

701-705 SUNRISE AVE
ROSEVILLE, CA 95661

RETAIL FOR LEASE



Property Highlights:

- Preleasing for 2026 delivery
- PD52 Zoning allowing for a variety of retail, restaurant & Office uses
- 1,344-2,790 sf Retail space
- Suites delivered ready for customization
- Adjacent to Carbon Health and Dutch Bros.
- Major street location with high traffic counts
- High identity property
- Easy access to Highway 80

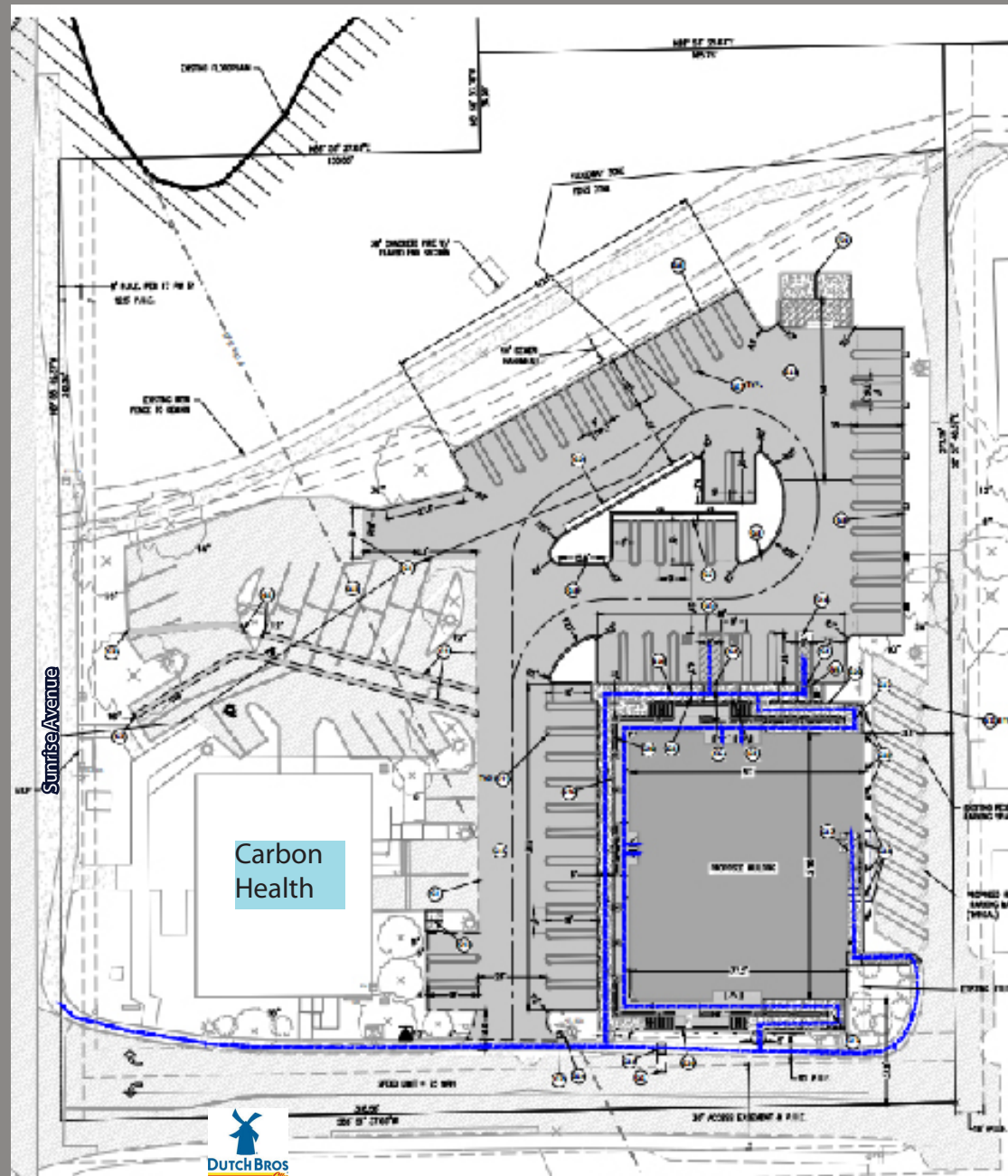
Ranga Pathak
Broker Associate
RE/MAX Gold
CA DRE 01364897
916-201-9247
ranga.pathak@norcalgold.com

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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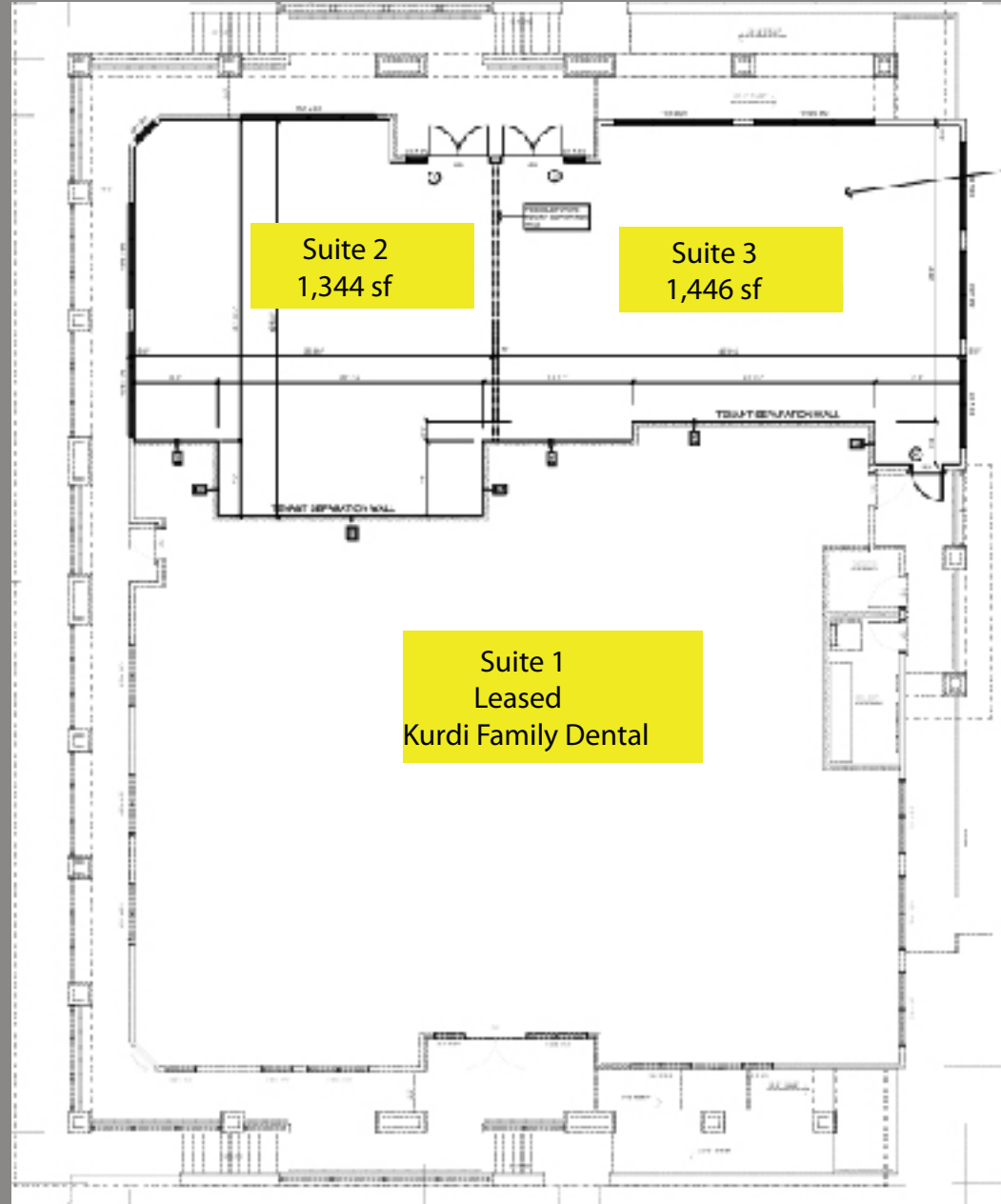
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SITE PLAN



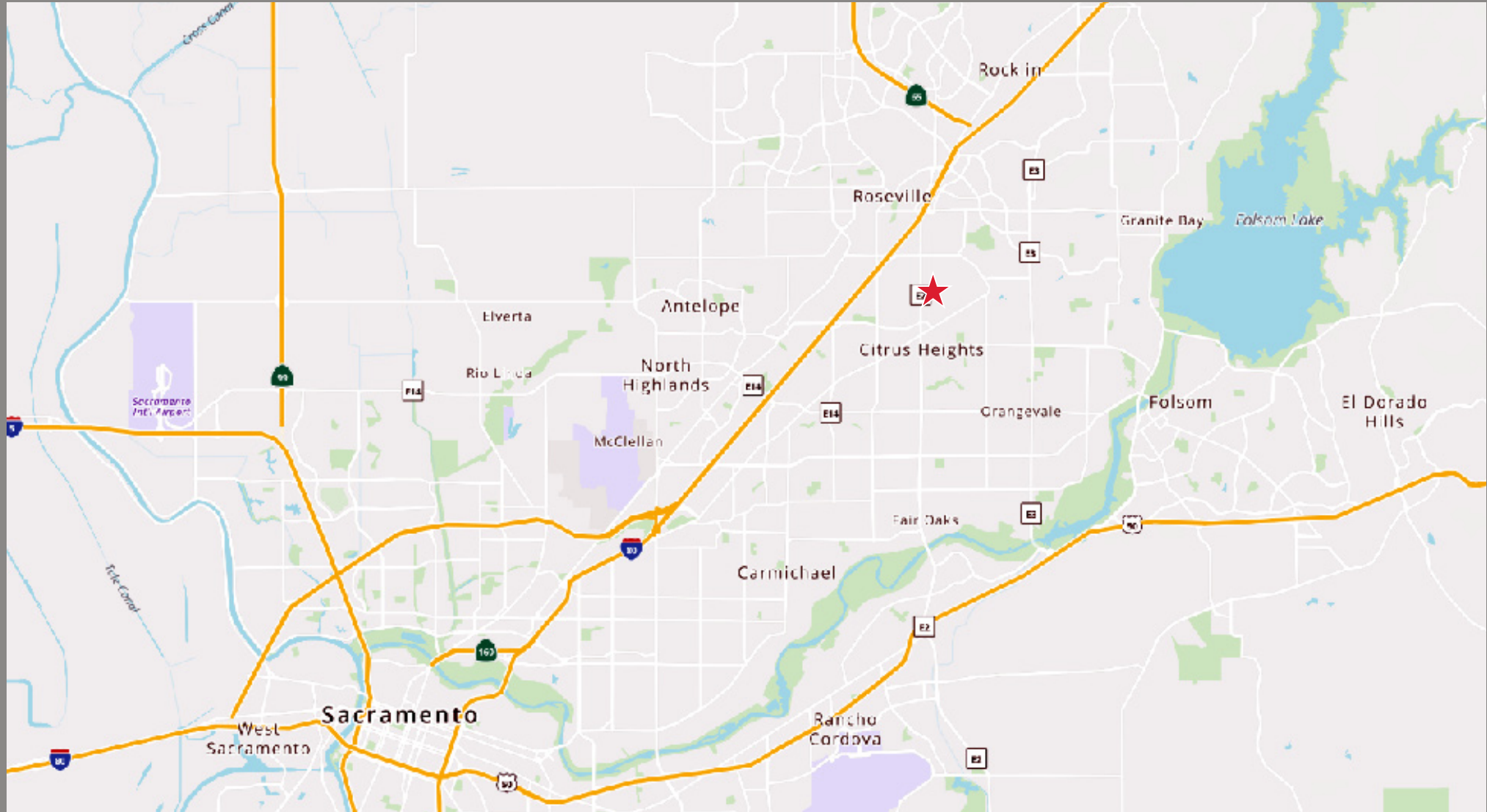
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FLOOR PLAN



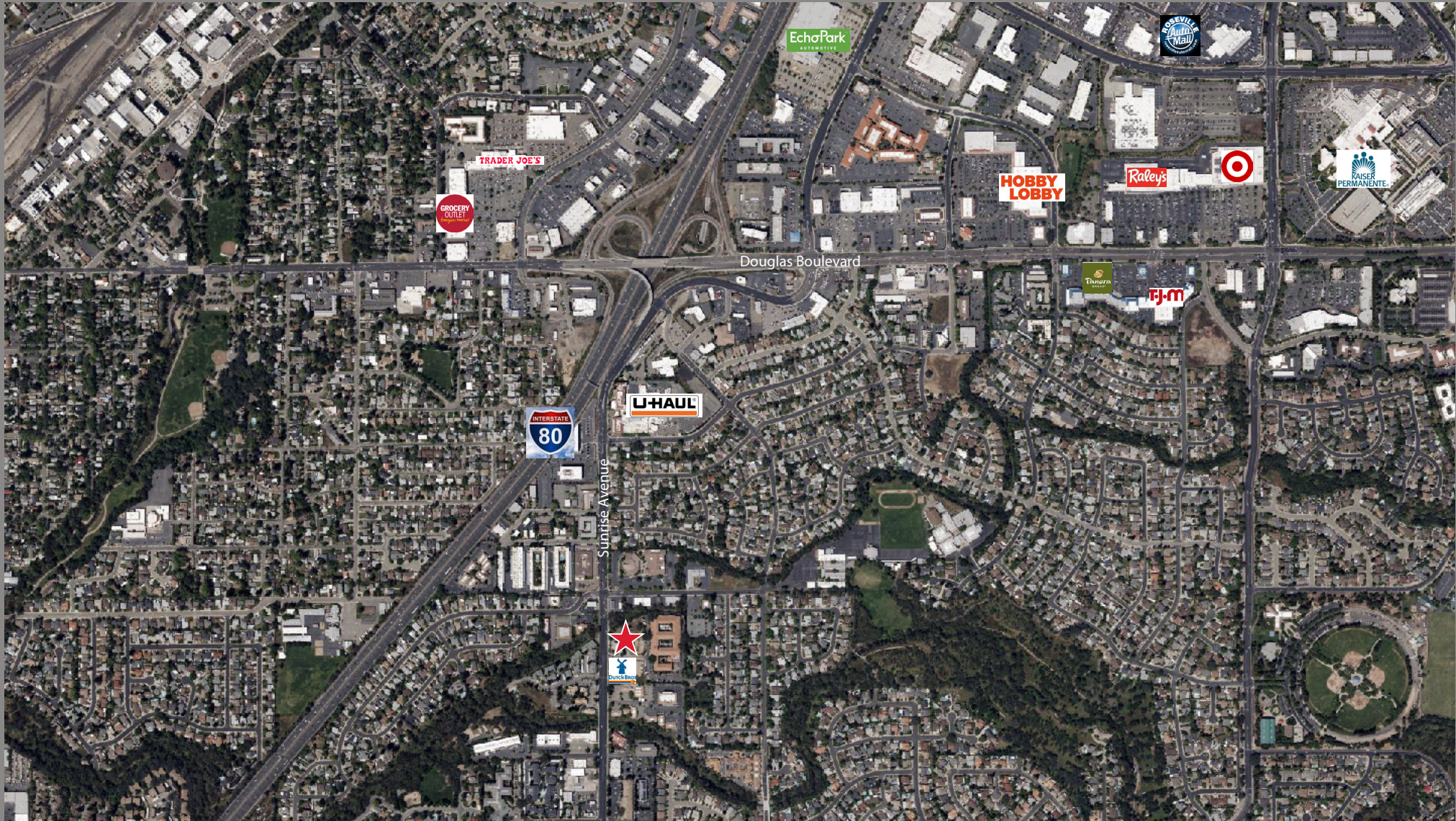
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LOCATION MAP



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VICINITY MAP



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DEMOGRAPHICS

Key Facts: 5 Mile Radius



304,308
Total Population



\$114,888
Average Household Income



15,958
Businesses



116,416
Daytime Employees



73,567
Owner Occupied Households



\$498,656
Median Home value

ADT Sunrise Ave @ Coloma N: 34,431; Sunrise Ave @ Coloma S: 37,235

Data obtained from CoStar