

CHERRY ST

SUBJECT A

SUBJECT B

RIVERSIDE AVE. +/-18,778 VPD

AVAILABLE
FOR LEASE

411 RIVERSIDE AVE. STE. A & B

Roseville, CA 95678

(A) +/-2,500 SF Auto-Repair with two bays
(B) +/-650 SF Office with Sales Lot

DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

CAMERON FREELOVE

Director
916 613 3899
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
cfreelove@muellercommercial.com
Cal DRE#02092307

CENTURY 21
Select Real Estate, Inc.



Turn-Key Auto Repair Warehouse & Auto-Sales Lot

THE PROPERTY

411 RIVERSIDE AVE. STE. A & B ROSEVILLE, CA 95678

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



CITY OF ROSEVILLE
ALONG HWY 80



(A) +/-2,500 SF Auto-Repair
with two bays
(B) +/-650 SF Office with Sales Lot



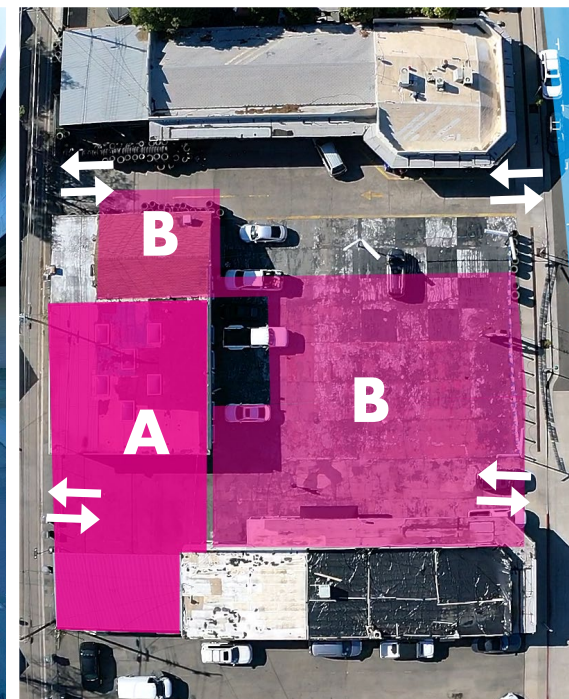
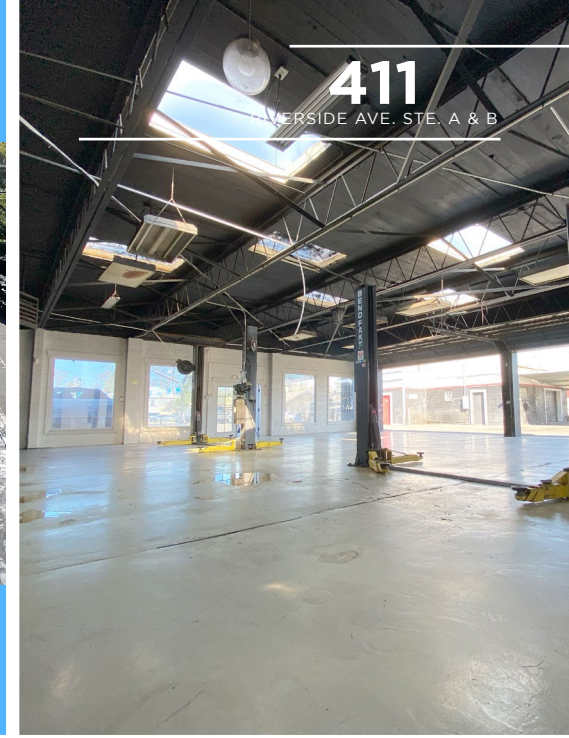
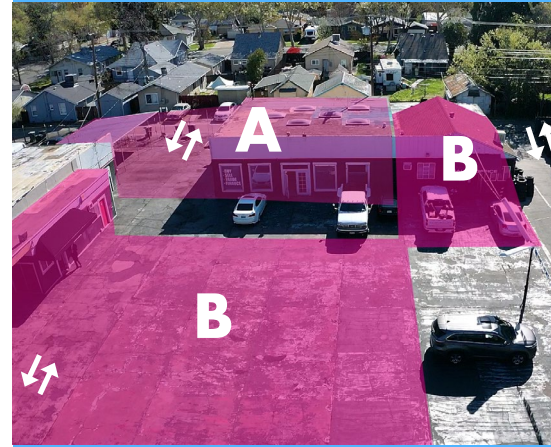
COMMERCIAL



AUTO-REPAIR WAREHOUSE
AUTO-SALE OFFICE & LOT



(A) Auto Repair \$4,500.00 /m
(B) Auto Sales \$7,000.00 /m



80



ROSEVILLE AUTO SALES

JT. TIRES

Used Cars Direct

ARMANI MOTORS

RIVERSIDE AVE. +/- 18,778 VPD

SUBJECT A

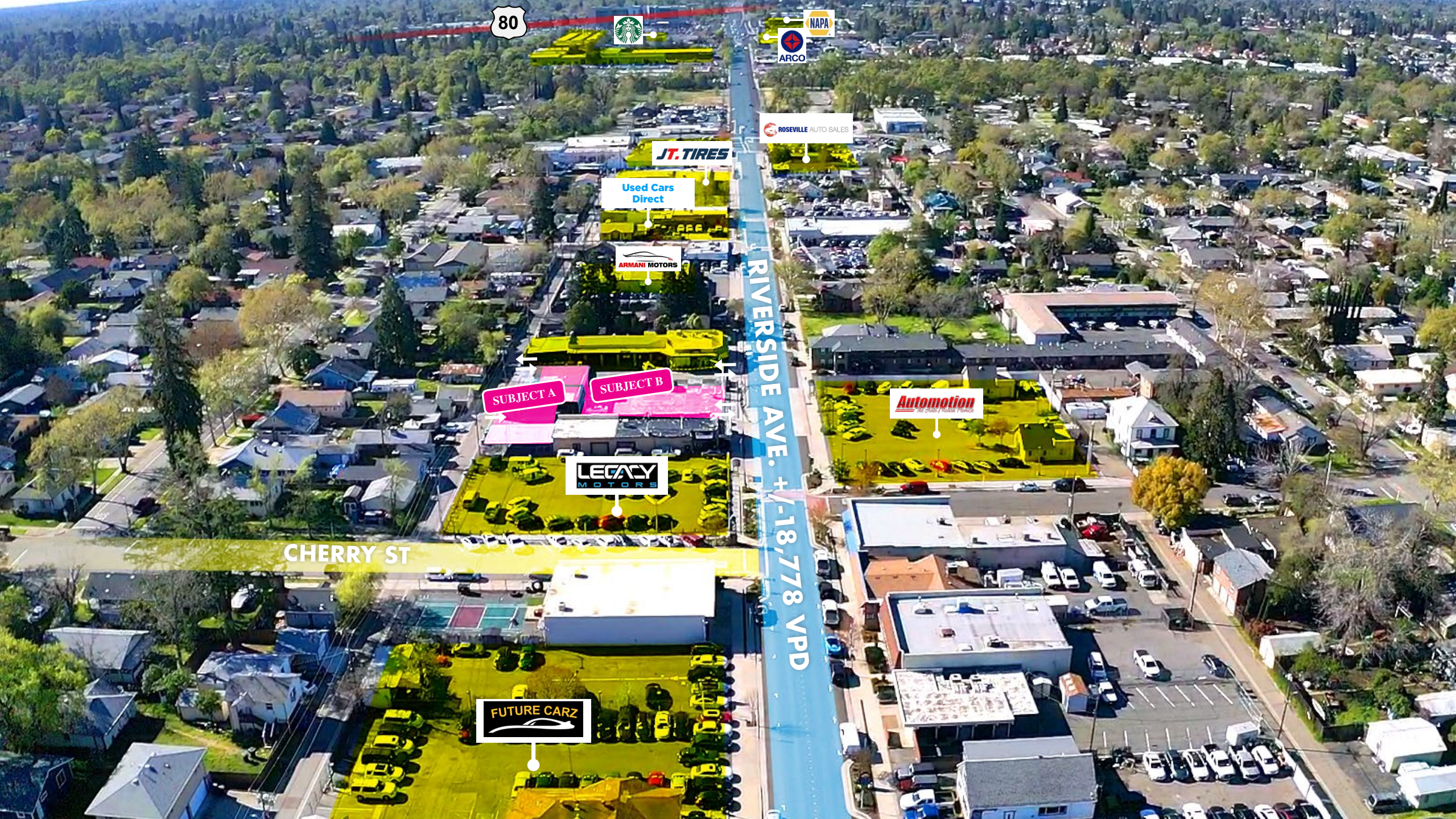
SUBJECT B

Automation
The Sales / Rental Process

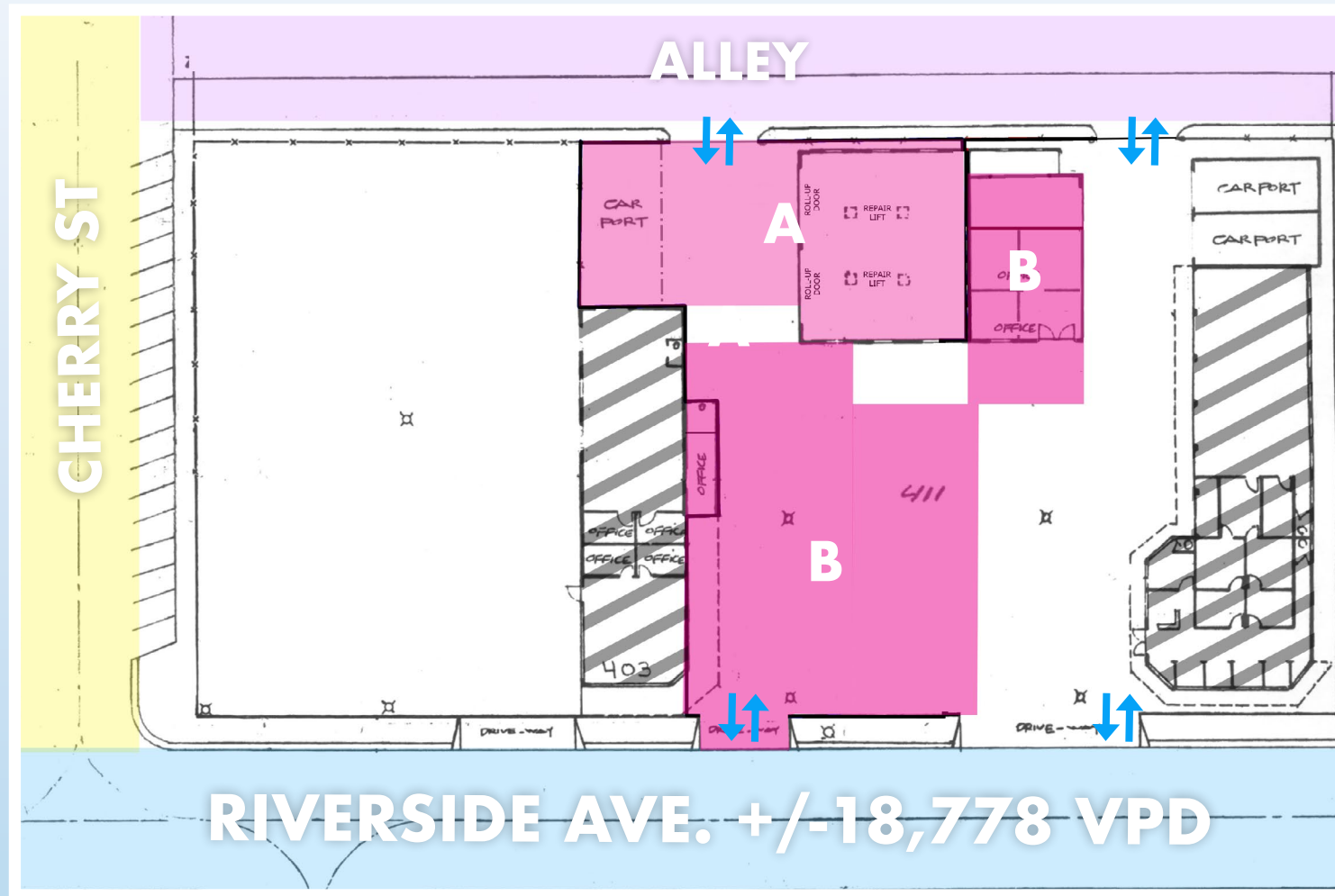
LEGACY
MOTORS

CHERRY ST

FUTURE CARZ



FLOOR PLAN



411

RIVERSIDE AVE. STE. A & B

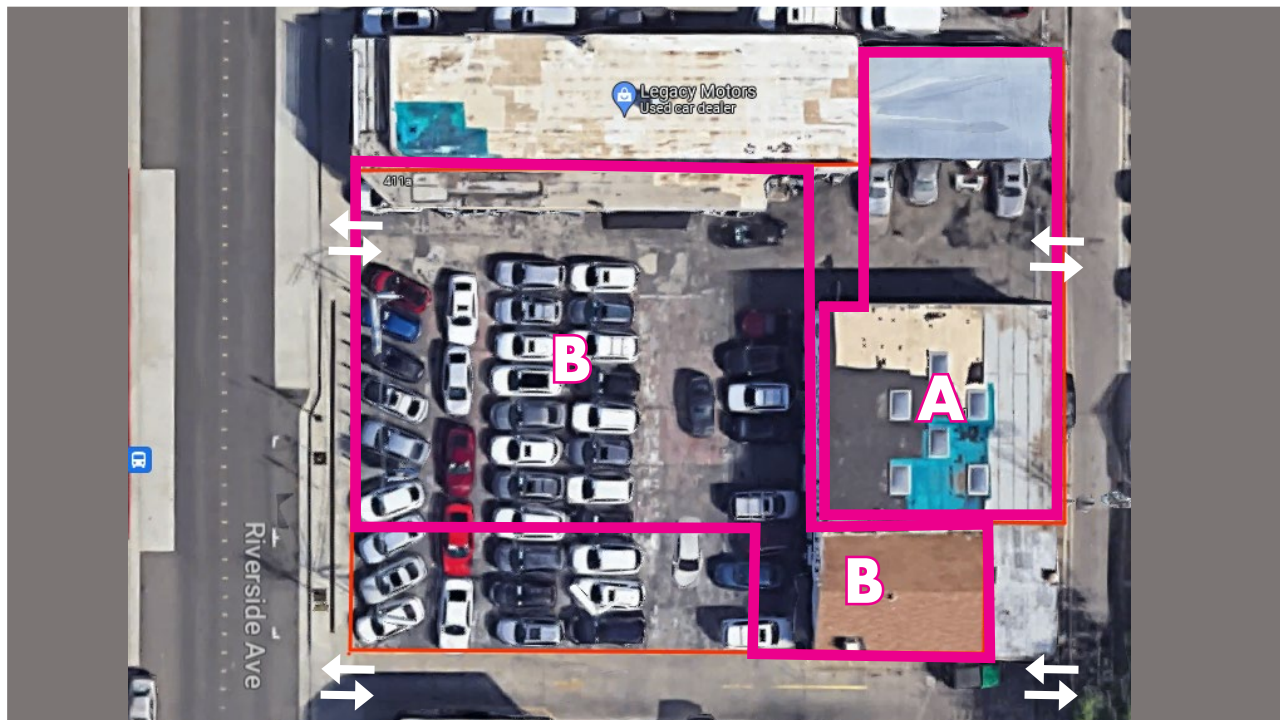


THE BUILDING

411 Riverside has been strategically divided into two different sections; A & B. Suite A has a +/-2,500 SF warehouse with two roll up doors that open to displaying the two lifts for auto-repair. Directly across from the warehouse is covered parking for additional vehicles. The ingress and egress point is conveniently located on Riverside

Ave. There is also a small office for administrative work and drive isle that leads from Riverside to the alley way adjacent to the subject property. Suite B, has a +/-650 SF office with 3 rooms for car sales and several isles dedicated to parking. Monument signage is also dedicated to suite B which is along Riverside Ave.







THE AREA

The City of Roseville is centrally located in northern California with easy access to I-80 serving as a major transcontinental corridor connecting California to New York. Locally I-80 connects customers and vendors to the property from Reno to the Sacramento and San Francisco International Airport, Union Pacific Railroad and the residential and shopping mecca of downtown Sacramento, home of the State Capitol. Situated in Placer County Roseville is the largest city in the county and called home to over 135,000 residents, characterized as a place where businesses small and large find success. Ideally located, Roseville provides first-rate services, competitive costs, solid long-range planning and an educated, growing population. The property is near the major intersection of Riverside Ave. and Douglas Blvd. just minutes from the Westfield Galleria, one of the largest shopping malls in northern California, which is surrounded by a multitude of shopping centers, major retailers, restaurants, entertainment, office, as well as a dense population of multifamily and residential homes. The residents and visitors from around the globe come to the area to experience the local and major retailers and restaurants. The area boasts Nordstroms, Macys, Barnes & Noble, Sephora, and many more retail stores and for dining, Yard House, Cheesecake Factory, Olive Garden, Zocalo, 105 Noshery, and Starbucks with a plethora of additional options. Entertainment in the area is abundant with various activities such as Top Golf, Golfland Sunsplash, iFly Indoor Skydiving, Skatetown Ice Arena, Cinemark, and Diamond Oaks Golf Course. The area features numerous new and used auto sales dealerships, with surrounding auto repair, and auto retail bringing customers into the area to provide opportunity for a tenant's client base growth.





Roseville DMV

Diamond Oaks Golf Course

Roseville Galleria

The Fountains Roseville

Sutter Roseville Hospital

Sierra View Country Club

Roseville Automall

Kaiser Roseville Hospital

411 RIVERSIDE AVE.
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ROSEVILLE
CA 95678

- Enterprise Rent a Car
- Carmelita's Mexican
- Auto King
- Roseville Tires & Wheels
- Maaco Auto Body Shop
- Hertz Car Sales

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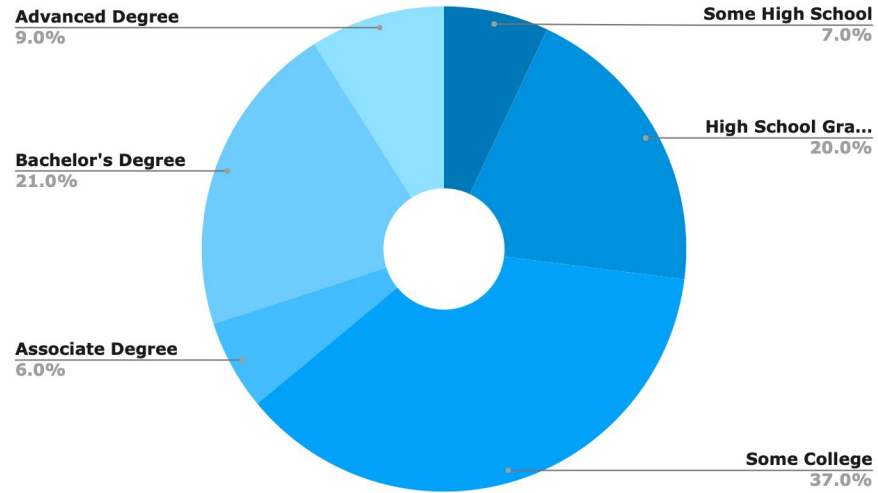
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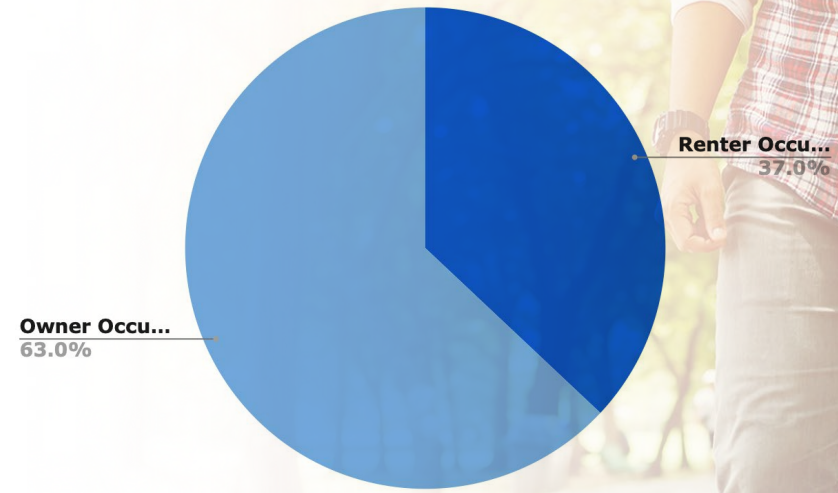
DEMOGRAPHICS

EDUCATION
HOUSING

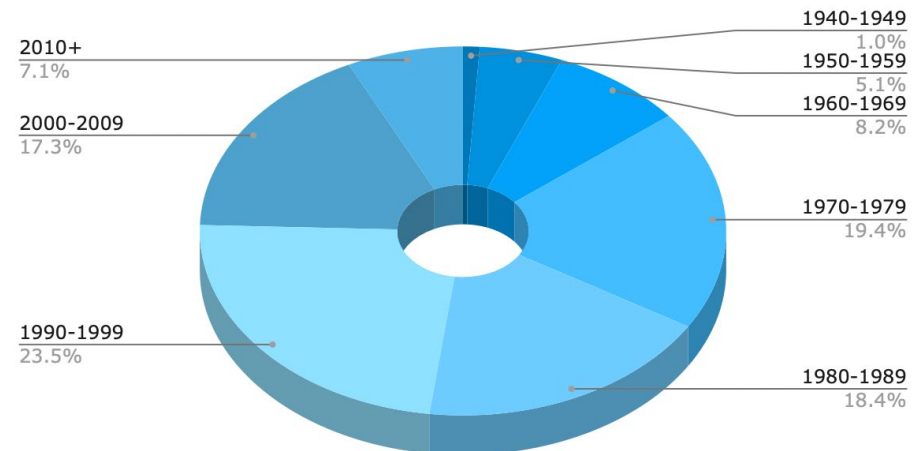
EDUCATIONAL ATTAINMENT



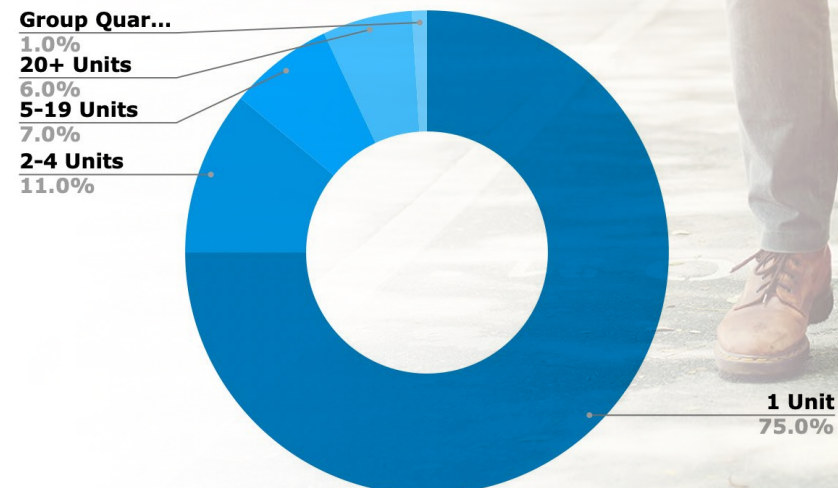
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



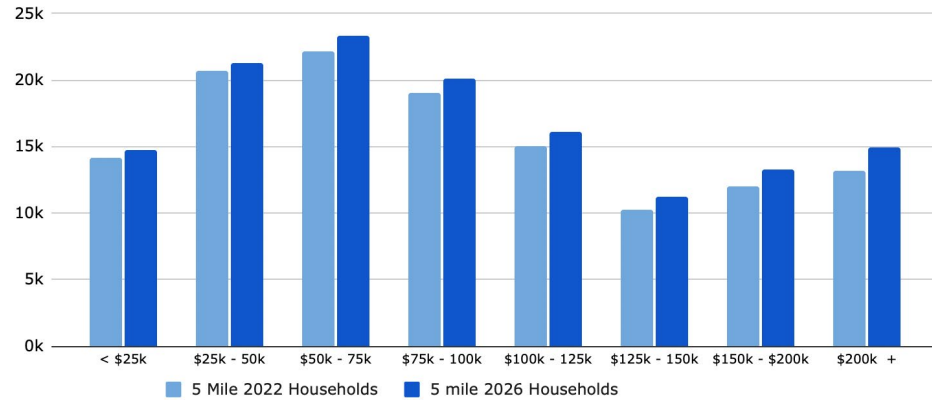
HOUSING TYPE



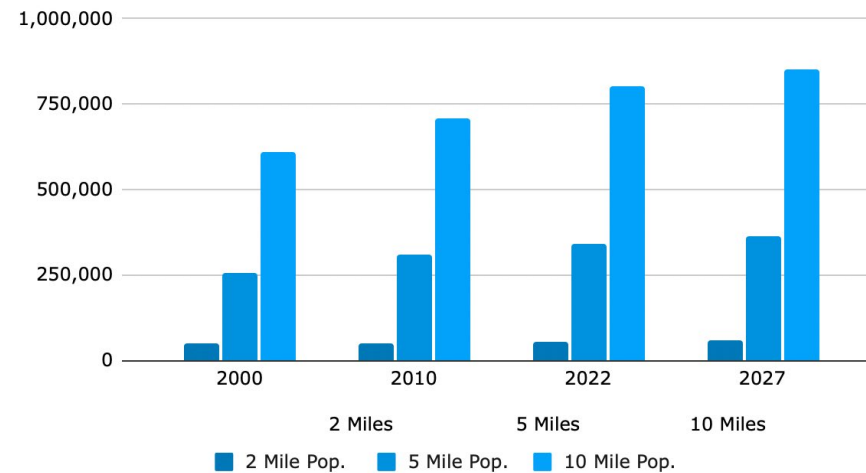
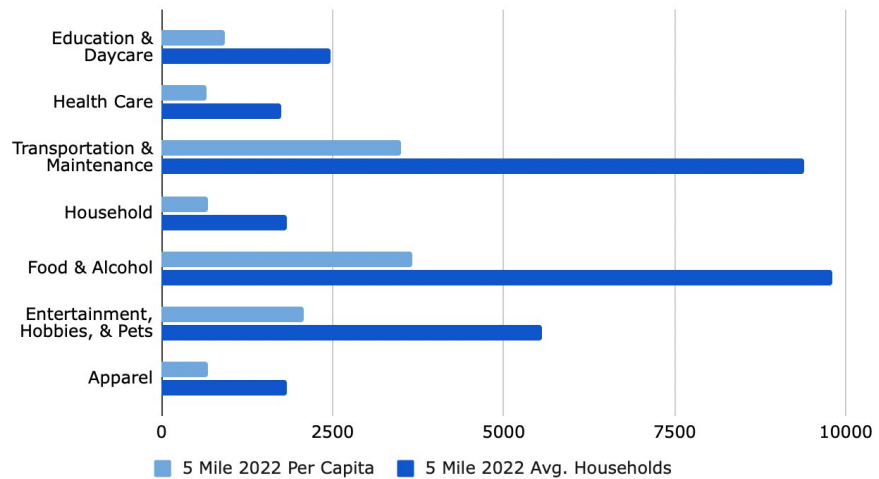
DEMOGRAPHICS

INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME



PER CAPITA & AVG. HOUSEHOLD SPENDING



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