



TURTON
COMMERCIAL REAL ESTATE

110 Diamond Creek Place

Roseville, CA | Stunning Turn-Key 2nd Generation Restaurant for Sale



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THE OPPORTUNITY

2ND GEN
RESTAURANT SPACE

±12,428
SF

\$4,950,000
PURCHASE PRICE

AMPLE OUTDOOR
PATIOS AVAILABLE

Discover a rare gem in the heart of Roseville: a stunning, turn-key, second generation 12,428 square foot restaurant property at 110 Diamond Creek Place. This architecturally exquisite space offers an unparalleled opportunity for restaurateurs and investors alike.

This restaurant is fully equipped with high-quality furniture, fixtures, and equipment, saving hundreds of thousands of dollars. The expansive, beautifully designed patios provide extensive outdoor dining and event space, for nearly year-

round enjoyment and use.

Key Features:

- **Prime Location:** Situated in the heart of vibrant Roseville, a thriving and growing community with a strong local economy.
- **Spacious Interior:** 12,428 square feet of versatile space.
- **Flexible Design:** Allows for either one concept or multiple concepts.
- **Turn-Key Operation:** All FF&E included.
- **Stunning Architecture:** Unique and

memorable.

- **Expansive Patios:** Enjoy extensive outdoor dining and event space.
- **Rare Opportunity:** Limited availability of restaurant buildings in Roseville.

This prime Roseville restaurant space offers endless possibilities for your culinary vision. Whether you're dreaming of a bustling bistro, a sophisticated fine dining establishment, or a casual neighborhood eatery, this property provides the ideal canvas for your creativity.

FF&E
INCLUDED!



THE DETAILS

Address: 110 Diamond Creek Place, Roseville, CA
APN: 482-420-001
Zoning: CC-SA-NR
Year Built: 2003
Total Rentable Building SF: ± 12,428 SF
Site Size: ± 23,087 SF
Parking: Shared
Opportunity Zone: No
Occupancy: 0%

Pricing Details

Purchase Price: \$4,950,000
Price Per SF: \$398.29

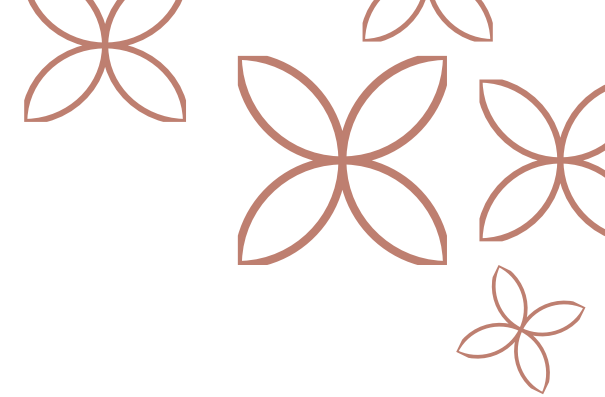
Utility Details

Electricity: City of Roseville Electric
Gas: Pacific Gas & Electric (PG&E)
Water/Sewer: City of Roseville
Storm Drain: City of Roseville

Seismic/Flood

Fault Zone: (per State of California Dept. of Conservation)
Flood Zone: Zone X, FEMA Map 06061C0937H

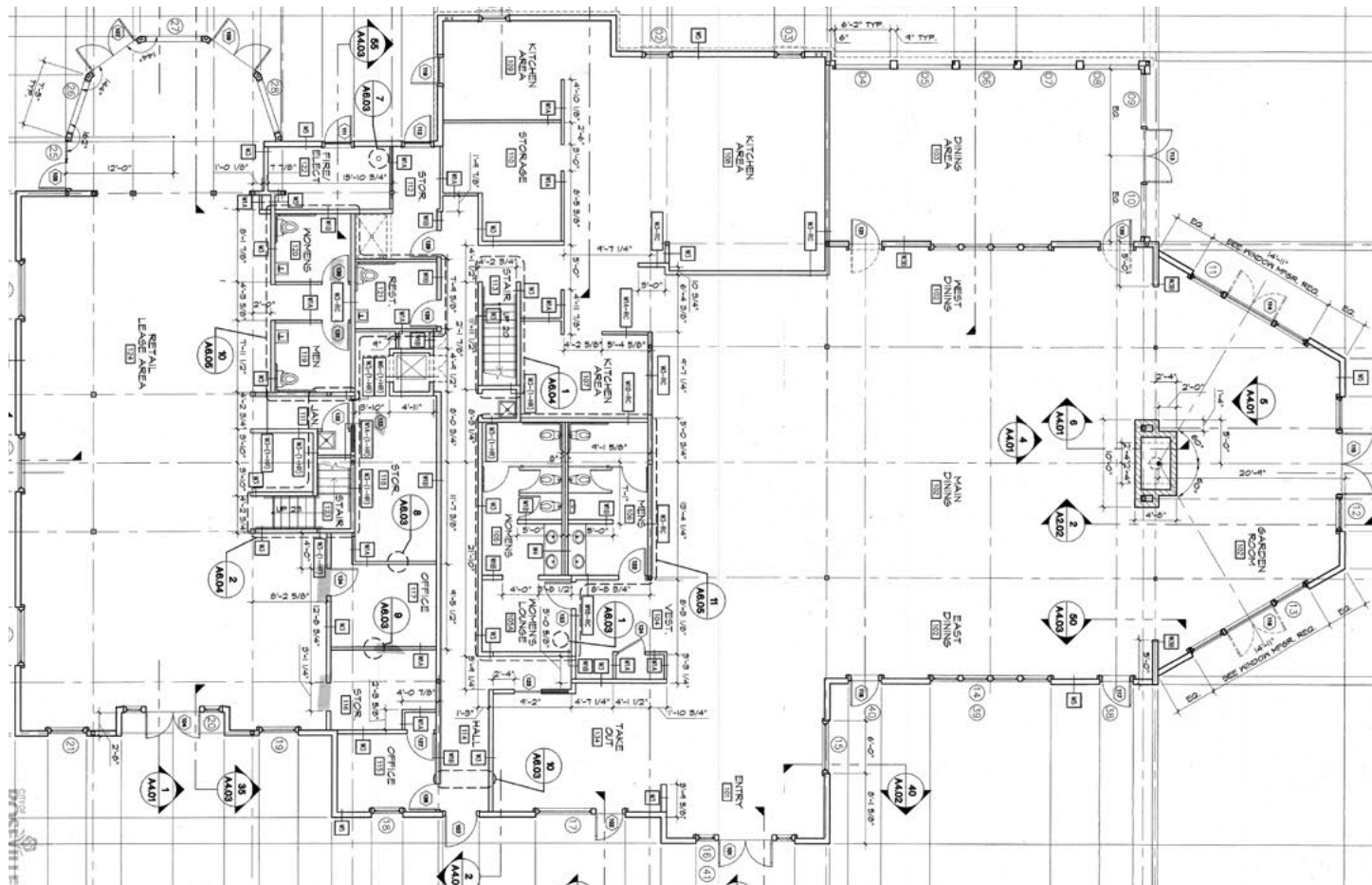




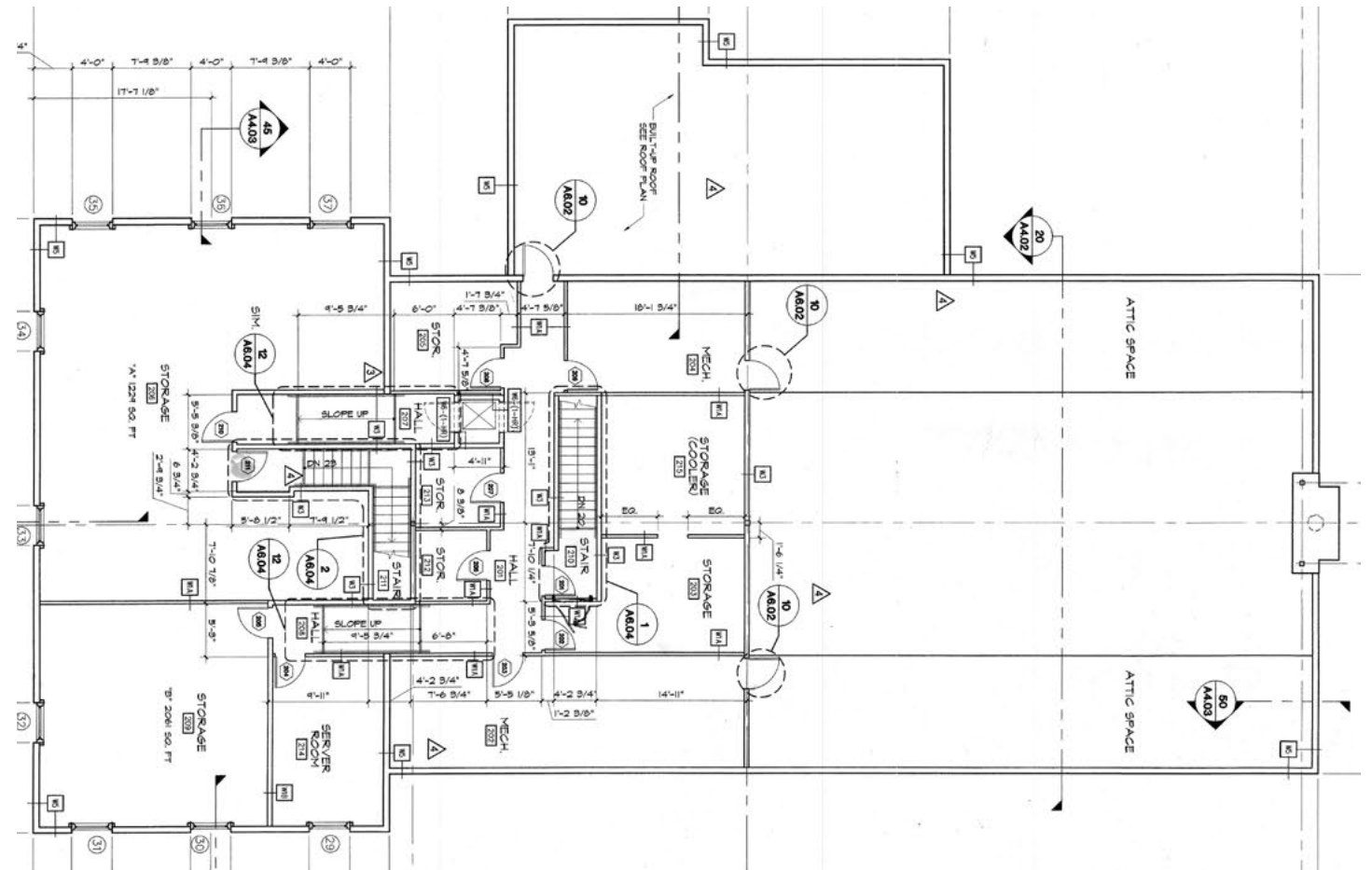
FLOOR PLANS

* FLOOR PLANS NOT TO SCALE

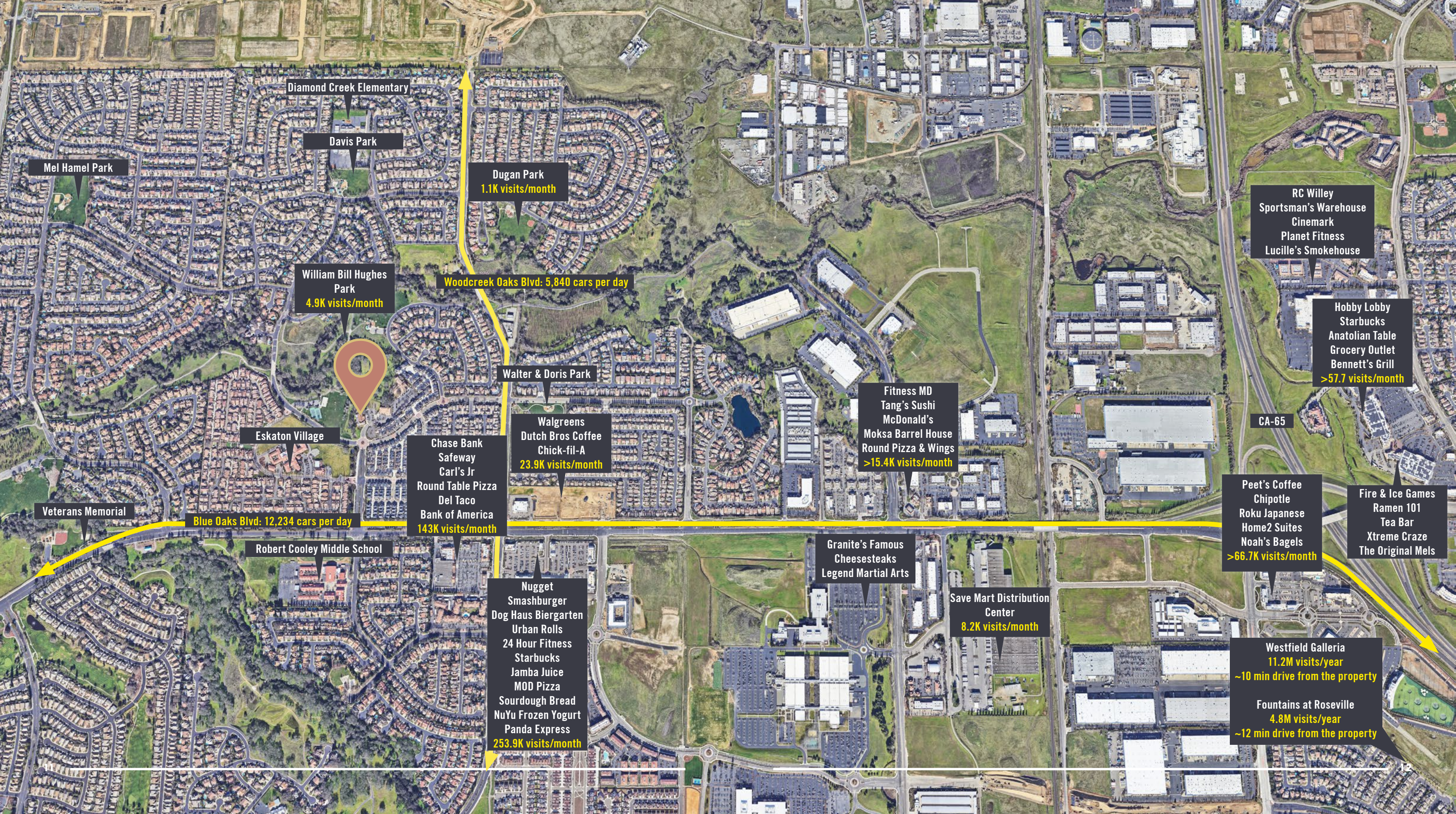
1ST FLOOR



2ND FLOOR







Mel Hamel Park

Diamond Creek Elementary

Davis Park

Dugan Park

1.1K visits/month

William Bill Hughes Park

4.9K visits/month

Woodcreek Oaks Blvd: 5,840 cars per day

Walter & Doris Park

Walgreens

Dutch Bros Coffee

Chick-fil-A

23.9K visits/month

Fitness MD

Tang's Sushi

McDonald's

Moksa Barrel House

Round Pizza & Wings

>15.4K visits/month

RC Willey

Sportsman's Warehouse

Cinemark

Planet Fitness

Lucille's Smokehouse

Hobby Lobby

Starbucks

Anatolian Table

Grocery Outlet

Bennett's Grill

>57.7 visits/month

CA-65

Veterans Memorial

Blue Oaks Blvd: 12,234 cars per day

Eskaton Village

Chase Bank

Safeway

Carl's Jr

Round Table Pizza

Del Taco

Bank of America

143K visits/month

Robert Cooley Middle School

Nugget

Smashburger

Dog Haus Biergarten

Urban Rolls

24 Hour Fitness

Starbucks

Jamba Juice

MOD Pizza

Sourdough Bread

NuYu Frozen Yogurt

Panda Express

253.9K visits/month

Granite's Famous

Cheesesteaks

Legend Martial Arts

Save Mart Distribution Center

8.2K visits/month

Peet's Coffee

Chipotle

Roku Japanese

Home2 Suites

Noah's Bagels

>66.7K visits/month

Fire & Ice Games

Ramen 101

Tea Bar

Xtreme Craze

The Original Mels

Westfield Galleria

11.2M visits/year

~10 min drive from the property

Fountains at Roseville

4.8M visits/year

~12 min drive from the property

ROSEVILLE

500 ft radius from property
Placer.ai 2024



101.4K
YEARLY VISITS



62 MINS
AVG DWELL TIME



\$101.4K
MEDIUM HOUSEHOLD INCOME

ROSEVILLE IS SITUATED IN A THRIVING COMMUNITY WITH A STRONG LOCAL ECONOMY

Located in the most dynamic areas of Roseville, 110 Diamond Creek Place offers an unparalleled opportunity for experiential restaurants seeking a vibrant, high-traffic location. Situated near the renowned Westfield Galleria, a major shopping and entertainment hub, this project is poised to attract a diverse range of patrons—from local residents, office workers, shoppers to tourists.

A Thriving Community

Roseville is one of the fastest-growing cities in Northern California, boasting a robust economy, high median household incomes, and a thriving community known for its excellent quality of life. The immediate area surrounding the project is home to a diverse demographic, including young professionals, growing families, and retirees. This diversity,

combined with strong purchasing power, makes it an ideal market for innovative and experiential dining concepts.

High Foot Traffic and Accessibility

The project's proximity to Westfield Galleria at Roseville guarantees a steady flow of potential customers. As one of the region's premier retail destinations, the Galleria draws millions of visitors annually, creating a built-in audience for nearby dining establishments. Additionally, the project's strategic location offers easy access from major thoroughfares, ensuring convenience for both local residents and visitors from surrounding areas.

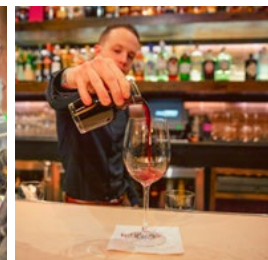
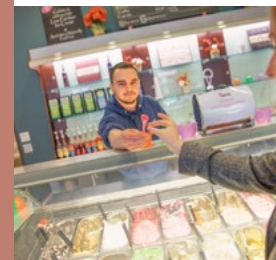
A Hub of Activity

Beyond shopping, the area around Westfield Galleria is a bustling epicenter for recreation, leisure, and business. With

top-rated schools, expansive parks, and a wide variety of cultural and entertainment venues, Roseville provides a lifestyle that draws people of all ages. This, coupled with its growing reputation as a dining hotspot, makes it the perfect location for restaurants seeking to offer unique and memorable experiences.

The Perfect Fit for Experiential Restaurants

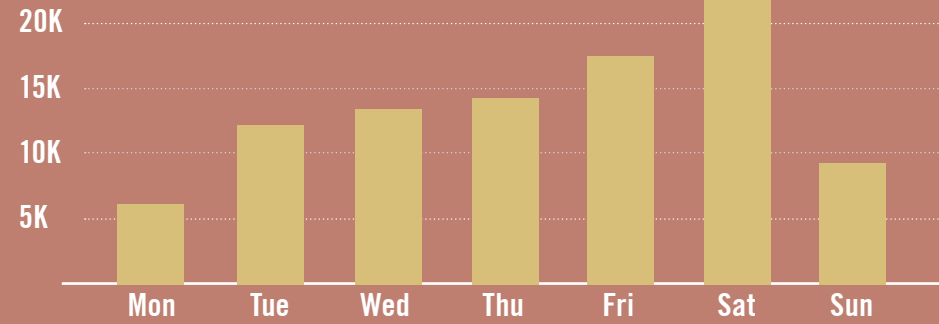
This project is designed to accommodate a range of restaurant concepts, particularly those looking to create immersive dining environments. The vibrant, community-focused atmosphere of Roseville, combined with the draw of Westfield Galleria, creates a fertile ground for businesses that want to stand out and thrive in a competitive market.



NEARBY DATA BITES

Data from: Placer AI and Costar 2024

Annual visitors in this location by day of week



⇒ **\$156,275** ⇐ *Average Household Income*
2-mile radius of property

Psychographic Profile



Flourishing Families
Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles



Suburban Style
Middle-aged, ethnically-mixed suburban families and couples earning upscale incomes



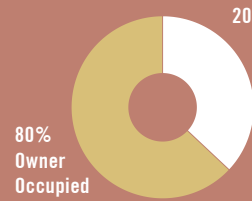
Booming with Confidence
Prosperous, established couples in their peak earning years living in suburban homes

Nearby Population

2-mile radius of property



2020: 32,268
2024: 36,347
2029: 39,798
Projection



Housing Occupancy
2-mile radius of property

Traffic Counts

8,178



Traffic Volume
on Diamond Creek Blvd

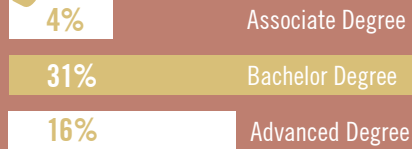


\$595M

Annual Consumer Spending
in millions
2-mile radius of property

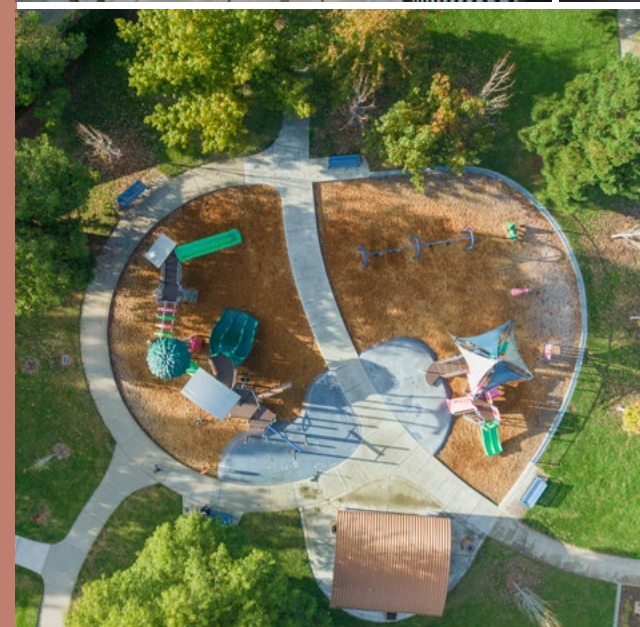


Education Levels



5.8M

Total Yearly Visits

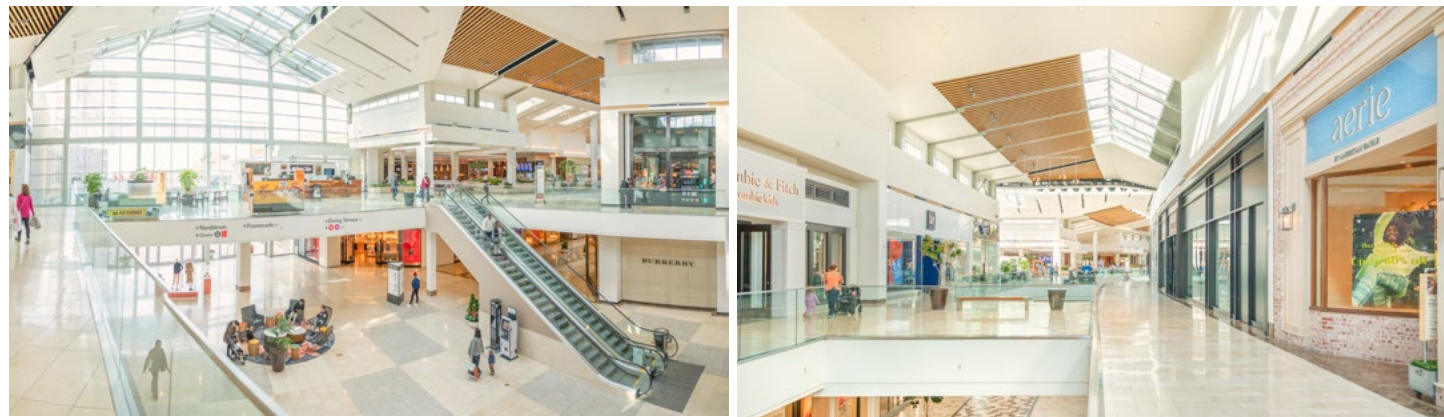


NEARBY DESTINATIONS

Westfield Galleria at Roseville

The Westfield Galleria at Roseville is the premier shopping destination in Northern California, offering an unparalleled retail and dining experience. With over 1.3 million square feet of retail space, the Galleria hosts a diverse mix of more than 200 stores, including high-end brands, popular department stores, and unique boutiques. Its sophisticated and contemporary design, combined with various amenities like personal styling services and an upscale dining terrace, attracts a vibrant crowd of shoppers from across the region.

Beyond shopping, the Galleria at Roseville has become a lifestyle destination, featuring a mix of top-notch restaurants, cafes, and entertainment venues. Its proximity to other major attractions, such as the Fountains at Roseville and luxury hotels, enhances its appeal as a dynamic center for social and leisure activities. With its blend of premium shopping, dining, and entertainment options, the Westfield Galleria continues to be a significant draw for both locals and tourists, creating a vibrant environment that elevates the overall experience of the surrounding area.



Fountains

The Fountains at Roseville is an upscale, open-air shopping and lifestyle center that offers an elegant blend of retail, dining, and entertainment options. Designed with charming European-inspired architecture, the Fountains features beautiful walkways, lush landscaping, and captivating water features, creating a vibrant and welcoming environment for visitors. With a curated mix of specialty boutiques, high-end brands, and essential retail stores, it caters to a variety of tastes and preferences. The center also hosts a diverse selection of restaurants and cafes, ranging from casual eateries to fine dining establishments, making it a popular spot for both shopping and social gatherings.

More than just a shopping destination, the Fountains at Roseville is a community hub where visitors can enjoy a variety of activities and events throughout the year. The center features family-friendly amenities, including a splash pad, a children's play area, and seasonal events such as outdoor concerts and holiday festivities. Its proximity to the Westfield Galleria and convenient access from major highways make it an ideal location for visitors seeking a relaxed, yet vibrant shopping and dining experience. This combination of retail, dining, and entertainment makes the Fountains an essential part of Roseville's lively commercial landscape.



Top Golf

Topgolf Roseville is a premier entertainment destination that combines the excitement of golf with a vibrant social experience. With its multi-level, state-of-the-art driving range, Topgolf offers guests of all ages and skill levels an opportunity to enjoy a high-tech, interactive golfing experience. Each climate-controlled bay features advanced tracking technology, allowing players to compete in various games while hitting micro-chipped golf balls toward designated targets. The facility's lively atmosphere, complete with music, large screens, and comfortable seating, makes it an ideal spot for both casual get-togethers and corporate events.

In addition to its golfing activities, Topgolf Roseville boasts an impressive food and beverage menu, featuring chef-inspired dishes, signature cocktails, and a wide selection of beer and wine. Guests can dine in their bays or relax in the venue's stylish lounge areas, making it a great destination for everything from brunch with friends to late-night gatherings. Conveniently located near the Westfield Galleria and the Fountains at Roseville, Topgolf adds to the area's dynamic entertainment scene, providing a fun and unique experience that draws visitors from across the region.



Downtown Roseville Farmers Market

The Downtown Roseville Farmers Market is a vibrant, community-focused marketplace that brings together local farmers, artisans, and residents in the heart of Roseville. Held every Saturday year-round, the market offers a diverse selection of farm-fresh produce, artisanal foods, baked goods, and handcrafted items. Visitors can browse through stalls brimming with seasonal fruits and vegetables, organic products, gourmet cheeses, fresh-cut flowers, and specialty foods, all sourced from regional growers and producers. This bustling market not only provides access to high-quality, locally sourced goods but also fosters a lively atmosphere where visitors can connect with the people behind their favorite products.

Beyond shopping, the Downtown Roseville Farmers Market serves as a social hub, often featuring live music, family-friendly activities, and cooking demonstrations that celebrate the region's culinary culture. Its central location, surrounded by charming shops and eateries, makes it a perfect starting point for a day of exploring downtown Roseville. The market's welcoming vibe and dedication to supporting local businesses make it an essential part of the Roseville community, attracting both residents and visitors looking for an authentic, small-town experience in a modern setting.



Miner's Ravine Trail

Miner's Ravine Trail in Roseville, CA, is a picturesque, multi-use trail that winds through some of the area's most scenic natural landscapes. Spanning approximately 8 miles, this well-maintained trail meanders along the serene Miner's Ravine Creek, offering a peaceful retreat for walkers, joggers, cyclists, and nature enthusiasts. The paved path is shaded by oak woodlands and lined with native plants, providing an immersive outdoor experience. Along the way, visitors can enjoy views of historic rock formations, seasonal wildflowers, and local wildlife, making it a favorite spot for birdwatching and photography.

In addition to its natural beauty, Miner's Ravine Trail offers convenient access points and amenities that enhance the visitor experience. It features interpretive signs detailing the area's history and ecology, as well as benches and picnic spots for rest and relaxation. Located near downtown Roseville, the trail connects to various parks and neighborhoods, making it a perfect escape for those seeking exercise, relaxation, or a scenic route for commuting. Its blend of urban convenience and natural tranquility makes Miner's Ravine Trail an invaluable asset to Roseville's outdoor recreational offerings.



Quarry Park Adventures

Quarry Park Adventures in Roseville, CA, is an outdoor adventure destination set within a historic granite quarry, offering a unique blend of thrills and natural beauty. Visitors of all ages can explore an array of exciting activities, including zip-lining, rock climbing, free-fall jumps, and a high-ropes course that challenges and exhilarates. The park's centerpiece is its stunning 60-foot-deep quarry lake, surrounded by towering rock walls that add to the adventure experience. With activities suited for various skill levels, Quarry Park Adventures is perfect for families, groups, and corporate team-building events looking for an unforgettable day of fun and excitement.

In addition to its adventurous attractions, Quarry Park Adventures provides a scenic setting for relaxation and enjoyment. The park features picnic areas, walking paths, and an amphitheater that hosts community events and concerts, making it a year-round destination for entertainment and recreation. Its location, just a short drive from downtown Roseville, adds to its accessibility and appeal for both locals and visitors. Whether seeking an adrenaline rush or a picturesque spot to unwind, Quarry Park Adventures offers a dynamic outdoor experience that showcases Roseville's natural charm and adventurous spirit.





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