

408 SUNRISE AVE  
ROSEVILLE, CA 95661



COMMERCIAL BUILDING | REDEVELOPMENT OPPORTUNITY  
FOR SALE ~~\$845,000~~ \$775,000

### Property Highlights:

- Freestanding building on high traffic artery
- 3,738 s.f. building on 0.29 acres
- Placer County APN 014-460-009-000
- Neighborhood Commercial Zoning
- Heavily improved with multiple private offices and open areas
- In the vicinity of Sutter Roseville Medical Center & Kaiser Permanente Medical Center
- Immediate Freeway access

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



# 408 SUNRISE AVE ROSEVILLE, CA 95661

The subject property is a 3,738 sf, freestanding building on approximately 0.29 acres of land, located in the city of Roseville, CA. It is in the city of Roseville, CA in Placer county, further identified by Placer County parcel number 014-460-009-000. The building was built in 1974 and has been a laboratory in recent years. The property features multiple private offices and open areas. There is a small second story area as well. There are three restrooms and plumbing in different areas of the building.

The property is zoned, Neighborhood Commercial, the allowed uses include Retail, Office, Multifamily, Live-Work, SRO, Grooming and pet services, Convenience Store, Personal services, neighborhood commercial, etc. It is conveniently located on Sunrise Avenue, off the main Douglas Boulevard commercial corridor and enjoys immediate freeway access. It is in the vicinity of retail, office and other commercial businesses, Sutter Roseville Medical Center and the Kaiser Permanente Roseville campus.

The offering is ideally suited for an owner user to use the existing improvements or a redevelopment opportunity to either multifamily or retail uses.





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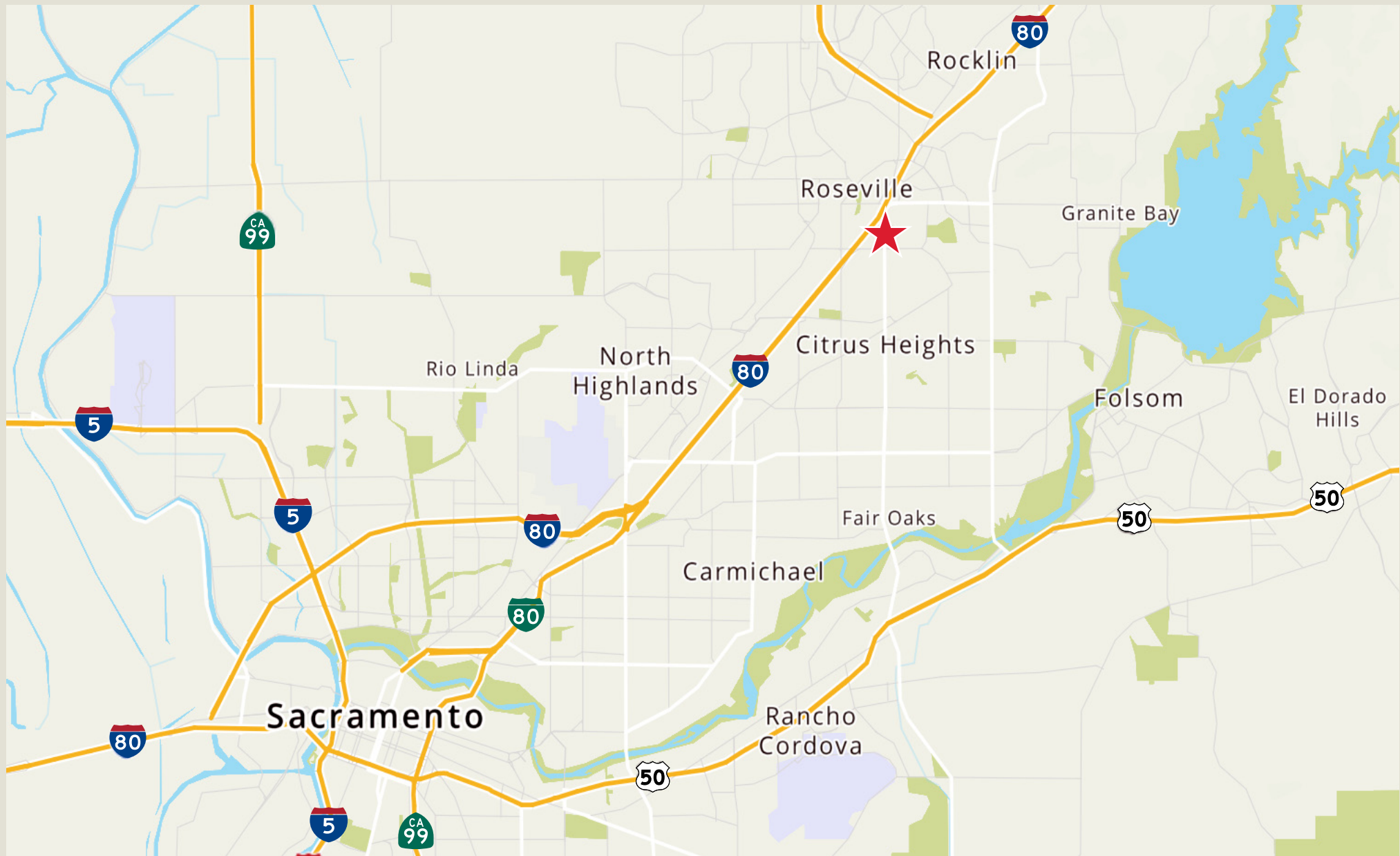


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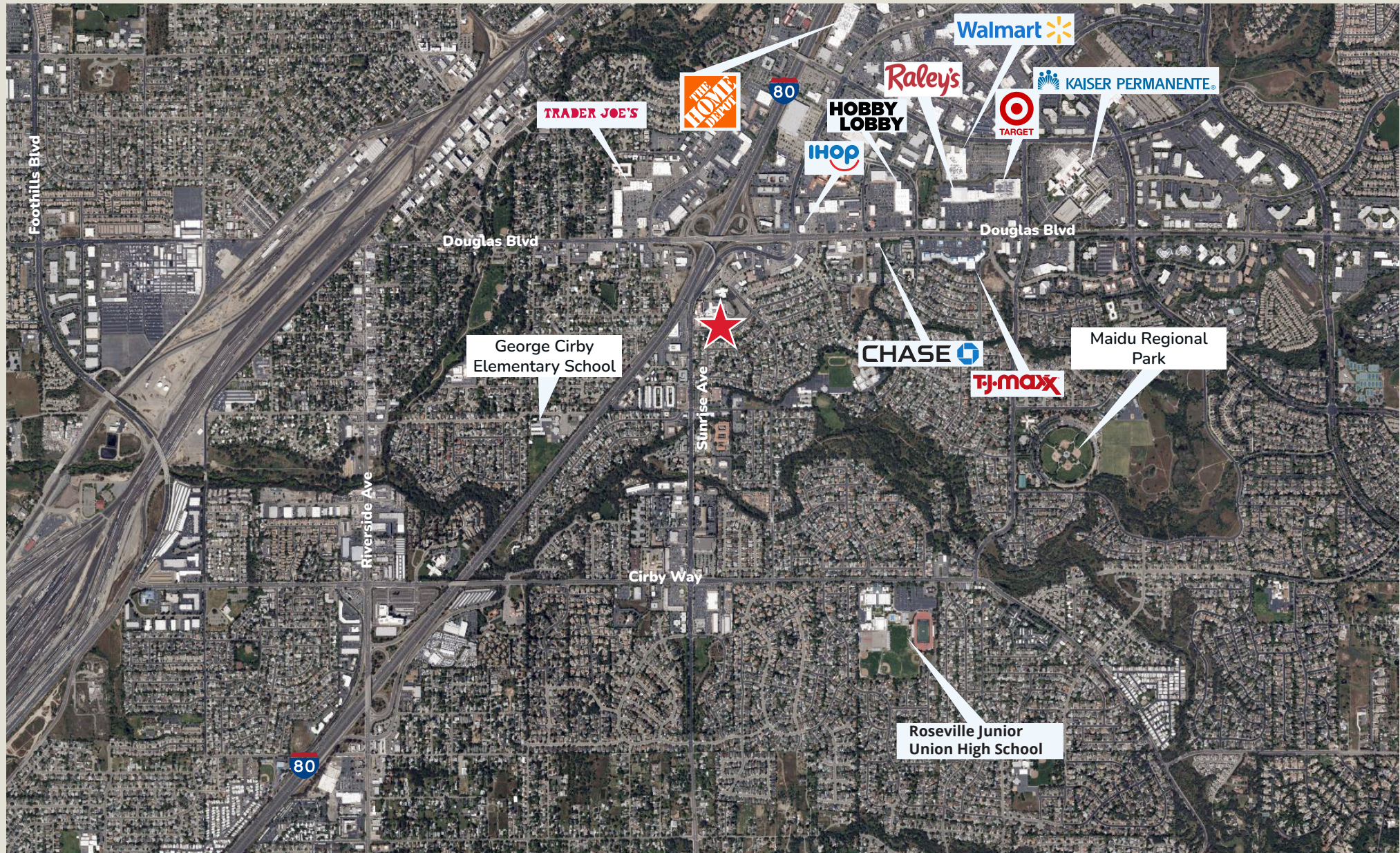
Schematic, Not to Scale

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## Key Facts: 5 Mile Radius



**309,563**  
Total Population (2023)



**\$111,918**  
Average Household Income



**14,452**  
# Businesses



**113,777**  
Daytime Employees



**76,263**  
Owner Occupied Households



**\$436,054**  
Median Home value

ADT Sunrise Ave @ Frances Dr N **39,051** (2022)  
ADT Sunrise Ave @ Frances Dr S **39,183** (2022)

Data obtained from CoStar