightclub Storage Facility Medical  
Auto Sales

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# MULTIFAMILY HOUSING RE-DEVELOPMENT OPPORTUNITY



**Multifamily**



**620+**  
Units



**973**  
Parking Spaces

The City of Roseville rezoned 199 and 201 N Sunrise Avenue to Community Commercial. Under Community Commercial zoning, **multifamily housing is permitted**, not conditional use. Of significant note, an Affordable housing project (defined as projects including a minimum 20% of units as affordable) are eligible for the City's non-discretionary ministerial permit process and can bypass the standard design review permit procedure and advance directly to building and engineering permit review. Reputedly, there is no cap on the number of units allowed per acre. Alternatively, a market-rate housing project would require a Design Review Permit and would need to comply with the City affordability policy, which is to provide 10% affordable housing.



## OFFERING HIGHLIGHTS



STRATEGIC LOCATION  
N SUNRISE @ LEAD HILL



8 MEGAWATTS  
EXPANDABLE TO 12  
SPLIT TO 2 SUBSTATIONS



MULTIFAMILY  
DEVELOPMENT  
OPPORTUNITY



FLEXIBLE ZONING  
INCLUDES MULTIFAMILY



# 199 N SUNRISE AVE

## LOCATION AERIAL





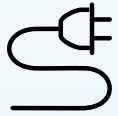
# PROPERTY DESCRIPTION



## PROPERTY OVERVIEW

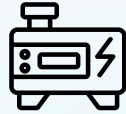
<b>Address</b>	199 and 201 N Sunrise Ave., Roseville, CA 95661
<b>Building Area</b>	±169,755 total sq. ft.
<b>Lot Size</b>	±15.32 Acres
<b>Zoning (New)</b>	Community Commercial (very flexible)
<b>Potential Uses</b>	<ul style="list-style-type: none"><li>• Multifamily</li><li>• Artificial Intelligence</li><li>• Church / Worship</li><li>• Automotive Dealership</li><li>• Schools</li><li>• Medical Offices</li><li>• Professional Offices</li><li>• Restaurants / Bar</li><li>• Recreation / Amusement</li></ul>
<b>Year Built</b>	1981
<b>Number of Stories</b>	One - single story
<b>Parking</b>	±797 spaces   ±4.86/1000
<b>Assessor's Parcel No.</b>	408-011-001
<b>Loading</b>	Grade Level Loading & Dock Level Loading
<b>Utilities</b>	Electricity by Roseville Electric
<b>Generator</b>	201 N Sunrise includes three 1500 kW generators
<b>EV Charging</b>	Electric car charging station is pre-wired in front of 201 N Sunrise Ave.

# DATA CENTER FEATURES



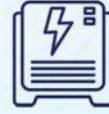
## 5 megawatts

utility feed  
expandable to 10 MW  
split between 2  
substations



## 3 generators

1500 kW  
generators



## UPS System 7

Powerware  
EPE/MGE

## UPS ROOM

## GENERATOR ROOM

## WATER TANK

## CHILLER ROOM

## COOLING TOWERS



## data center

former Wells Fargo Bank  
Cassie Hill Data Center



## ±15'-16'

floor to roof deck  
ceiling height



## 18"

raised floor



Contact agent for a  
full list of equipment  
and data center features



## PHOTO GALLERY





# 199 N SUNRISE AVE



## 199 N SUNRISE AVE

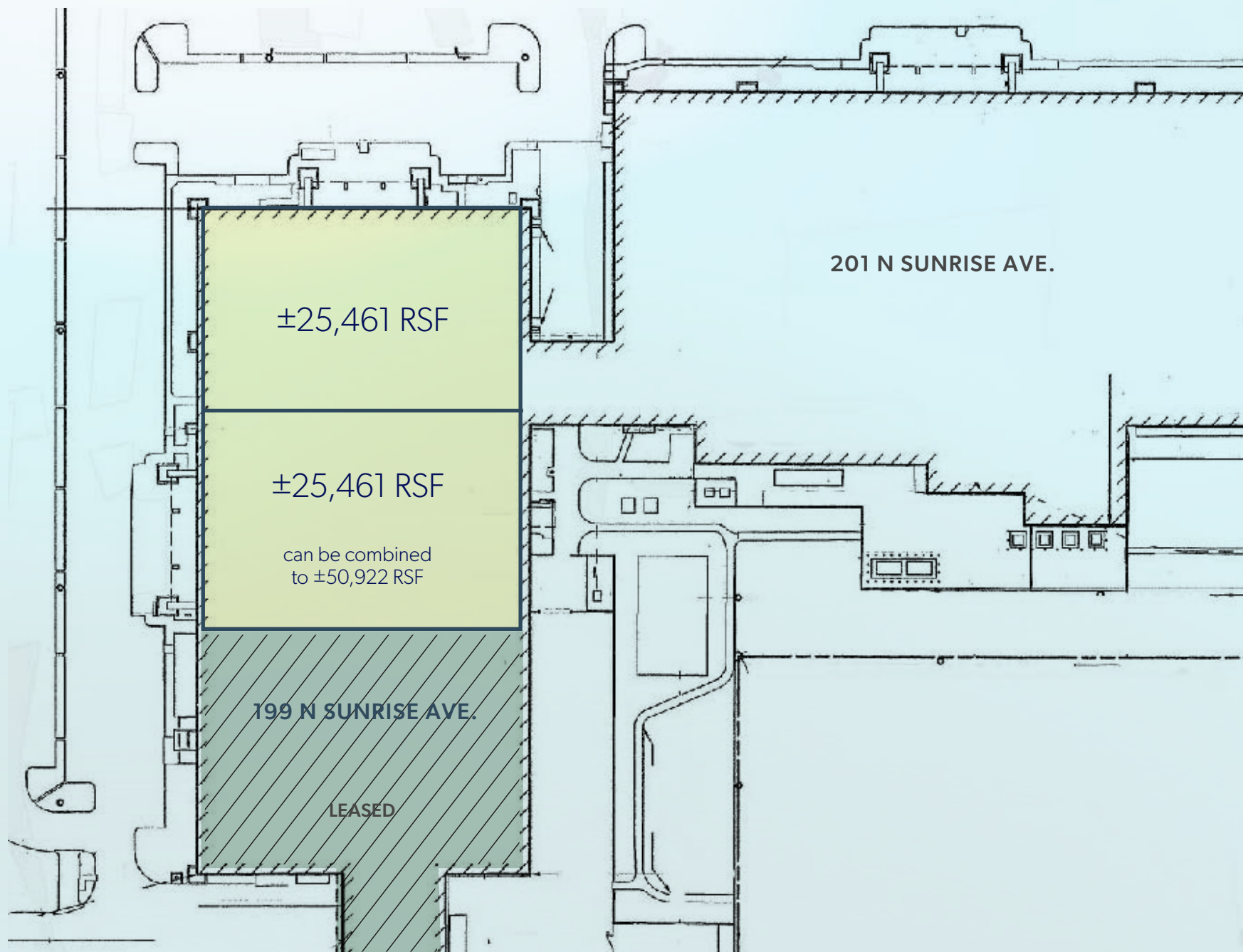
<b>Building Size</b>	±82,132 SF
<b>Occupancy</b>	38% Occupied
<b>Availability</b>	±50,922 RSF (divisible) for lease
<b>Lease Rate</b>	\$1.15 PSF, NNN / Mo.
<b>Year Built</b>	1981
<b>Parking</b>	4/1000
<b>Stories</b>	Single story
<b>Highlights</b>	Grade level docks Warehouse area Abundant parking Fiber in the building Exterior building and monument signage Courtyard area with seating and tables Basketball court





FLOOR PLAN

SIERRA GARDEN DR





## 201 N SUNRISE AVE

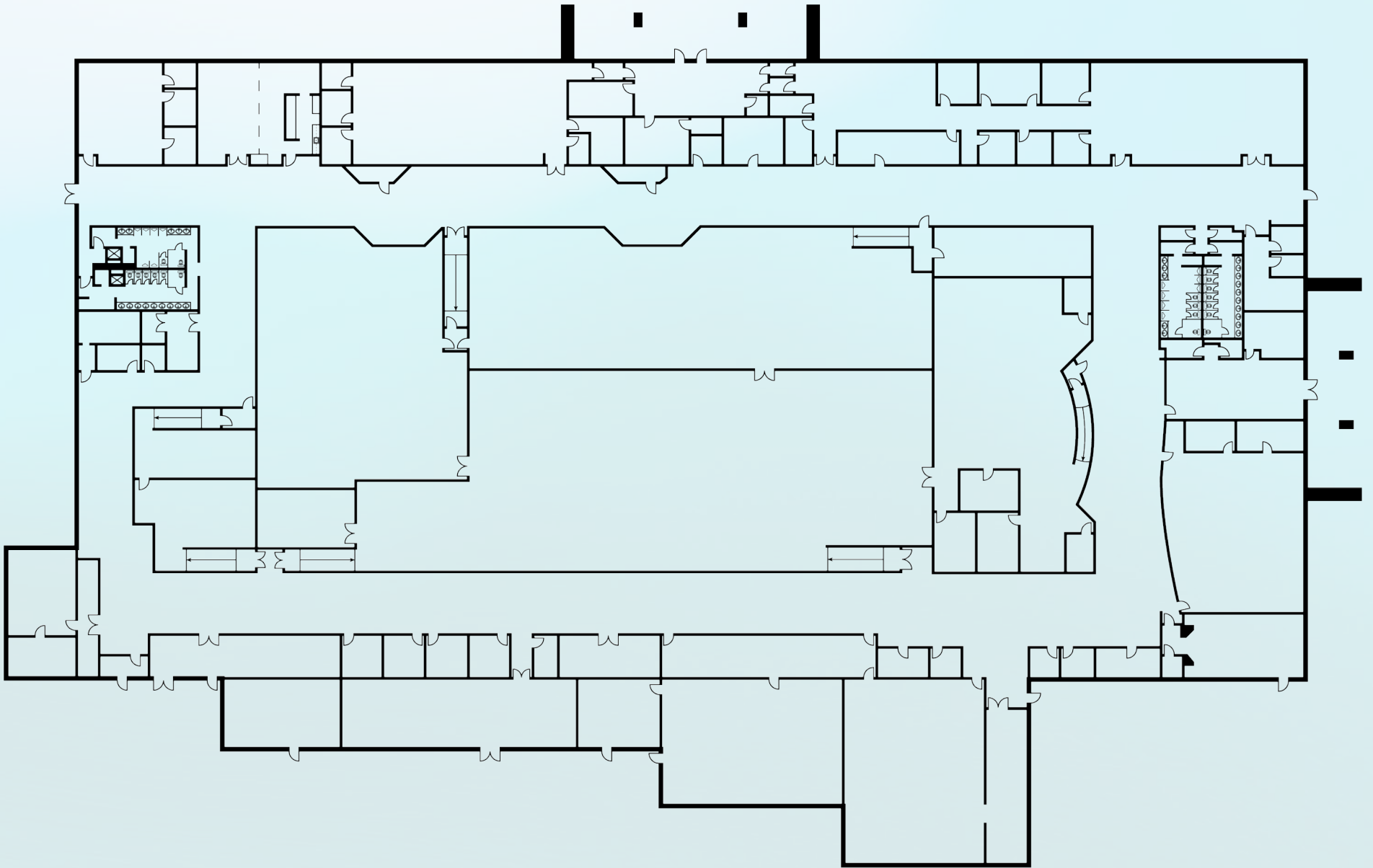


### 201 N SUNRISE AVE

<b>Building Size</b>	±87,623 SF
<b>Occupancy</b>	Vacant
<b>Availability</b>	±87,623 RSF (divisible) for lease
<b>Lease Rate</b>	\$1.15 PSF, NNN / Mo.
<b>Year Built</b>	1981
<b>Parking</b>	4/1000
<b>Stories</b>	Single story
<b>Highlights</b>	3- dock doors 2- grade level doors Warehouse area ±1,200 SF Abundant parking Fiber in the building Exterior building and monument signage Courtyard area with seating and tables Basketball court
<b>EV Charging</b>	Pre-wired for EV charging station in front
<b>Former Data Center</b>	Current <b>equipment on the premises</b> may facilitate uses that include data center, colocation, disaster recovery, and call center facilities
<b>Abundant Power</b>	<b>5 megawatts of available power</b> , expandable if needed, split between two substations



FLOOR PLAN



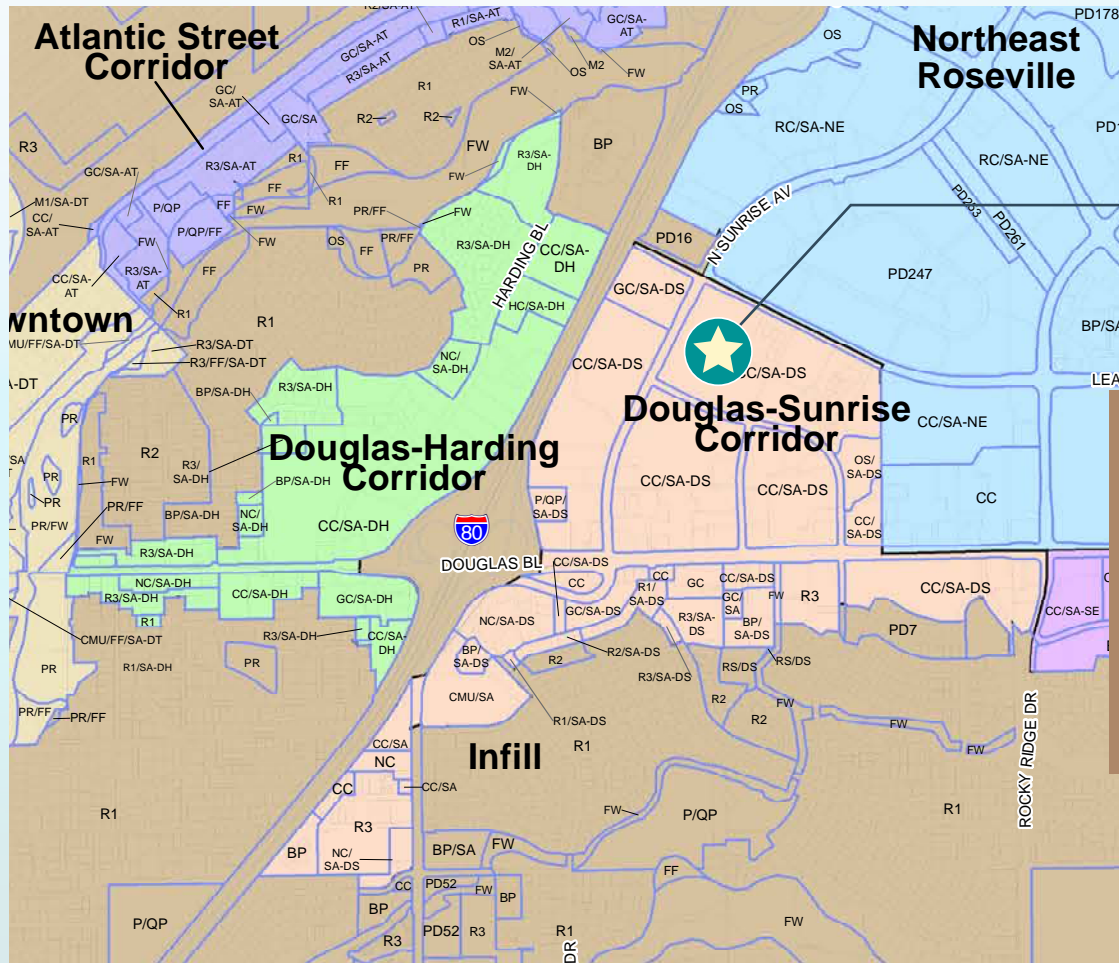


# SITE PLAN





# ZONING MAP



**199+201**  
N SUNRISE AVE

## ZONING & POTENTIAL USES

### Douglas-Sunrise Corridor Plan

199/201 N Sunrise is located within the Douglas-Sunrise Corridor Plan implemented in late 2023. Within the new corridor plan, the project is zoned Community Commercial (CC). This land use designation provides for a broad range of uses, among those uses you will find multifamily housing, retail, medical offices and clinics, personal and professional services, retail uses such as auto sales and repair, as well as vocational and secondary education.

A primary focus of the City and the new corridor plans, is to make it easier and more cost effective for developers to build multifamily housing.

### Community Commercial (CC)

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- Restaurants / Bar
- Recreation / Amusement

Uses from the property's previous BP/PD-16 designation are allowed at this time.

#### Grandfathered Uses:

- Light Industrial / Flex
- Call / Data Center



NORTHEAST AREA SPECIFIC PLAN

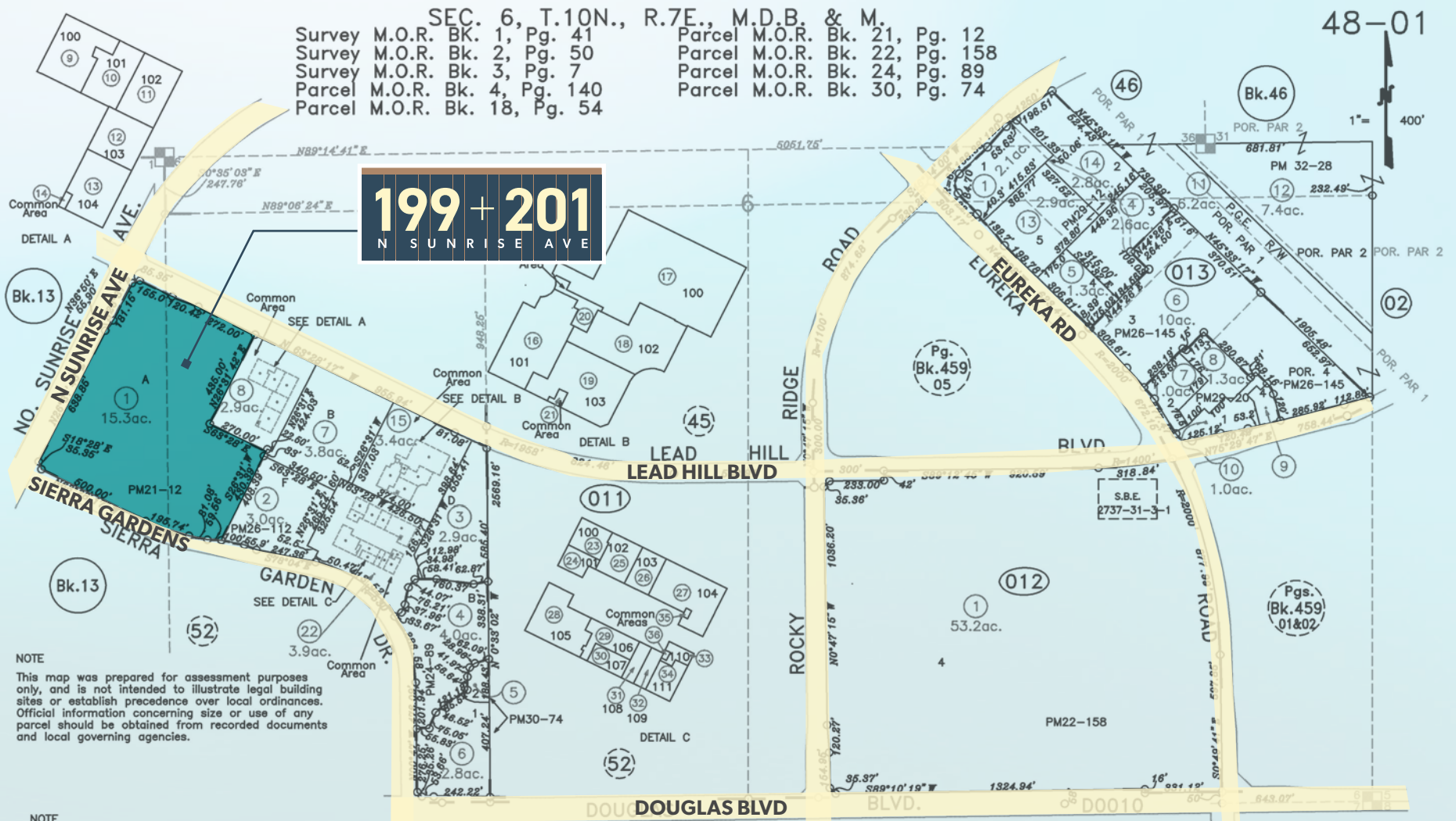


DOUGLAS-SUNRISE CORRIDOR PLAN

*Note: All potential uses, including those listed here, are subject to appropriate governmental approvals which neither the seller nor the broker can guarantee. Some of the above uses may be subject to entitlement and approvals.*



# PARCEL MAP



Parcel M.O.R. Bk. 32, Pg. 28 #03-11  
Parcel M.O.R. Bk. 26, Pgs. 112,145  
Parcel M.O.R. Bk. 29, Pgs.12,20,87  
Northeast Plan Unit 2, M.O.R. Bk. P, Pg. 97  
South Placer Bus. Pk. 1376 Lead Hill Condos Subd 2015-0077349  
South Placer Bus. Pk. 1386 Lead Hill Condos Subd 2015-0077351  
South Placer Bus. Pk. 1830-1836 Sierra Gardens Condos Subd 2015-007353

Assessor's Map Bk.48 Pg.01  
County of Placer, Calif.  
NOTE  
Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.



# TENTATIVE PARCEL MAP

## TENTATIVE PARCEL MAP 199 & 201 N. SUNRISE AVE. ROSEVILLE, CA JANUARY 2024

**OWNER:** RM/RNA PROPERTIES LLC.  
P.O. BOX 1006  
BURLINGAME, CA 94011  
PHONE: (650) 347-0244

**ENGINEER:** UBORA ENGINEERING AND PLANNING, INC.  
2901 DOUGLAS BLVD., SUITE 285  
ROSEVILLE, CA 95661  
PHONE: (916) 780-2500

### EXISTING PARCEL INFORMATION:

APN: 048-011-001  
PARCEL A 21 PM 12  
15.291± ACRES

### PROJECT DATA:

ZONING: CC/SA-DS COMMUNITY COMMERCIAL/SPECIAL  
AREA/DEVELOPMENT STANDARDS DOUGLAS-SUNRISE CORRIDOR  
SPECIFIC PLAN

EXISTING USE: OFFICE

PROPOSAL: SPLIT EXISTING 15.3 ACRE PARCEL INTO TWO PARCELS.  
EACH NEW PARCEL WILL CONTAIN ONE OF THE EXISTING BUILDINGS.  
NO OTHER IMPROVEMENTS ARE NECESSARY.

### EXISTING EASEMENTS:

12.5' PUBLIC UTILITY EASEMENT PER 2693 O.R. 892. THIS  
EASEMENT COINCIDES WITH A PORTION OF THE 12.5' PUBLIC UTILITY  
EASEMENT SHOWN ON 21 P.M. 12 WHICH IS PLOTTED HEREON.

10' PUBLIC UTILITY EASEMENT VACATED AND A 10' ELECTRICAL  
EASEMENT RESERVED PER 2774 O.R. 910. THIS EASEMENT IS  
PLOTTED HEREON.

40' PUBLIC UTILITY EASEMENT PER DOC. NO. 95-044965. THIS  
EASEMENT IS PLOTTED HEREON.

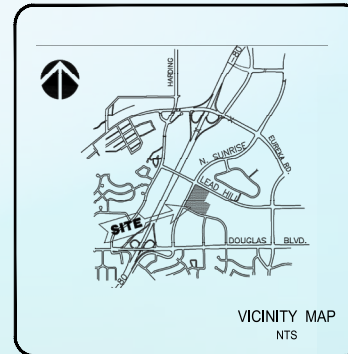
BICYCLE RACK, PUBLIC SIDEWALK & PEDESTRIAN EASEMENT PER  
DOC. NO. 95-044965. THIS EASEMENT IS PLOTTED HEREON.

### LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE CITY OF ROSEVILLE, IN  
THE COUNTY OF PLACER, STATE OF CALIFORNIA, AND IS DESCRIBED  
AS FOLLOWS:

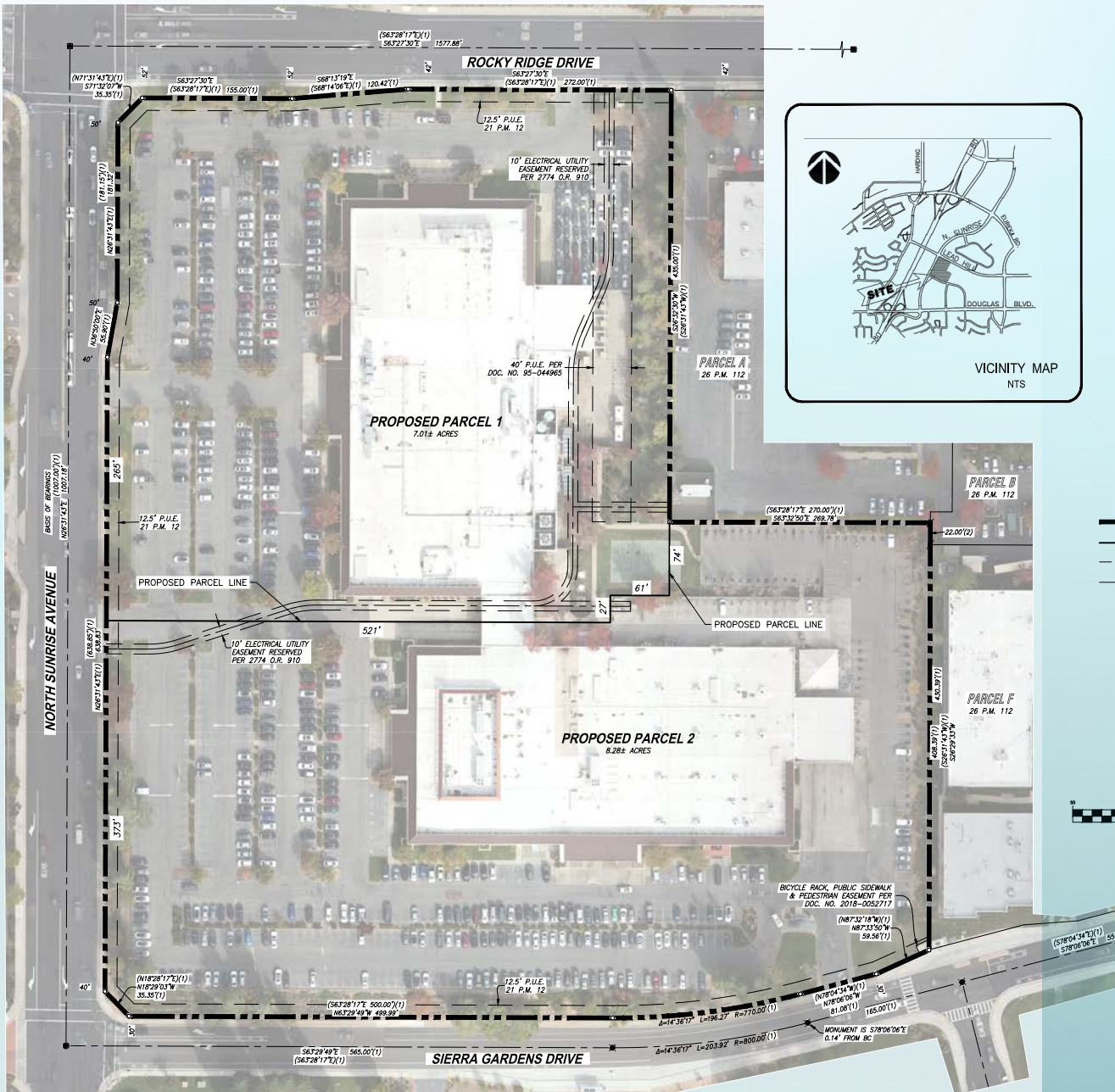
PARCEL A AS SHOWN ON THE PARCEL MAP FILED IN THE OFFICE OF  
THE RECORDER OF PLACER COUNTY, CALIFORNIA ON MAP 15, 1984  
IN BOOK 21 OF PARCEL MAPS, PAGE 12, AND AS AMENDED BY  
CERTIFICATE OF CORRECTION RECORDED MARCH 20, 1995,  
INSTRUMENT NO. 95-013585, OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, GAS, AND OTHER HYDROCARBONS  
AND MINERAL RIGHTS, INCLUDING ACCRUALS, RESERVES, AND OF AT



### LEGEND

- PARCEL BOUNDARY
- - - PROPOSED LOT LINE
- - - EXISTING EASEMENT
- - - CENTERLINE OF ROAD/EASEMENT

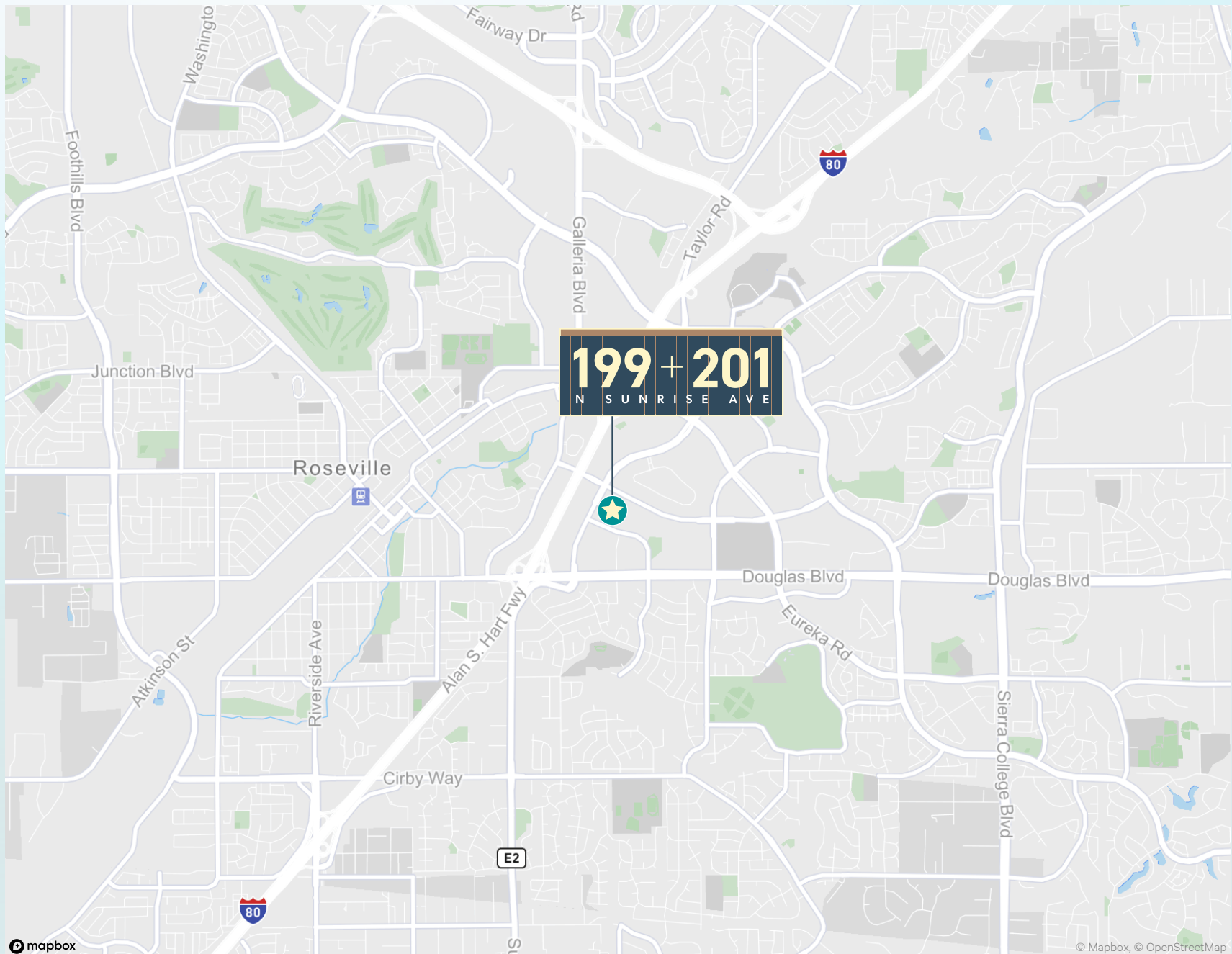


## Tentative Parcel Map

The owner has prepared a new parcel map, ready for recording, separating the buildings onto their own separate parcels of approximately 7 and 8 acres each, respectively.



## LOCATION MAP



## AREA OVERVIEW

### SOUTH PLACER COUNTY

South Placer is one of the major population and employment centers in the dynamic Sacramento Region, which is one of California's leading inland markets. Since 2000, the Sacramento Region population has expanded rapidly, growing by 23 percent compared to the statewide average of just 13 percent. Over the same period, the population of the South Placer market (defined as the southwestern portion of the county centered around Lincoln, Rocklin, and Roseville) has increased by 64 percent, more than double the rate of the Region. South Placer also contains about 13 percent of the Region's labor force, although approximately two-thirds of these working residents commute outside South Placer for employment opportunities. Since 2000, the South Placer market has captured a significant share of the net absolute job gains in the Region, demonstrating the market's capacity to expand its employment base and play an even larger role in the regional economy.



### ROSEVILLE, CA

Situated approximately 16 miles northeast of Sacramento, Roseville, CA, is a vibrant and rapidly growing city located in the heart of Placer County in Northern California. Known for its excellent quality of life, strong economy, and beautiful natural surroundings, Roseville has become a popular destination for residents and visitors alike.

The cost of conducting business in Roseville consistently ranks among the most affordable in the state. Roseville's business landscape is diverse, encompassing technology, healthcare, agriculture, and financial services. However, it's the city's thriving retail sector that truly stands out. Roseville's retail industry shines brightly, with retail sales ranking 13th in the state, surpassing many larger cities in California. A particular economic highlight is the well-known Four Corners area, which generates approximately \$700 million in annual retail sales.





# 199 + 201

N S U N R I S E A V E

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# CBRE