

AVAILABLE
FOR SALE

ROSEVILLE ROAD
Sacramento, CA 95842

APN: 222-0390-002-0000

-/+53,143.2

\$956,577.60

\$18.00 per sq ft

1.22 Acres \$784,079 per acre

SUBJECT

ROSEVILLE RD



DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE#01829919

CENTURY 21

Select Real Estate, Inc.



Excellent M-1 zoned infill parcel located on Roseville Road with exceptional street frontage



THE PROPERTY

 **Roseville Road, Sacramento, CA. 95842**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



APN: 22-0390-002-0000
Rockin Road



-/+53,143.2
Level land
1.22 Acres



M-1
Industrial Land



Industrial Land with
a wide range of uses.



\$956,577.60 **\$18.00**
per sqft



Rare M-1 opportunity



Wide range of allowed uses



Excellent infill opportunity



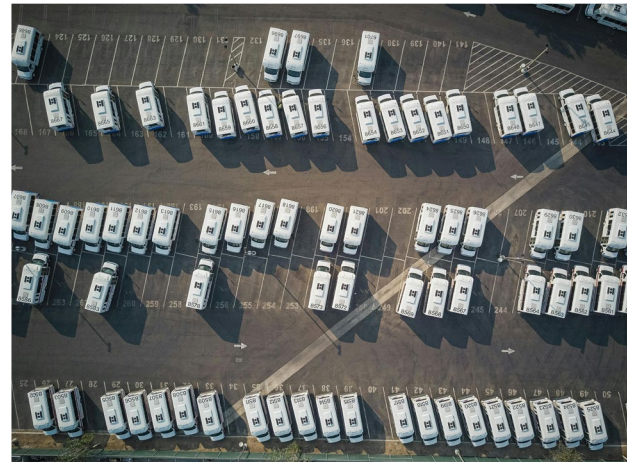
Exceptional infill opportunity with extensive street frontage allowing for high visibility and street fronting ingress and egress for future development.



Curb and gutter in place

CENTURY 21
Select Real Estate, Inc.

FOR SALE





Tupelo Park

SUPERCUTS
REAL SMART HAIR



enterprise

ROSEVILLE RD

SUBJECT

Public Storage

**EXTRA SPACE
STORAGE**
EST. 1977

**Utopia
Autobody Inc**

OMG TOW
MARKETING

KIRKWOOD
Autowork

**BID
BELOW**
RETAIL

**AINOR
SIGNS**

green tec auto
HYBRID BATTERIES

USA PREMIER
RESEARCH & TESTING

JAW'S
GEAR & AXLE

BGI
PRO AUTO DETAILING

ANTELOPE RD

Walmart



ROSEVILLE RD LAND



THE LAND

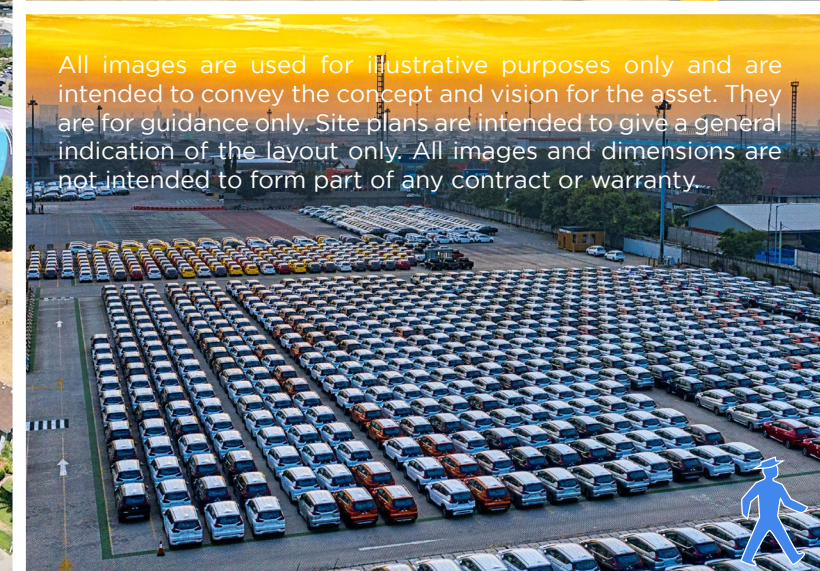
A commercial and industrial corridor like Roseville Road, with its blend of business and manufacturing zones, offers a unique set of advantages. The presence of commercial density, with retail, offices, and services clustered together, creates a synergistic environment. This proximity allows businesses to benefit from shared customer traffic, as consumers often combine multiple errands into a single trip. A hardware store, for example, might see increased foot traffic from customers who have just visited a nearby home improvement store or a paint shop. This density also makes the area a more attractive location for new businesses, as they can tap into an existing customer base and benefit from the established commercial ecosystem.

The inclusion of industrial density, particularly with M-1 zoning, further enhances this symbiotic relationship. M-1 (Light Industrial) zones are designed to accommodate a wide range of uses, from manufacturing and warehousing to research and development and wholesale businesses. The close proximity

of M-1 zones to commercial areas is highly beneficial. For example, a retail store in a commercial zone could easily receive supplies from a nearby warehouse in an M-1 zone, reducing transportation costs and delivery times. Similarly, a technology firm in a commercial office building could have its prototyping or manufacturing facilities just down the road in an M-1 zoned property, streamlining their operations.

A business operating on an M-1 zoned piece of land within this corridor stands to benefit significantly. The M-1 designation provides flexibility, allowing for a mix of uses that might not be permitted in other zones. This could include a manufacturer that also has a small showroom to sell its products directly to the public, or a company that combines its corporate headquarters with its warehousing and distribution center. The M-1 zoning also often allows for higher building heights and fewer restrictions on loading and storage, which are crucial for industrial operations.





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THE REGION

The region at the intersection of Antelope Road and Roseville Road is a dynamic and evolving area on the border of Sacramento County and Placer County, just northeast of Sacramento. It's a key crossroads that serves several communities, including Antelope, Citrus Heights, and Roseville.

Antelope:

Antelope is an unincorporated, family-friendly census-designated place (CDP) in Sacramento County. The area is known for its suburban character, with a mix of residential neighborhoods, schools, and local businesses. The region around Antelope and Roseville Roads acts as a central hub for the Antelope community, providing access to shopping, services, and transportation.

Commercial and Retail Development:

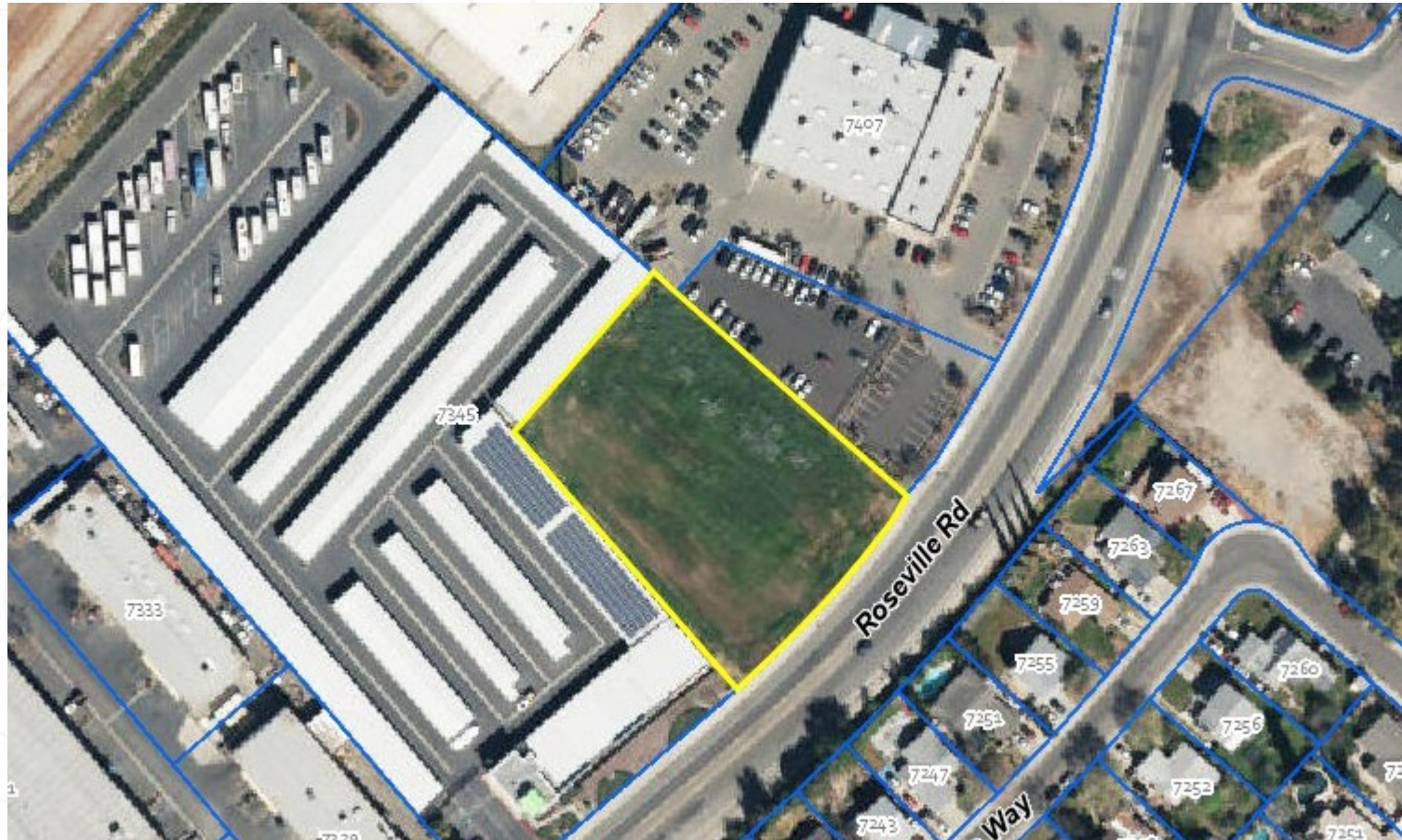
The intersection is a commercial center, with a variety of retail spaces, restaurants, and other businesses. The Antelope Crossing Business Association has been working to revitalize and improve the commercial and retail centers in the area, particularly along Antelope Road and near the Interstate 80 interchange. This initiative aims to attract new businesses and create a more integrated and pedestrian-friendly environment that connects the retail centers with the surrounding residential areas.

Transportation and Connectivity:

Antelope Road is a significant east-west thoroughfare, providing a direct exit from Interstate 80 into Citrus Heights and the surrounding communities. Roseville Road is a major north-south arterial. This intersection is crucial for local commuters and provides access to major freeways, including I-80, which connects to Sacramento and the Bay Area to the west, and the Sierra Nevada to the east. The presence of the Union Pacific Railroad corridor also adds to the transportation infrastructure of the area.



TOP DOWN VIEW

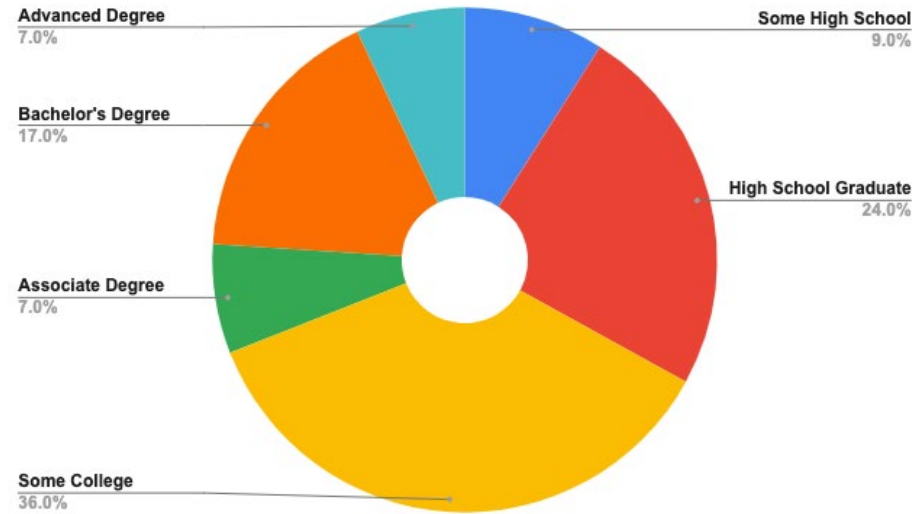


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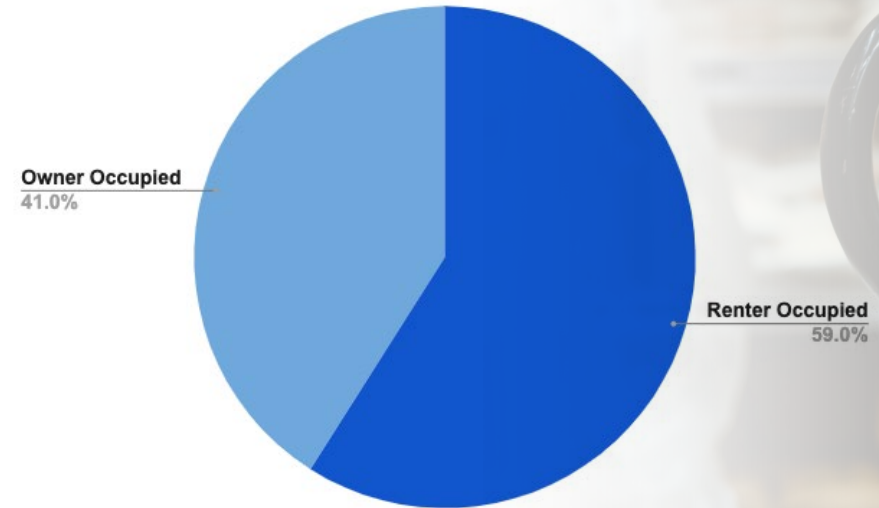


DEMOGRAPHICS

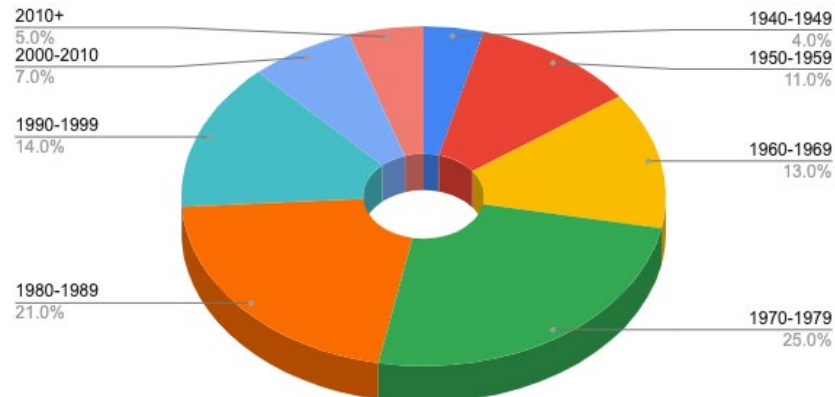
EDUCATIONAL ATTAINMENT



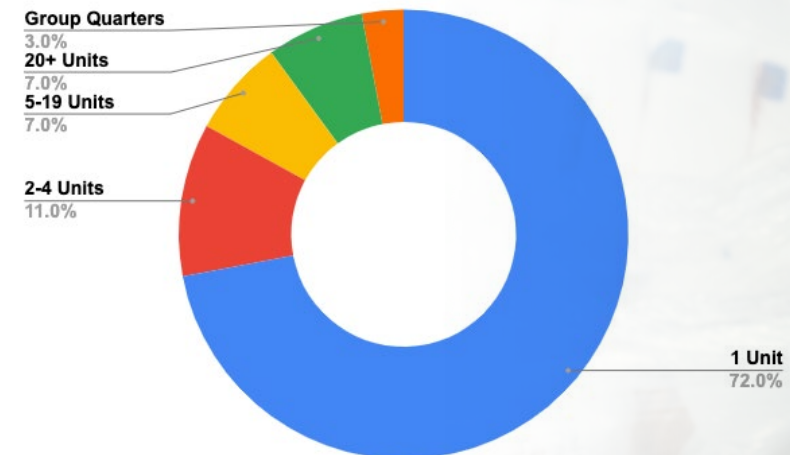
HOUSING OCCUPANCY



HOMES BUILT BY YEAR

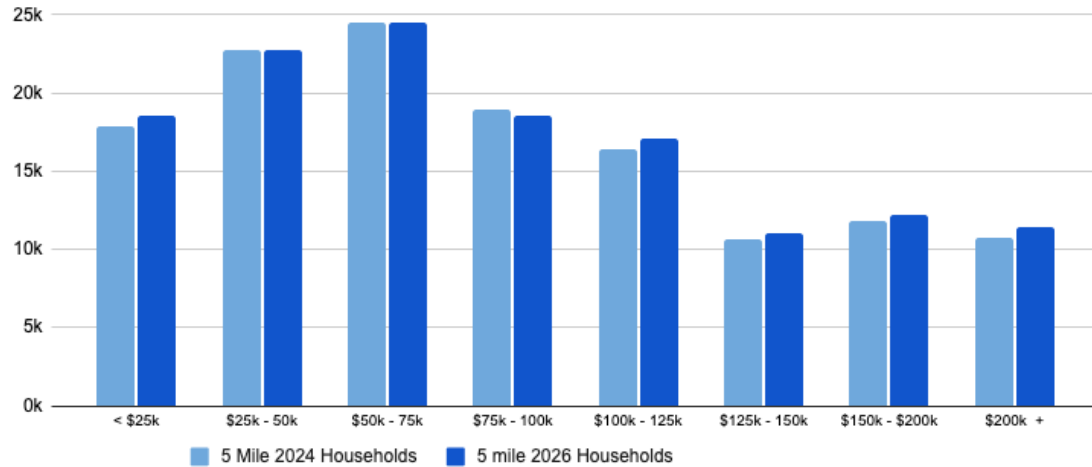


HOUSING TYPE

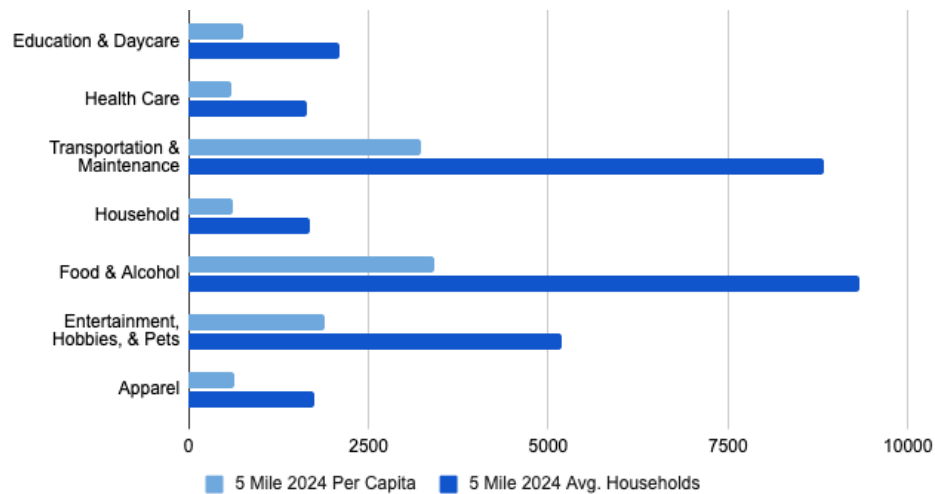


DEMOGRAPHICS

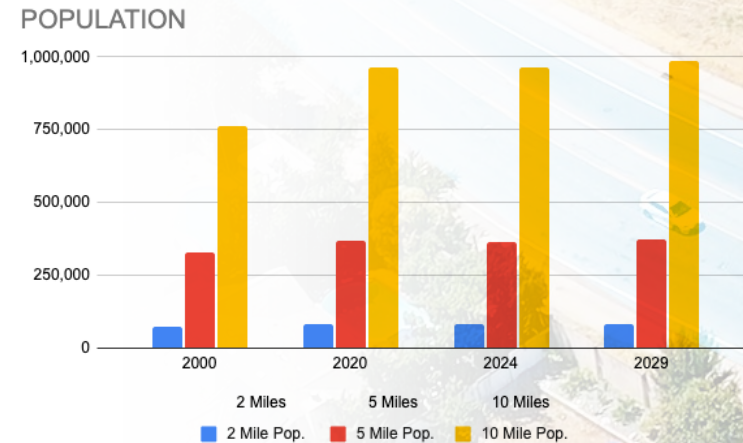
ANNUAL HOUSE HOLD INCOME



PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION



BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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