

# For Sale: Rosedale Plaza



**500 Cirby Way  
Roseville, CA 95678**



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## Property Highlights:

- Fully stabilized, 100% leased strip center
- Across the street from Kaiser Medical
- Anchored by 7-11 which has occupied the building for more than 30 years
- High traffic counts
- Located directly off Interstate 80 and Riverside Avenue

## Summary:

Rosedale Plaza consists of a 13,680 square foot strip located on the busy intersection of Cirby Way & Riverside Blvd in Roseville, CA. This neighborhood center has always benefited from 7-11 who has been the anchor at the strip center for more than 30 years. This particular 7-11 store outperforms most 7-11's in the region due to the busy intersection and close proximity to Kaiser Medical and Interstate 80.

### Offering Summary

Offering Price	\$3,288,362
Cap Rate	6.5%
NOI	\$213,744
Building Price/SF	\$240.38
Total Rented	100%
Avg Rent/SF	\$20.95

### PROPERTY PROFILE

Property Address	500 Cirby Way
City, State & Zip	Roseville, CA 95678
Assessor's Parcel Number	472-270-044-000
Number of Buildings	1
Net Rentable Area (Sf)	13,680 Sf
Gross Building Area (Sf)	13,680 Sf
Land Size	1.3 Acres
Year Built	1979
Property Type	Commercial
Corner Lot	Yes



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# Operating Data



## Rent Roll

Suite	Tenant	SF	Base Rent	Rent/SF	Lease Type	Riembursment
A	7-Eleven	2400	\$5,900	\$2.46	NNN	\$1,300
B	Coin Laundry	960	\$1,819	\$1.89	Modified Gross	\$1,600
C	Karina Castillo	960	\$1,595	\$1.66	Modified Gross	\$300
D,E	Apple Fix Pros	4860	\$6,620	\$1.36	Gross	\$0
F,G	Taqueria Panaderia	4500	\$6,084	\$1.35	NNN	\$1,550
Totals/Averages		13680	\$22,018	\$1.75		\$4,750
Annual Totals/Averages			\$264,216	\$20.95		\$57,000

## Expenses

	Monthly	Annual
Maintenance	\$250	\$3,000
Management	\$300	\$3,600
Landscape	\$100	\$1,200
Insurance	\$400	\$4,800
Sewer, Water, Utilities	\$2,900	\$34,800
Property Taxes	\$3,400	\$40,800
Totals	\$7,350	\$88,200

## Annualized Operating Data

Gross Rent		\$264,216
Riembursments		\$57,000
Gross Scheduled Income		\$321,216
Less: Vacancy Factor	3%	\$9,636
Less: Reserves	3%	\$9,636
Gross Operating Income		\$301,944
Less: Operating Expenses		\$88,200
Net Operating Income		\$213,744

<b>Purchase Price</b>	<b>\$3,288,362</b>
<b>Cap Rate</b>	<b>6.5%</b>



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# Location Overview



## Consumer Spending

Roseville, California, boasts a robust consumer spending profile, driven by its thriving economy and affluent residential base. With a median household income significantly above the national average, residents have a strong capacity for discretionary spending. The city's retail sector, anchored by the Westfield Galleria and the Fountains at Roseville, is a major shopping destination in the greater Sacramento area, attracting both locals and visitors. Retail sales are healthy, supported by the area's stable economic growth and diverse mix of stores and restaurants, making Roseville a prime hub for consumer activity in the region.

## Demographics

Roseville's population is diverse and steadily growing, currently estimated at over 150,000 residents. The median age is around 39 years, reflecting a blend of young families, professionals, and retirees. The city's appeal lies in its high quality of life, excellent schools, and safe neighborhoods, which have made it a destination for families and professionals seeking to settle in a suburban environment close to Sacramento. Educational attainment is high, with a significant portion of the population holding bachelor's degrees or higher, which supports the local economy's focus on professional services, healthcare, and technology sectors.

## Real Estate Market

The Roseville real estate market is highly dynamic, characterized by steady demand across both residential and commercial sectors. Home values have experienced consistent appreciation over the past decade, driven by the city's desirable living conditions and proximity to major employment hubs. The median home price in Roseville is significantly higher than both the state and national averages, though it remains more affordable compared to nearby Bay Area cities, making it attractive to buyers seeking value. The commercial real estate sector is also growing, with new developments catering to retail, healthcare, and office spaces. High demand for both residential and commercial properties underscores the city's growth and economic resilience.

## Economic Overview

Roseville's economy is diversified, with key sectors including healthcare, retail, professional services, and technology. The city serves as a regional employment center, drawing workers from nearby communities due to its strong job market. Companies like Hewlett-Packard, Sutter Health, and Kaiser Permanente are major employers in the area, contributing to a stable economic base. Roseville's proximity to Sacramento and access to major highways and rail lines further enhance its attractiveness for businesses. In recent years, the city has seen steady economic expansion, supported by infrastructural investments and business-friendly policies that have fostered a competitive environment for both startups and established companies.



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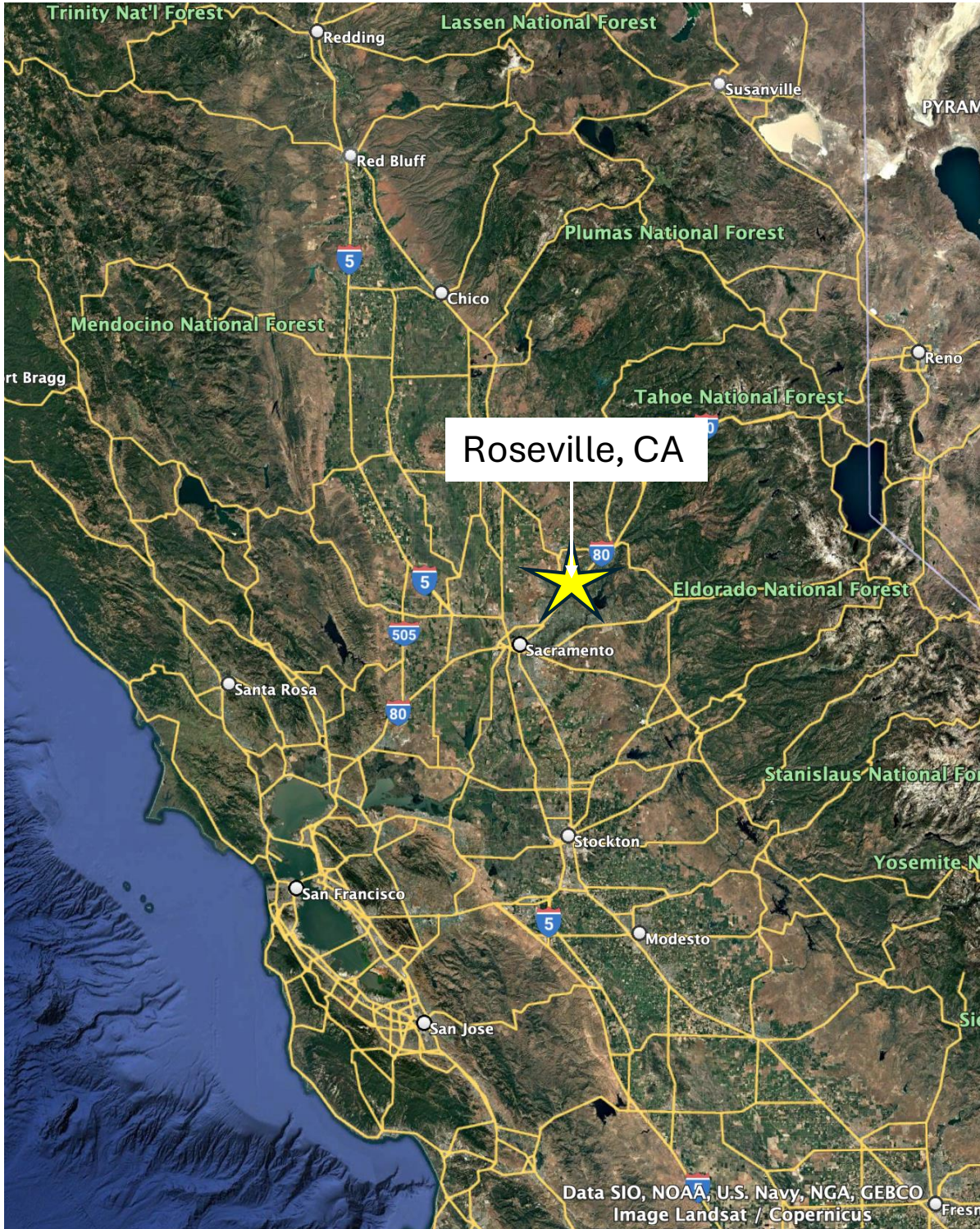


# Local Area Map





# Regional Map



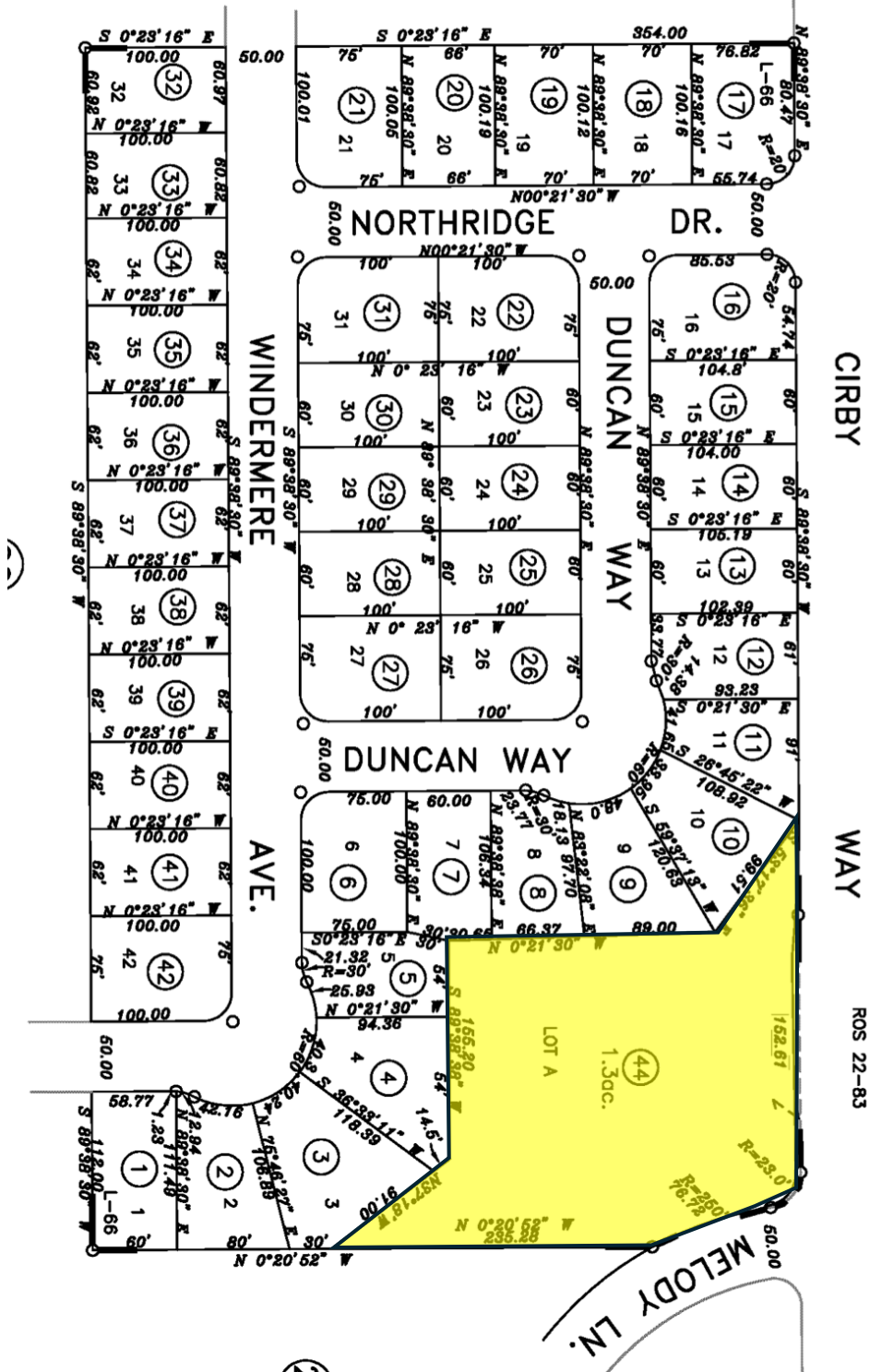
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# Parcel Map



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