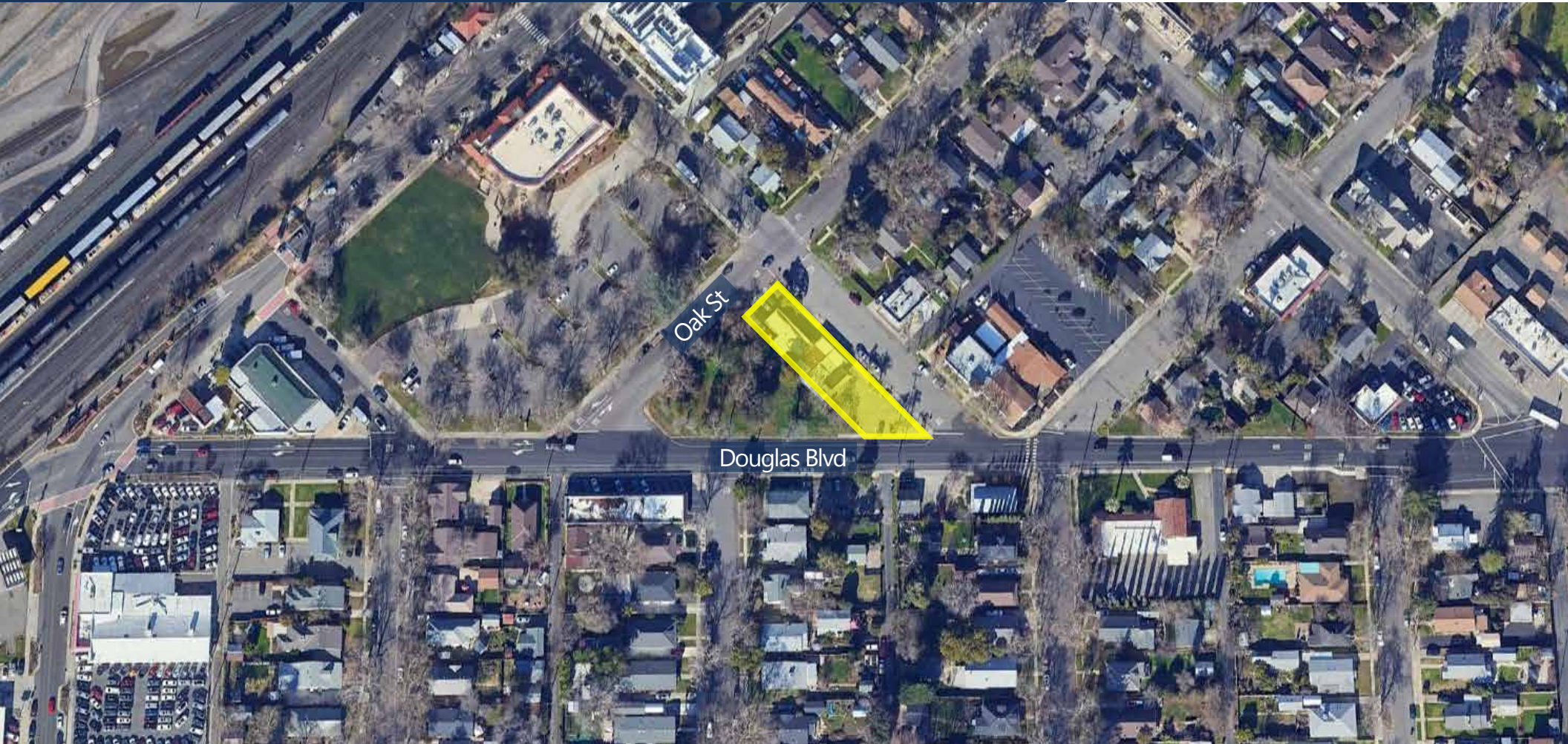


325 Douglas Blvd & 701 Oak St
Roseville, CA



FOR SALE

2 Buildings Total +/- 2,500 SF
Asking Price: \$550,000

BEN FAUBION

(916) 899-1738

BFaubion@CapWiseCommercial.com

CA RE License #01946163



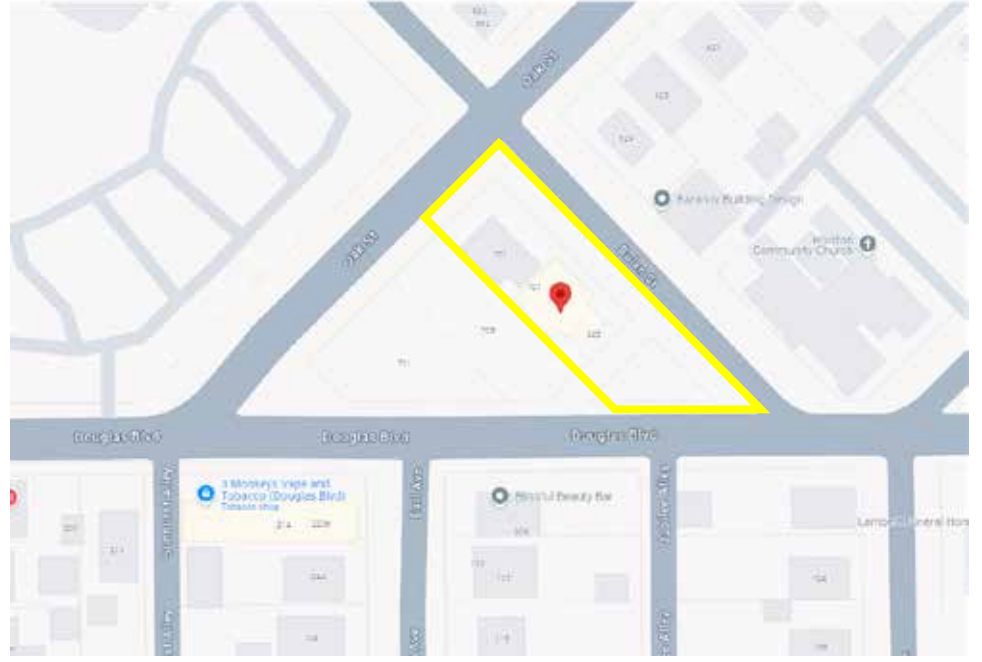
PROPERTY OVERVIEW

Acres:	0.26
APN:	013-163-005-000 & 013-163-001-000
Zoning:	CMU/SA-DT (City of Roseville)
Built:	1967
Parking:	8 (Surface)

HIGHLIGHTS

- Owner-user or investment opportunity with income in-place.
- Corner lot on Douglas Blvd and Bulen St in Roseville's Downtown Historic District.
- High visibility with traffic counts exceeding 11,900 daily on Douglas Blvd.
- On-site parking and street parking.
- Walking distance to Downtown Roseville (Vernon St.) which is activated with numerous restaurants and coffee options.
- Less than 1-mile to I-80.

PHOTOS

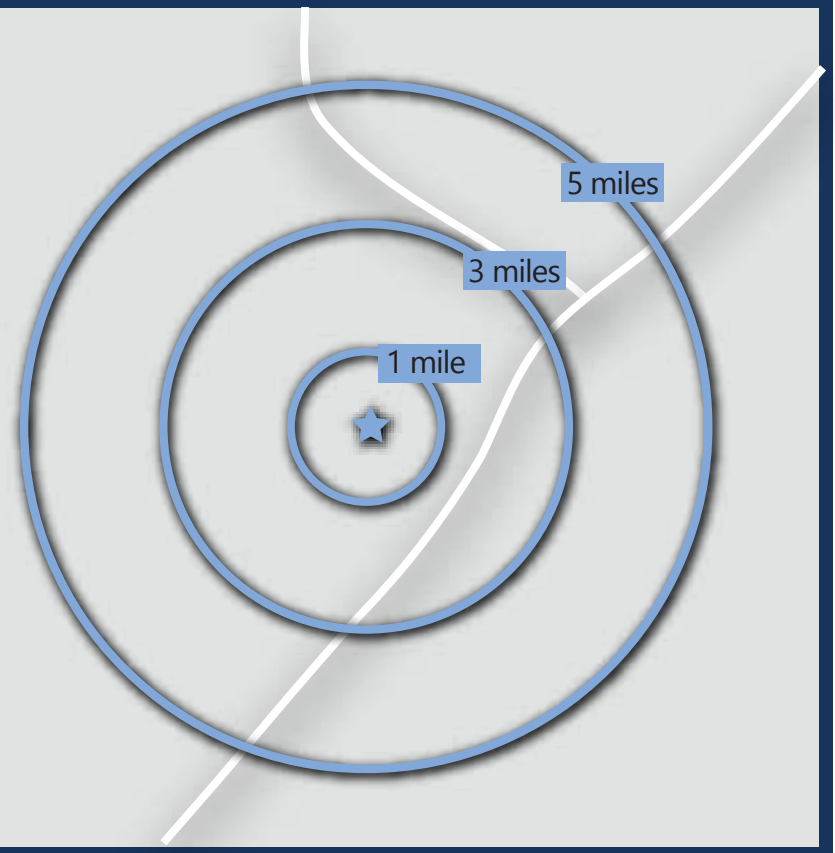


IN THE NEIGHBORHOOD



AREA STATISTICS

POPULATION	1 MI.	3 MI.	5 MI.
2024 Population	14,186	108,509	315,634
2029 Population Projection	15,180	114,342	329,560
HOUSEHOLDS	1 MI.	3 MI.	5 MI.
2024 Households	5,726	41,670	117,249
2029 Household Projection	6,131	43,970	122,549
INCOME	1 MI.	3 MI.	5 MI.
2024 Median Income	\$68,973	\$88,340	\$92,815
2024 Average Income	\$86,273	\$110,681	\$116,144
HOME VALUE	1 MI.	3 MI.	5 MI.
2024 Median Home Value	\$375,440	\$482,333	\$510,869
Median Year Built	1969	1985	1989
EDUCATION	1 MI.	3 MI.	5 MI.
Bachelor's Degree or Higher	24%	33%	33%



315,634

2024 TOTAL POPULATION
WITHIN 5 MILES



\$510,869

2024 MEDIAN HOME VALUE
WITHIN 5 MILES



\$92,815

2024 MEDIAN INCOME
WITHIN 5 MILES



33%

INDIVIDUALS WITH A
BACHELOR'S DEGREE OR
HIGHER WITHIN 5 MILES

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