

FOR SALE

1825 DOUGLAS BLVD, ROSEVILLE, CA



100% LEASED RETAIL BUILDING

STABILIZED NNN INVESTMENT OPPORTUNITY

DOUGLAS BLVD: 46,304 ADT

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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

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SITE PLAN

SUBJECT PROPERTY

SIERRA GARDENS DR: 4,623 ADT

ROSS
DRESS FOR LESS®

**H&R
BLOCK**
discovery
shop
American Cancer Society

MARINER
FINANCE

Moschino Nails
SoHoSUSHI
&TEPPANYAKI

**HOBBY
LOBBY**

Purple
NORCAL
GOLDEN
OCEAN
MASSAGE
OneMain
Financial

See's
CANDIES
TOGO'S
Mio
Khuu Sodt
THAI CUISINE

DOUGLAS BLVD: 46,304 ADT

SANTA CLARA DR: 6,426 ADT

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



HOUSEHOLD INCOME 2024 AVERAGE

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



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!



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