

**FOR
SALE**

**1825 DOUGLAS BLVD,
ROSEVILLE, CA**

**HOBBY
LOBBY**

PLACER CENTER PLAZA

**See's
CANDIES**
Khun Suda
THAI CUISINE

Mio
NAIL SALON



100% LEASED RETAIL BUILDING

STABILIZED NNN INVESTMENT OPPORTUNITY

DOUGLAS BLVD: 46,304 ADT

CHASE BURKE
916.705.8132
CHASE@ROMECPRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECPRE.COM
DRE: 02076108

ROME
REAL ESTATE GROUP

PLACER CENTER PLAZA

FOR SALE	SIZE	SALE PRICE	NOTES
1825 Douglas Blvd	±6,440 SF Retail Building on a ±40,946 SF Lot	\$2,753,000.00 (6.25% Cap) (\$427.00 PSF)	Fully Leased NNN Investment

PROPERTY HIGHLIGHTS:

- Douglas Boulevard Trophy Location:** Positioned on Roseville's dominant retail spine, 1825 Douglas Blvd sits inside the established Placer Center retail node, a proven East Roseville shopping destination surrounded by daily-needs and lifestyle anchors like TJ Maxx.
- Stabilized, Fully Leased NNN Income Stream:** Offered as a fully leased NNN investment, the ±6,440 SF multi-tenant retail building delivers predictable income, expense pass-throughs, and true "mailbox-money" ownership with minimal landlord obligations.
- High-Visibility Frontage with Powerful Traffic Exposure:** Direct frontage on Douglas Blvd produces constant brand exposure from roughly 46,300 vehicles per day, reinforcing tenant sales velocity and underwriting long-term rental durability.
- Affluent East Roseville Consumer Base:** Roseville's median household income of approximately \$94,000 ranks among the strongest in the Sacramento region, supporting premium retail, service operators, and resilient tenant demand.
- Proven Regional Retail Gravity:** The surrounding retail ecosystem functions as a true destination corridor, pulling shoppers city-wide for comparison shopping, dining, and services—reinforced by national brands and dense co-tenancy.



STRONG TRAFFIC COUNTS

DOUGLAS BLVD: 46,304 ADT
SIERRA GARDENS DR: 4,623 ADT



AVERAGE
\$91,488
WITHIN 3 MILE
HOUSEHOLD INCOME

1825 DOUGLAS BLVD FINANCIAL DETAILS

Tenant	Lease Expiration	Approx Sq. Ft.	Monthly Base Rent	Total Monthly Rent Per SF	Monthly NNN	Total Monthly Rent	Total Annual Rent	Total Annual Rent Per SF
See's Candy	12/31/2028	2,100	\$ 7,062.00	\$ 3.36	\$ 1,609.00*	\$ 7,062.00	\$ 84,744.00	\$ 40.35
Togo's	5/31/2028	1,880	\$ 3,384.00	\$ 1.80	\$ 1,440.00	\$ 4,824.00	\$ 57,888.00	\$ 30.79
Khun Suda Thai Cuisine	3/31/2027	1,200	\$ 1,692.00	\$ 1.41	\$ 989.00	\$ 2,681.00	\$ 32,172.00	\$ 26.81
Mio Nail Salon	4/30/2029	1,020	\$ 1,438.00	\$ 1.41	\$ 765.00	\$ 2,203.00	\$ 26,436.00	\$ 25.92
	-		-	-	-	-	-	-
TOTAL		6,440	\$14,340.00		\$4,802.00	\$19,145.00	\$229,710.00	

Income Statement

Category

Annual Amount

Base Rental Income

\$172,080

CAM Income (proforma)

\$67,613

Total Gross Operating Income

\$239,693

Operating Expenses

Expense Category

Annual Amount

Property Taxes (proforma)

\$34,416

Insurance

\$5,780

Utilities

\$18,387

Parking Area & Property Management

\$7,360

Repairs & Maintenance

\$1,670

Total Operating Expenses

\$67,613

Net Operating Income (proforma)

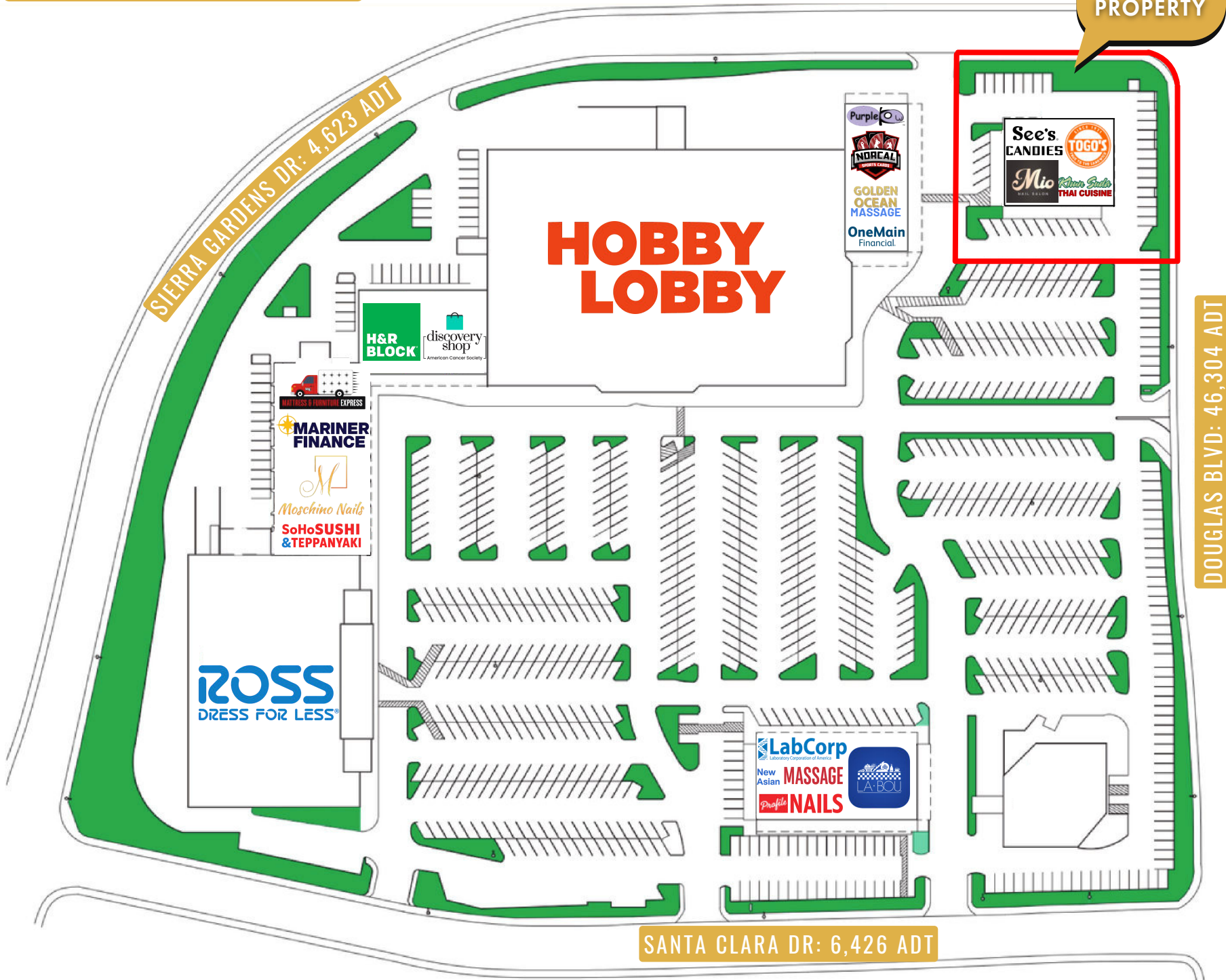
\$172,080

*SEES NNN IS BILLED QUARTERLY ON AN ACTUAL BASIS. THIS AMOUNT IS ESTIMATED CAM BASED ON 2026 ESTIMATE

916.7-DISCLAIMER: THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES BROKER BELIEVES TO BE RELIABLE. HOWEVER, BROKER CANNOT GUARANTEE, WARRANT OR REPRESENT ITS ACCURACY AND ALL INFORMATION IS SUBJECT TO ERROR, CHANGE, OR WITHDRAWAL. AN INTERESTED PARTY AND THEIR ADVISORS SHOULD CONDUCT AN INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

SITE PLAN

SUBJECT
PROPERTY



RETAIL AERIAL



DEMOGRAPHIC SUMMARY REPORT

1825 DOUGLAS BLVD, ROSEVILLE, CA 95661



POPULATION

2024 ESTIMATE

3-MILE RADIUS	104,533
5-MILE RADIUS	267,663
10-MILE RADIUS	773,035

POPULATION

2029 PROJECTION

3-MILE RADIUS	110,539
5-MILE RADIUS	280,053
10-MILE RADIUS	798,861



HOUSEHOLD INCOME

2024 AVERAGE

3-MILE RADIUS	\$115,470.00
5-MILE RADIUS	\$119,102.00
10-MILE RADIUS	\$119,961.00

HOUSEHOLD INCOME

2024 MEDIAN

3-MILE RADIUS	\$91,488.00
5-MILE RADIUS	\$94,371.00
10-MILE RADIUS	\$94,879.00



POPULATION

2024 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	69,446	178,767	491,433
BLACK	2,584	7,198	33,229
HISPANIC ORIGIN	19,625	46,920	133,421
AM. INDIAN & ALASKAN	938	2,225	6,387
ASIAN	8,027	21,482	76,725
HAWAIIAN/PACIFIC ISLANDER	159	640	2,873
OTHER	23,379	57,351	162,388

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS OPPORTUNITY!



Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DRE: 01879336



(916) 932-2199



ANDY@ROMECRE.COM

CHASE@ROMECRE.COM



@ROMECREGROUP



101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630

2901 K STREET, SUITE 306, SACRAMENTO, CA 95816



Andy Jonsson

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE: 02076108

