

REDEVELOPMENT / INVESTMENT OPPORTUNITY | OLD ROSEVILLE

**416 RIVERSIDE AVE
ROSEVILLE, CA 95678**

LOCATED IN OLD ROSEVILLE ON
RIVERSIDE AVE JUST SOUTH OF DOUGLAS BLVD



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About the Property

This property has been used as a car lot. Other retail and commercial uses are permitted. The parcel is in the last planning stages for a residential mixed use project with 18 apartments and 2 retail units at the street. All plans will be included with the project and may be sold subject to full approval by the City of Roseville.

This property has excellent frontage on Roseville's Riverside Avenue which is an evolving retail strip in the opportunity zone with investment from the city of Roseville and private investors bringing this district of the city into a new era of walkability and downtown lifestyle.

FOR SALE | REDEVELOPMENT / INVESTMENT

EXECUTIVE SUMMARY

ADDRESSES: 416 Riverside Avenue
Roseville, CA 95678

OFFERING PRICE: \$1,050,000.00

TOTAL BLDG SQ.FT.: ±930 SF plus a detached garage

TOTAL LOT SIZE: ±18,612 SF (±0.43 Acres)

APN'S: 014-033-014-000

YEAR BUILT/RENOVATED: 1924/ 1977 & 2024

REDEVELOPMENT: Potential 18 units with 2 offices totaling ±21,188 SF
See Next Page for Details

ZONING: CMU/SA-RG - Commercial Mixed Use

FRONTAGE: 115 Feet on Riverside Ave

OPPORTUNITY ZONE: Yes

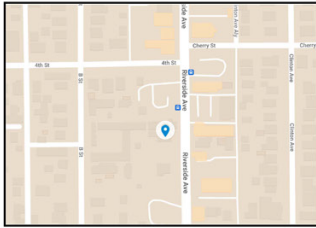
Investment Highlights

- Excellent location
- Average Daily Traffic Count
- 9,680 Cars Per Day
- Roseville ranked #1 in California to live and raise a family (2020)
- Walking Distance to Retail Amenities
- Close proximity to redevelopment of Downtown Roseville

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MULTIFAMILY DEVELOPMENT OPPORTUNITY

LOCATION MAP :



SUMMARY :

- BUILDING "1" FIRST FLOOR**
 2 X OFFICE
 3 X 1CAR GARAGE
 1 X SERVICE ROOM
- BUILDING "1" SECOND & THIRD FLOORS**
 4 X STYLE "A" ONE BED / ONE BATH
 4 X STYLE "B" ONE BED / TWO BATH
- BUILDING "2" FIRST FLOOR**
 1 X STUDIO
 1 X STYLE "B" ADA ONE BED / TWO BATH
 1 X MAIL ROOM
 1 X STORAGE
 1 X SERVICE ROOM
 6 X 1CAR GARAGE
- BUILDING "2" SECOND FLOOR**
 2 X STYLE "A" ONE BED / ONE BATH
 2 X STYLE "B" ONE BED / TWO BATH
- BUILDING "2" THIRD & FOURTH FLOOR**
 2 X LOFTS DOUBLE STORY ONE BED / TWO BATH
 2 X STYLE "B" ONE BED / TWO BATH
- * FAR PROVIDED IN PROJECT ***
 MIN. 0.3 - MAX 0.6
- Calculating ONLY BUILDINGS
 GROUND FLOOR FOOTPRINTS
 6,098.5 / 18,240 = **0.34**
- ++ STAIRS & TRASH ENCLOSURES



3D-TOP VIEW

BUILDING DATA :

APN : 014-033-014
 ZONING : CMU/SA-RG
 FIRE SPRINKLERS : YES
 TYPE OF CONST. : VB
 OCCUPANCY GROUP : R-2
 HEIGHT BUILDING "A" : 3 STORIES
 HEIGHT BUILDING "B" : 4 STORIES

BUILDING

SQ. FT.

BUILDING "1" FIRST FOOTPRINT :	3,073.5
BUILDING "1" SECOND FOOTPRINT :	3,368.5
BUILDING "1" THIRD FOOTPRINT :	3,296.5
BUILDING "1" TOTAL FOOTPRINT :	9,738.5
BUILDING "2" FIRST FOOTPRINT :	3,025
BUILDING "2" SECOND FOOTPRINT :	3,332.5
BUILDING "2" THIRD FOOTPRINT :	3,332.5
BUILDING "2" FOURTH FOOTPRINT :	1760
BUILDING "2" TOTAL FOOTPRINT :	11,450
STUDIO :	444
APARTMENT STYLE "A" :	648
APARTMENT STYLE "B" :	916
LOFT :	1,026
1/CAR GARAGE "AVERAGE" :	220
OFFICE "A" :	1,286
OFFICE "B" :	957
LOT :	18,240
	(0.42 ACRE)

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
 2022 CALIF. BUILDING CODE (CBC)
 2022 CALIF. ELECTRICAL CODE (CEC)
 2022 CALIF. MECHANICAL CODE (CMC)
 2022 CALIF. PLUMBING CODE (CPC)
 2022 CALIF. ENERGY CODE (CEC)
 2022 CALIF. FIRE CODE (CFC)
 2022 CALIF. GREEN BUILDING STANDARDS CODE (GSBC)
 2022 CALIF. REFERENCED STANDARDS CODE (CRSG)

SCOPE OF WORK :

- THIS PROJECT IS PRIVATELY FUNDED & TO COMPLY WITH 2022 CBC CHAPTER 11A
- NEW MIXED USE PROJECT, INCLUDING ONE MIXED USE BUILDING "1" & ONE RESIDENTIAL BUILDING "2".
- PROJECT PROPOSING "1B" APARTMENTS MIXED STYLES. ALL APARTMENTS PROPOSED ARE ONE BEDROOM.
- PROJECT PROPOSING "2" COMMERCIAL OFFICES.
- PROJECT TO COMPLY WITH ALL APPLICABLE CALIFORNIA CODES.

TOTAL UNITS PROPOSED IN PROJECT

RESIDENTIAL :

- "1" ADA APARTMENT * ONE BED / TWO BATH * -- **REQUIRES 1 PARKING SPOT**
- "1" STUDIO APARTMENT -- **REQUIRES 1 PARKING SPOT**
- "6" STYLE "A" TYPICAL APARTMENTS * ONE BED / ONE BATH * -- **REQUIRES 6 PARKING SPOT**
- "8" STYLE "B" TYPICAL APARTMENTS * ONE BED / TWO BATH * -- **REQUIRES 8 PARKING SPOT**
- "2" LOFTS APARTMENT * DOUBLE STORY ONE BED / TWO BATH * -- **REQUIRES 2 PARKING SPOT**
- **TOTAL "18" UNITS -- PROVIDED 18 PARKING SPOT**

COMMERCIAL :

- "2" OFFICES IN BUILDING "A"
- **TOTAL "2" UNITS -- REQUIRES 4.5 PARKING SPOT (2 PROVIDED ON SITE - 2.5 PROVIDED ON STREET)**

PARKING PROVIDED :

- "9" 1/ CAR GARAGE
- "13" ON SITE PARKING SPOTS
- **TOTAL "22" -- INCLUDES 2 GUEST PARKING - 2 COMMERCIAL PARKING & 18 RESIDENTIAL PARKING**

THE PARKING REQUIREMENTS :

- Commercial/Office: 1:500 sq ft
- Residential:
 - Studio/1 bedroom units: 1 space per unit
 - 2+ bedroom units: 1.5 spaces per unit
 - Guest parking: 1 space for every 10 units

Since the property is at least 7,500 sq ft, the project will receive a credit for on-street parking for the commercial/office use. The credit is 2.5 spaces but cannot be applied to meet residential requirements.

BUILDING HEIGHTS ALLOWED UP TO 50 FEET HIGH, PROVIDED MAX HEIGHT OF **42.6 FEET** HIGH

SHEET INDEX :

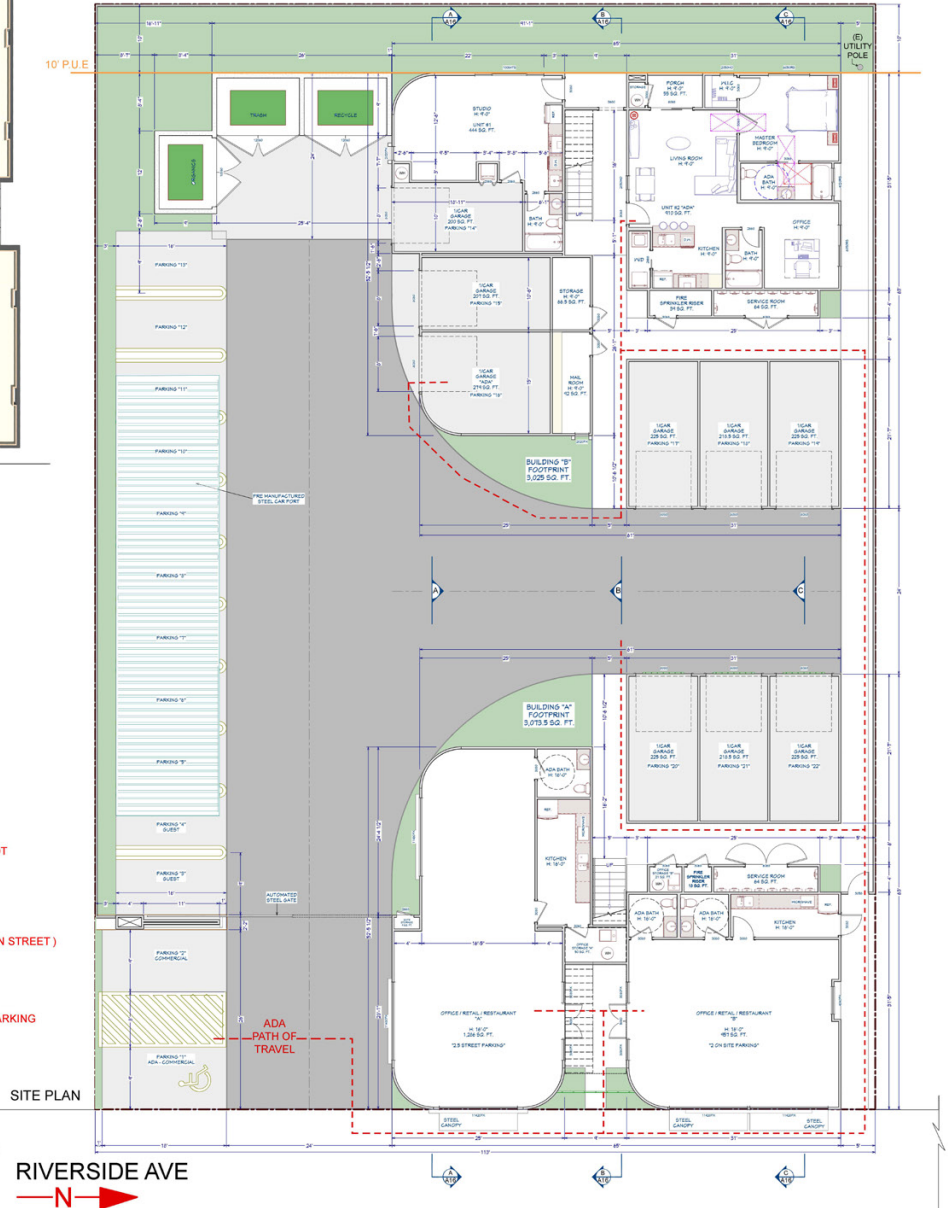
TITLE	SHEET
COVER SHEET	A0
BUILDING "1" ELEVATIONS #1	A1
BUILDING "1" ELEVATIONS #2	A2
BUILDING "1" ELEVATIONS #3	A3
BUILDING "1" FIRST FLOOR PLAN	A4
BUILDING "1" SECOND FLOOR PLAN	A5
BUILDING "1" THIRD FLOOR PLAN	A6
BUILDING "1" ROOF LAYOUT	A7
BUILDING "2" ELEVATIONS #1	A8
BUILDING "2" ELEVATIONS #2	A9
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DEFERRED SUBMITTALS :

AUTOMATED STEEL GATE & METAL CAR PORT DETAILS WILL BE PROVIDED ON THE BUILDING SUBMITTALS.

EXTERIOR STAIRS TO BE AS SHOWN ON PLANS. MANUFACTURE SPECIFICATIONS WILL BE PROVIDED ON THE BUILDING SUBMITTALS.

GLASS RAILS TO BE AS SHOWN ON PLANS. MANUFACTURE SPECIFICATIONS WILL BE PROVIDED ON THE BUILDING SUBMITTALS.



SITE PLAN

RIVERSIDE AVE



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MULTIFAMILY DEVELOPMENT OPPORTUNITY

Potential Development for Multi-Family Housing

- California housing codes are giving incentives to create more housing
- Preliminary designs show two buildings with 3 to 4 stories.
- Approximately 18 units with 2 offices totaling $\pm 21,188$ SF
- Riverside Guidelines restrict buildings to 50 Ft high
- Call for full designs and additional information
- Potential 22 Parking Stalls on Site with 2 more on the Street



SOUTH ELEVATION



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AERIAL SITE PLAN



**416 RIVERSIDE AVE
APN: 014-033-014**

Riverside Ave

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PROPERTY PHOTOS



FOR SALE | REDEVELOPMENT / INVESTMENT

LOCATION OVERVIEW

Downtown Roseville Development

316 Vernon St



Project Type: Mixed-Use Building
Size: 83,000 SF
Completion Date: 2017

Vernon St Garage



Project Type: Parking Garage
Size: 429 Parking Space
Completion Date: 2018

505 Royer St



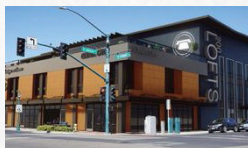
Project Type: 100% Senior Affordable Housing
Size: 55,000 SF | 69 Units
Completion Date: Upcoming

129 Vernon St



Project Type: Mixed-Use
Size: 42,680 SF | 18 Units
Completion Date: Upcoming

200 Vernon St

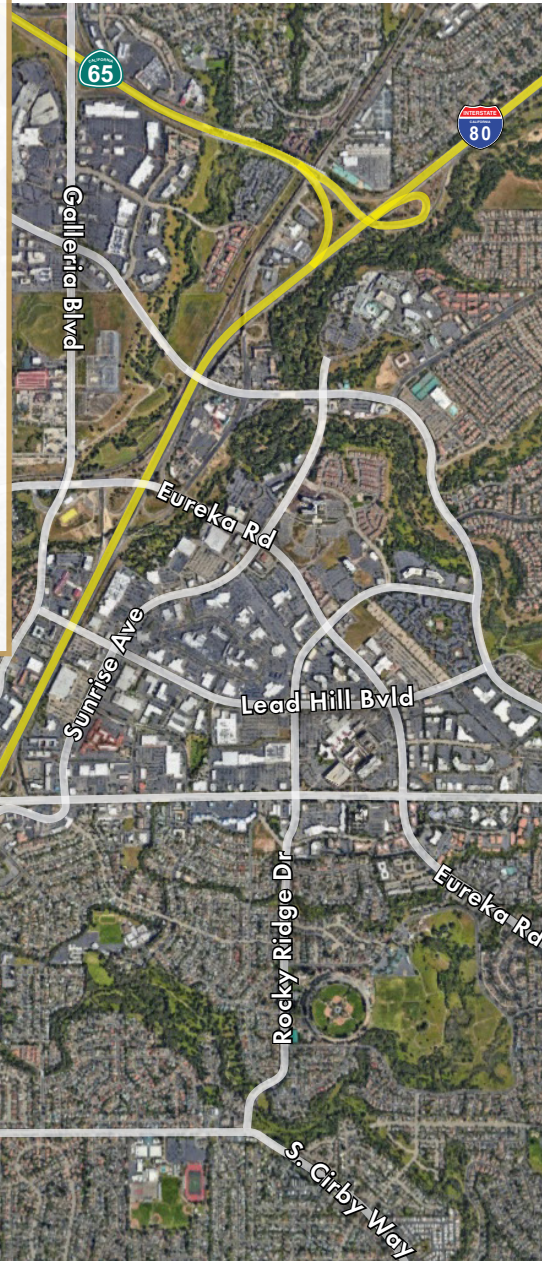


Project Type: Mixed-Use
Size: 65,000 SF | 18 Units
Completion Date: Upcoming

330 Vernon St



Project Type: Mixed-Use
Size: 93,981 SF | 48 Units
Completion Date: Upcoming



Roseville/Rocklin is one of Sacramento's most affluent submarkets. The area's high incomes translate into strong buying power and abundant retail inventory. These aspects have helped the area weather the pandemic well with strong fundamentals in a time of uncertainty.

Roseville is a vibrant city located northeast of Sacramento. Here visitors and locals alike can find plenty to do from exploring the historic downtown area or taking part in one of many festivals held throughout the year. With its excellent schools, thriving businesses, and plenty of recreational opportunities it's no wonder why so many people choose to make Roseville their home. There are also numerous dining options, shopping centers and entertainment venues available for those looking for some fun.

Roseville is home to excellent schools that consistently rank in the top state and national percentages for test scores, college and career readiness. Along with that, Roseville is the region's retail center. With one of the largest malls in northern California, Westfield Galleria at Roseville, there are more than 240 stores including Nordstrom, Apple, Tiffany's, Gucci, Saint Laurent, Crate & Barrel, and other distinguished brands.

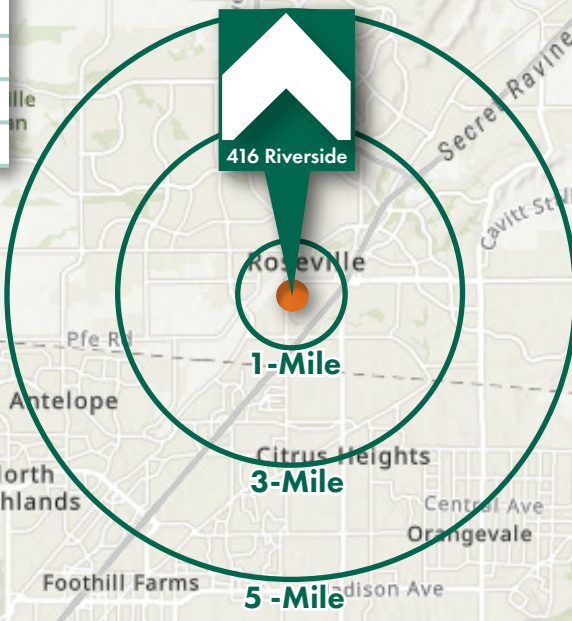
A short drive will take you to the beautiful Sierra Nevada foothills, Folsom Lake, California's Gold Country. Skiing, wine tasting, hiking, rafting, and a visit to San Francisco or Lake Tahoe, are all within an easy day trip.



416 Riverside



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,894	115,028	317,479
Households	5,997	44,630	120,162
Average Household Income	\$104,287	\$126,646	\$130,446
Median Age	44.5	39.6	39.0
Total Businesses	780	6,492	12,204
Daytime Demographics 16+	12,026	88,892	191,653
White Collar Workers	68.3%	67.9%	67.5%
Blue Collar Workers	31.7%	32.1%	32.5%



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ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.

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