

# ROSEVILLE BOX RETAIL

FOR LEASE

318 N Sunrise Ave Roseville, CA 95661



## VIDEO

### PROPERTY DESCRIPTION

24,775 square foot retail store in a power center next door to Home Depot. new roof, high ceilings, ample parking. Rear loading docks. Dense retail/commercial corridor with a number of shopping centers, offices, restaurants and medical facilities nearby. Hwy 80 visibility for signage. Strong retail market and demographics.

### PROPERTY HIGHLIGHTS

- Prime retail power center location next door to Home Depot.
- High ceilings, new roof. Ample parking
- Strong retail area and demographics

### OFFERING SUMMARY

Lease Rate:

\$20 NNN

Number of Units:

1

Available SF:

24,775 SF

Lot Size:

87,432 SF

Building Size:

24,775 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	76	453	3,385
Total Population	161	980	7,783
Average HH Income	\$107,176	\$100,479	\$112,265

**Richard Gumbiner**

(415) 793-0865

CalDRE #00763869



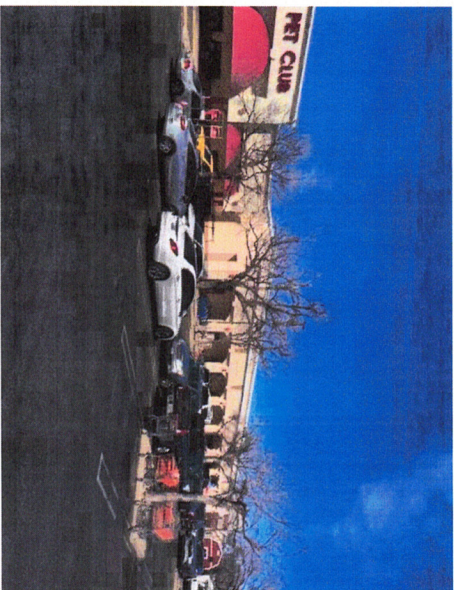
**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**



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# Roseville Box Retail

318 N. Sunrise Ave., Roseville, CA 95661

Building Size: 24,788 SF

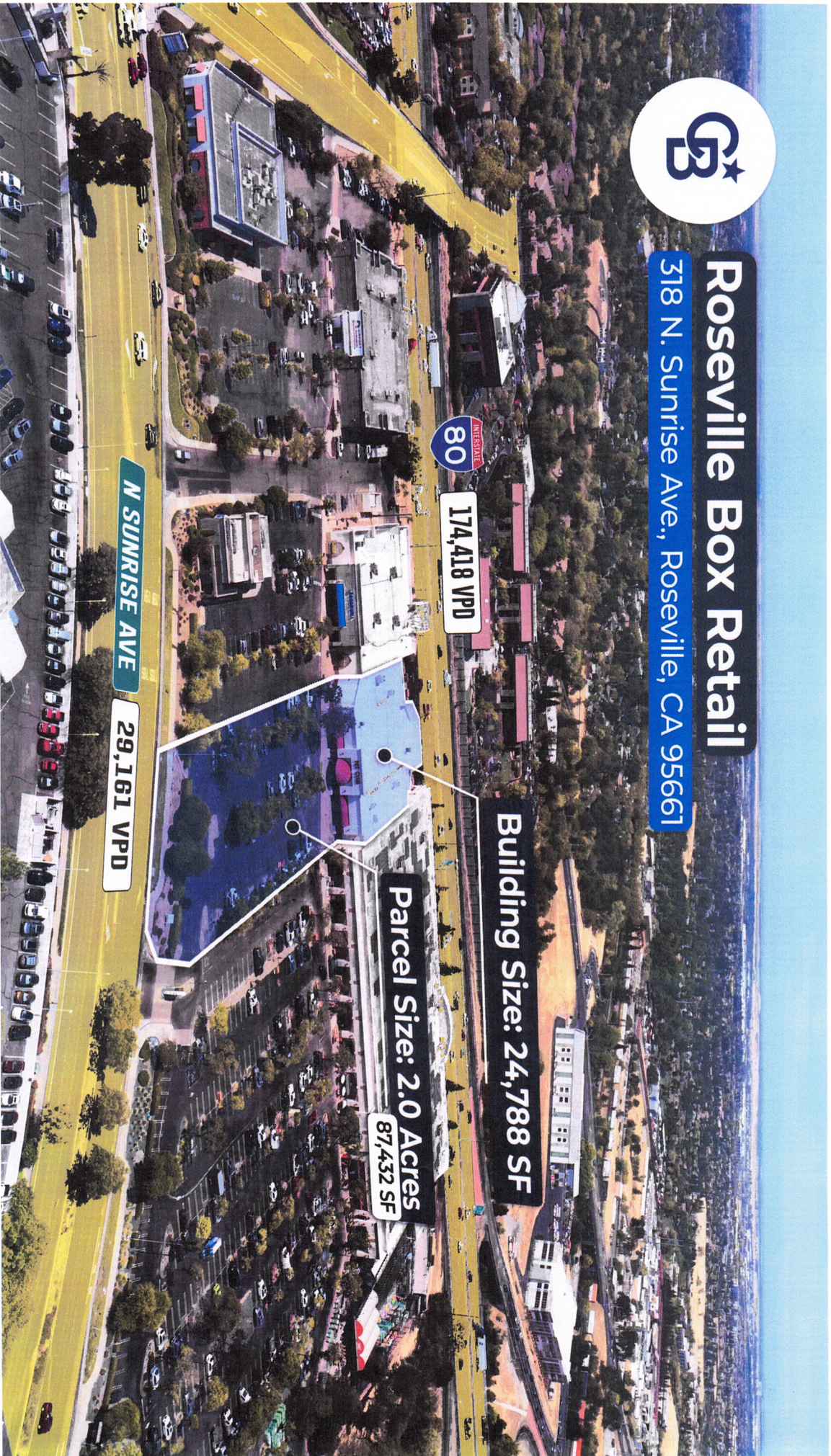
Parcel Size: 2.0 Acres

87,432 SF

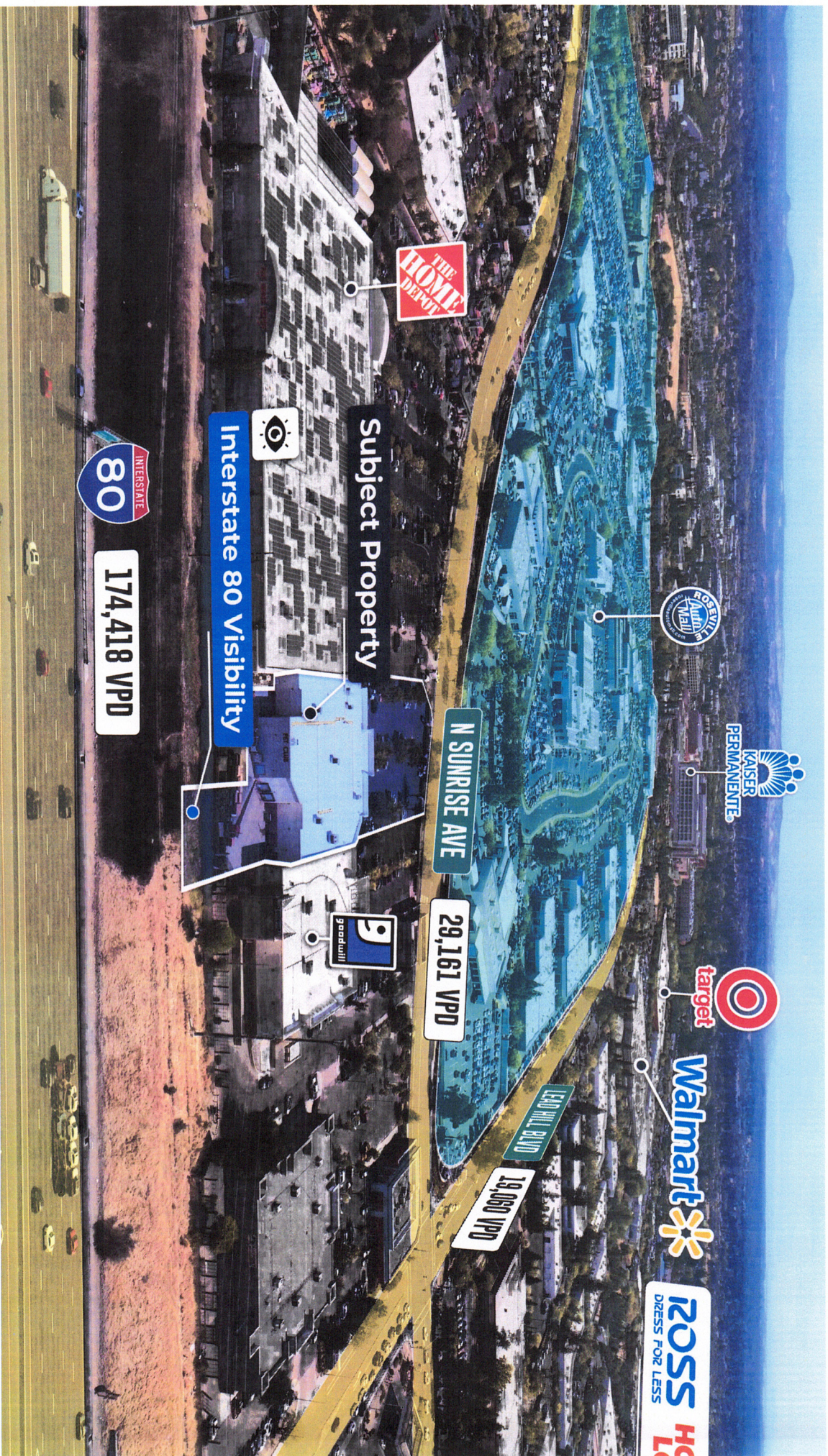
174,418 VPD

N SUNRISE AVE

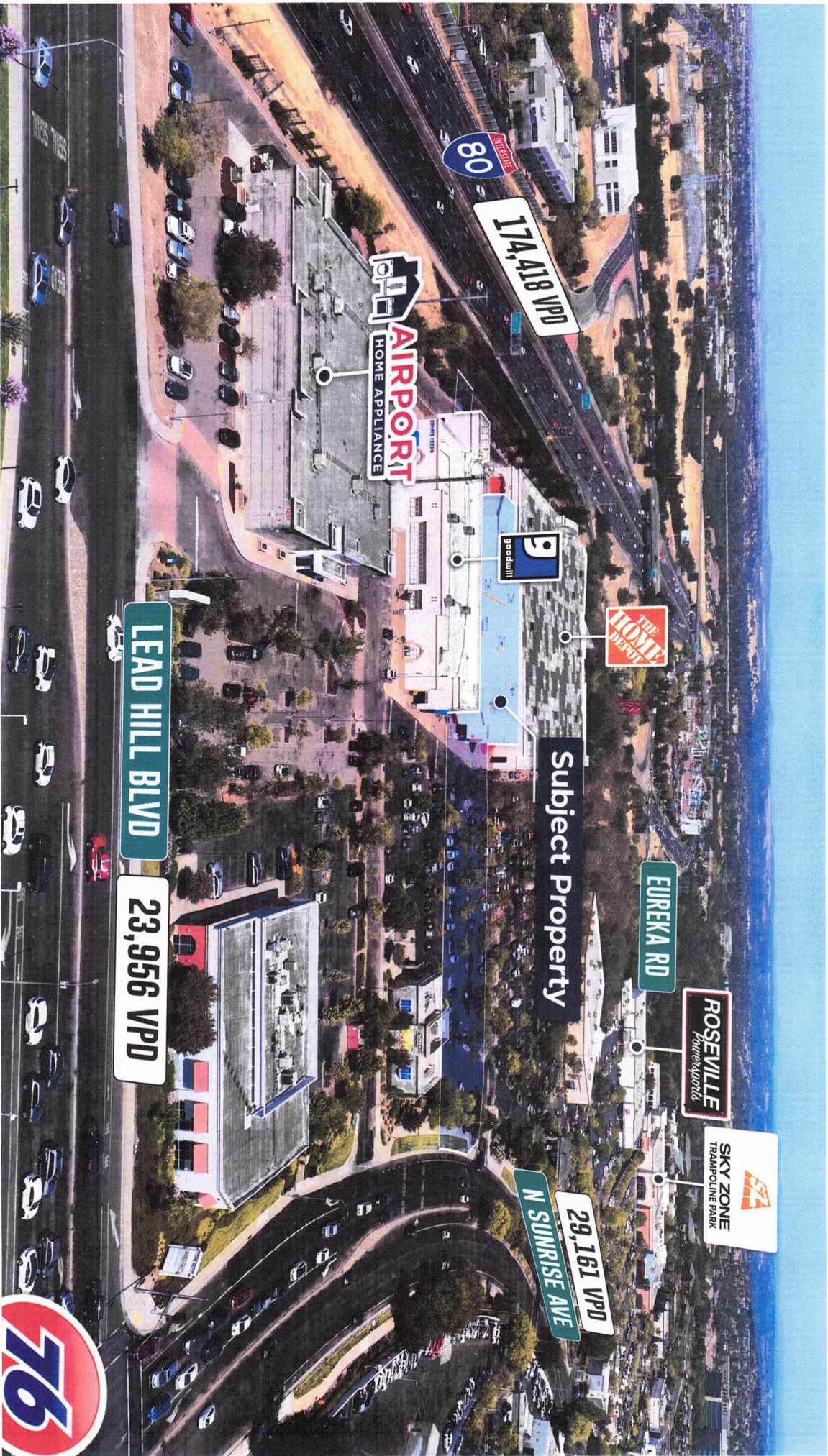
29,161 VPD











80

174,418 VPD

AIRPORT HOME APPLIANCE

9 goodwill

THE HOME DEPOT

Subject Property

LEAD HILL BLVD

23,956 VPD

EUREKA RD

ROSEVILLE HomeDepot

SKY ZONE TRAMPOLINE PARK

N SUNRISE AVE

29,161 VPD

76



# DEMOGRAPHIC



1 MILE	
POPULATION:	7,783
HOUSEHOLDS:	3,385
AVG. HH INCOME:	\$112,265

3 MILE	
POPULATION:	114,207
HOUSEHOLDS:	44,412
AVG. HH INCOME:	\$132,997

5 MILE	
POPULATION:	284,225
HOUSEHOLDS:	106,554
AVG. HH INCOME:	\$139,485