



576

N. Sunrise Avenue, Suite 130
Roseville, California

Dental Office Condo for Sale or Lease Sunrise Professional Center

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NEWMARK

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PROPERTY OVERVIEW

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Sale Price
\$1,195,000

Lease Rate
\$2.75/SF NNN (Unfurnished)
\$3.50/SF NNN (With Furniture and
Dental Equipment)



Property Address
576 N. Sunrise Avenue, Suite 130
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Size
±2,522 SF



APN
456-290-004-000



Year Built
2007, Extensive Remodel in 2022



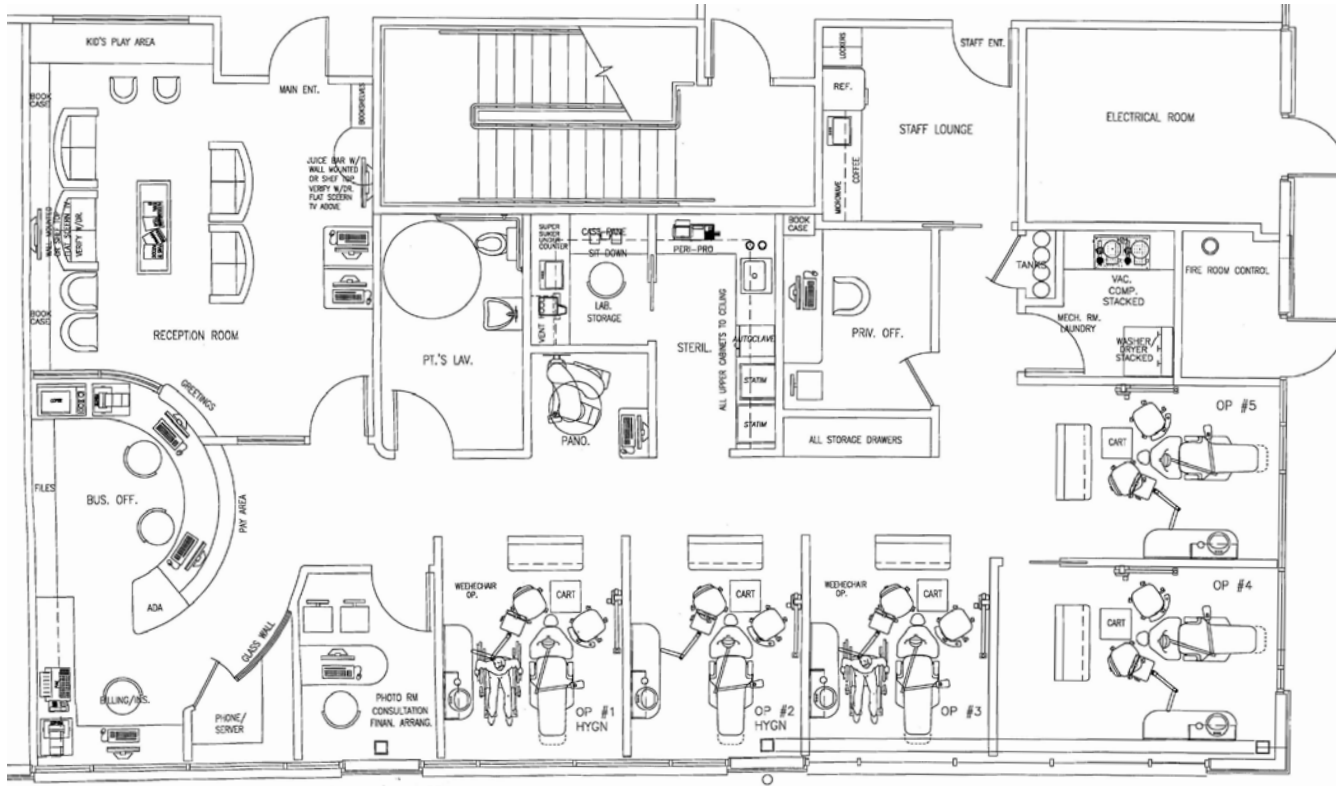
Residents
423,500 Residents are Located within
Placer County



Parking
Abundant On-Site Parking



FLOOR PLAN



DENTAL OFFICE HIGHLIGHTS

- ◆ Efficient floorplan includes 5 operatories (all plumbed for vacuum, compression and nitrous) – Potential for 6th operatory
- ◆ Modern interior design in pristine condition
- ◆ Abundant natural light with views of nature
- ◆ Staff break room with lockers
- ◆ Easy access to Highway 80 – Close to public transit
- ◆ Less than 5 minutes to world class shopping and dining
- ◆ Music and camera systems installed
- ◆ Secondary private entrance for doctors and staff
- ◆ **Dental equipment and furniture available**



DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population (2024)	6,049	100,584	240,695
Projected Population (2029)	6,447	107,437	254,282
Average Household Income (2024)	\$139,236	\$119,843	\$125,837

About the City of Roseville

Roseville is the largest city in Placer County and is home to 150,000 people. It was voted one of the Best Places to Live in [Livability's Top 100](#) for 2022. It is a large city (located about 20 miles northeast of Sacramento) with a small-town feel and growing economy.

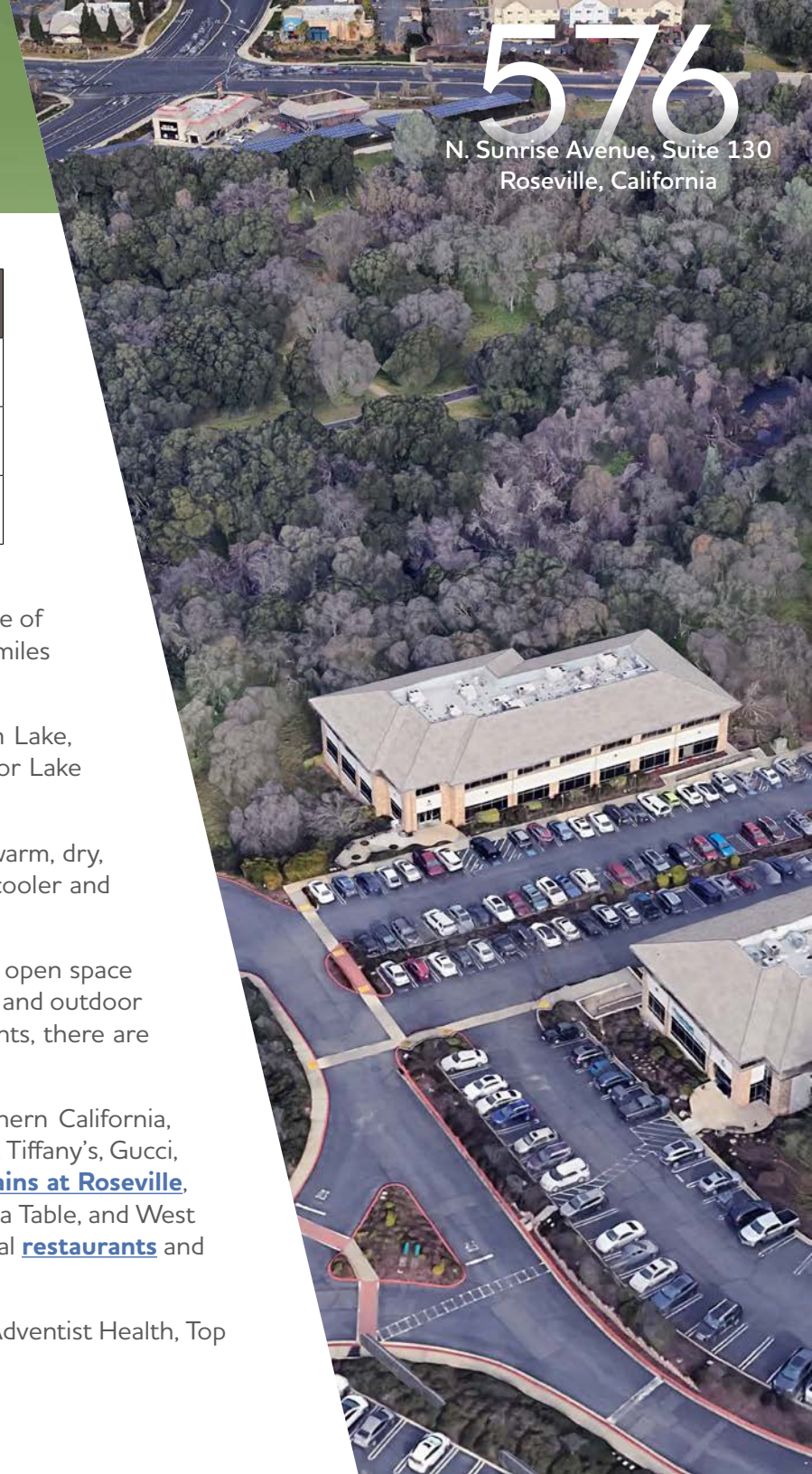
A short drive from Roseville will take you to the beautiful Sierra Nevada foothills, Folsom Lake, California's Gold Country. Skiing, wine tasting, hiking, rafting, and a visit to San Francisco or Lake Tahoe - all are within an easy day trip.

Roseville's Mediterranean climate is ideal for year-round outdoor activities. Summers are warm, dry, and predictable with high temperatures averaging in the low 90s. Winters are short with cooler and wetter weather, with daytime highs averaging in the 50s.

Roseville's 80+ parks are recognized throughout California. Land is set aside for parks and open space at more than triple the state average. The city also offers athletic fields, playgrounds, indoor and outdoor pools, municipal golf courses, and libraries. With numerous recreation programs and events, there are leisure opportunities for all ages and interests.

Roseville is the Sacramento 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. Across the street is [Fountains at Roseville](#), offering an upscale shopping experience with stores like Whole Foods, Anthropologie, Sur La Table, and West Elm. Familiar national and regional chains are also here, along with excellent and unique local [restaurants](#) and [retailers](#).

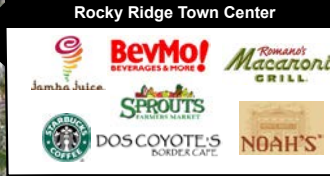
The top 5 private sector employers in Roseville include Kaiser Permanente, Sutter Health, Adventist Health, Top Golf and Penumbra.



AERIAL MAP

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PROPERTY PHOTOS

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