



CROSSROAD
VENTURES GROUP

390 N Sunrise Ave

Roseville, CA 95661



DO NOT DISTURB TENANT

For Sale (call for pricing)

Owner User/Investment

916.788.9731
crossroadventures.net

Highlights

- 8,449 SF modern free-standing building
- Constructed in 2002, showcasing contemporary design
- High-end 2nd generation restaurant space
- Expansive 3000 SF outdoor patio for al fresco dining
- Versatile space suitable for a variety of retail uses
- Ample parking for customer convenience

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SECTION 1.

Property Information

390 N Sunrise Ave

Roseville, CA 95661

For Sale

Retail Owner User/Investment

Property Summary



Property Description

Introducing a prime investment or Owner User opportunity in the heart of Roseville, CA. This 8,449 SF free-standing building, meticulously crafted in 2002, boasts a high-end 2nd generation restaurant space along with a generous 3000 SF outdoor patio. With its contemporary design and strategic location, this property presents an exceptional chance to capitalize on the thriving retail market in the area. Whether you're looking to expand your portfolio or seeking a profitable retail investment, this property offers a compelling proposition for investors or operators. Don't miss out on this chance to own a standout piece of commercial real estate in this vibrant community.

Offering Summary

Sale Price:	Call for Pricing (Do not Disturb Tenant)
Lot Size	28,983 SF
Building Size	8,449 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	8	163	2,744
Total Population	16	338	6,328
Average HH Income	\$158,598	\$157,526	\$142,493

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- Expansive 3000 SF outdoor patio for al fresco dining
- Versatile space suitable for a variety of retail uses
- Ample parking for customer convenience
- Proximity to high-traffic retail and dining establishments
- Excellent visibility and accessibility for patrons
- Well-maintained property with curb appeal

Location Description

Welcome to the thriving community of Roseville, CA. Situated in a bustling commercial district, the area surrounding the property is brimming with retail and dining hotspots, including The Fountains at Roseville, Westfield Galleria at Roseville, and a variety of upscale restaurants and boutique shops. With its prime location, investors have the opportunity to tap into a strong local retail market and capitalize on the area's vibrant consumer activity. Known for its dynamic atmosphere and steady flow of foot traffic, this area presents an enticing prospect for retail investors seeking a high-visibility, high-traffic location with a diverse range of amenities and attractions.

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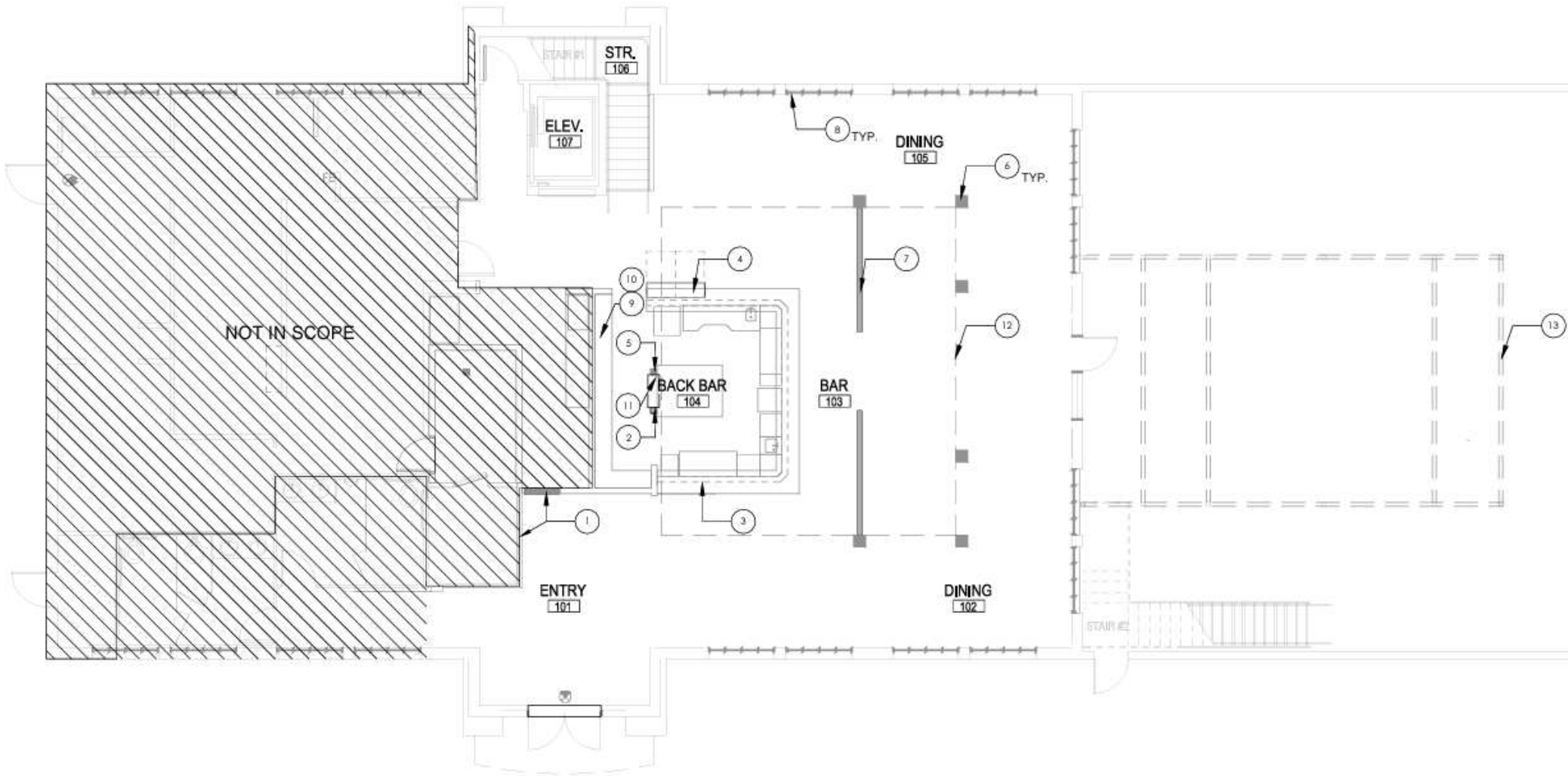
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Floor Plan First Floor



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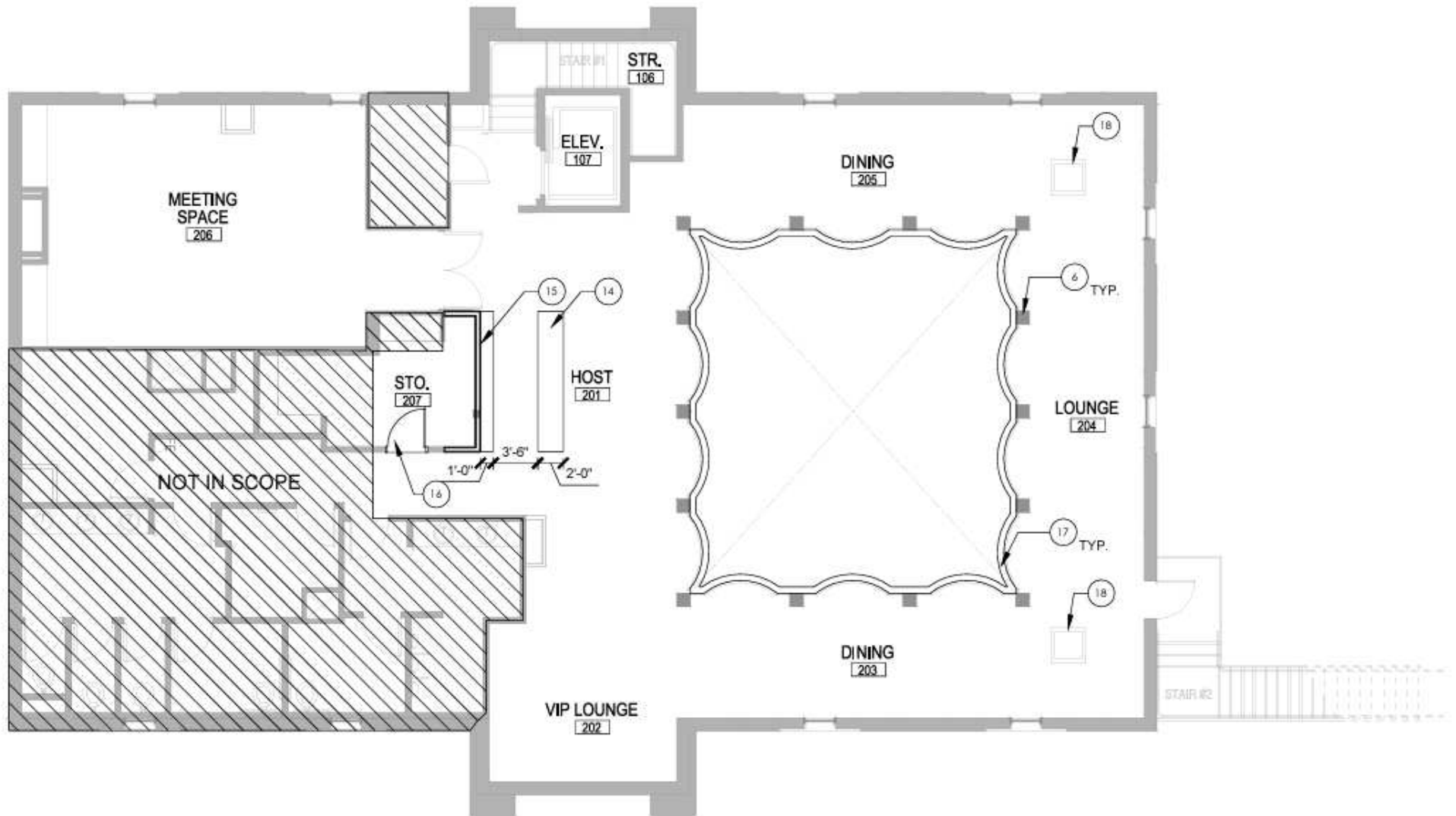
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Floor Plan Second Floor



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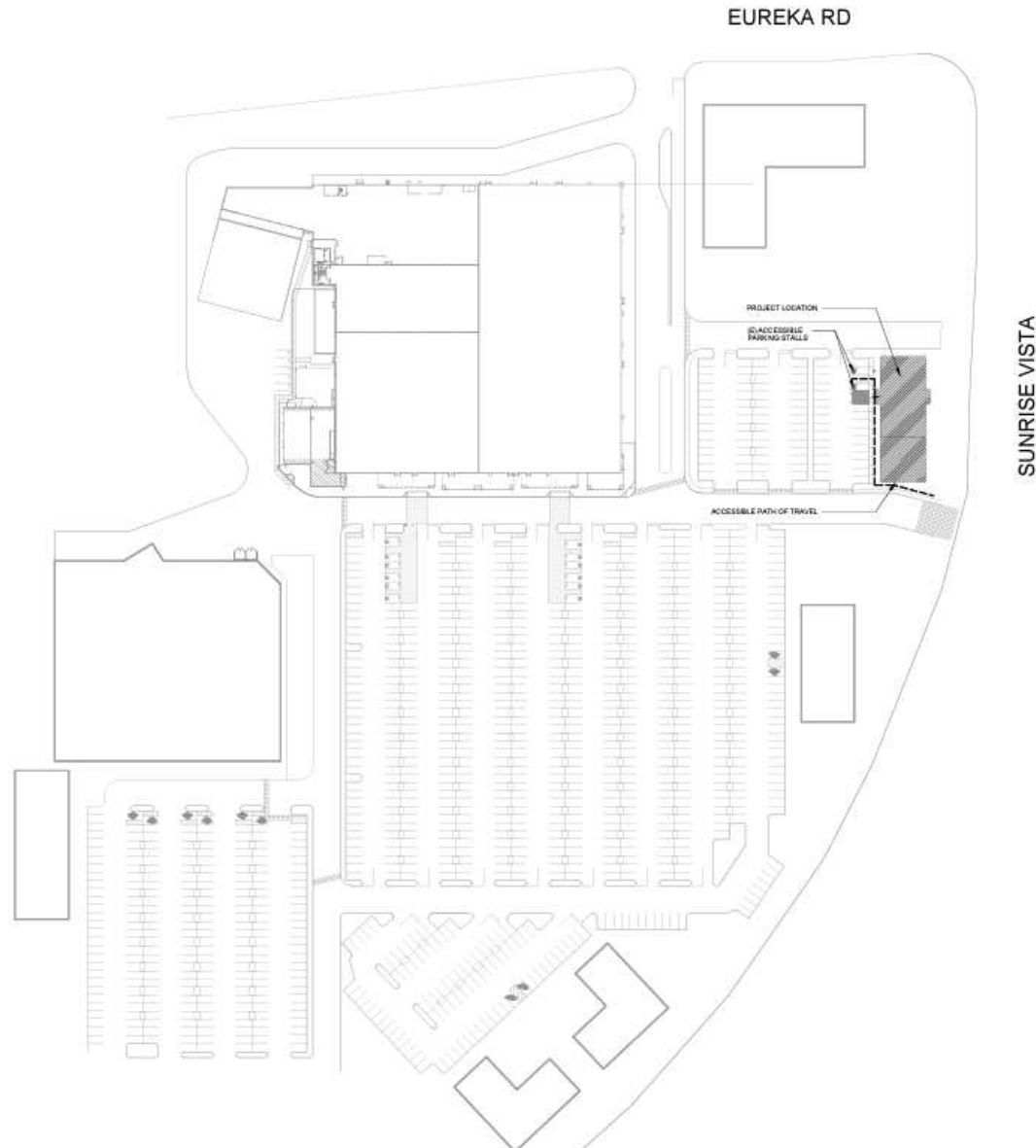
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Site Plan



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SECTION 2.

Location Information

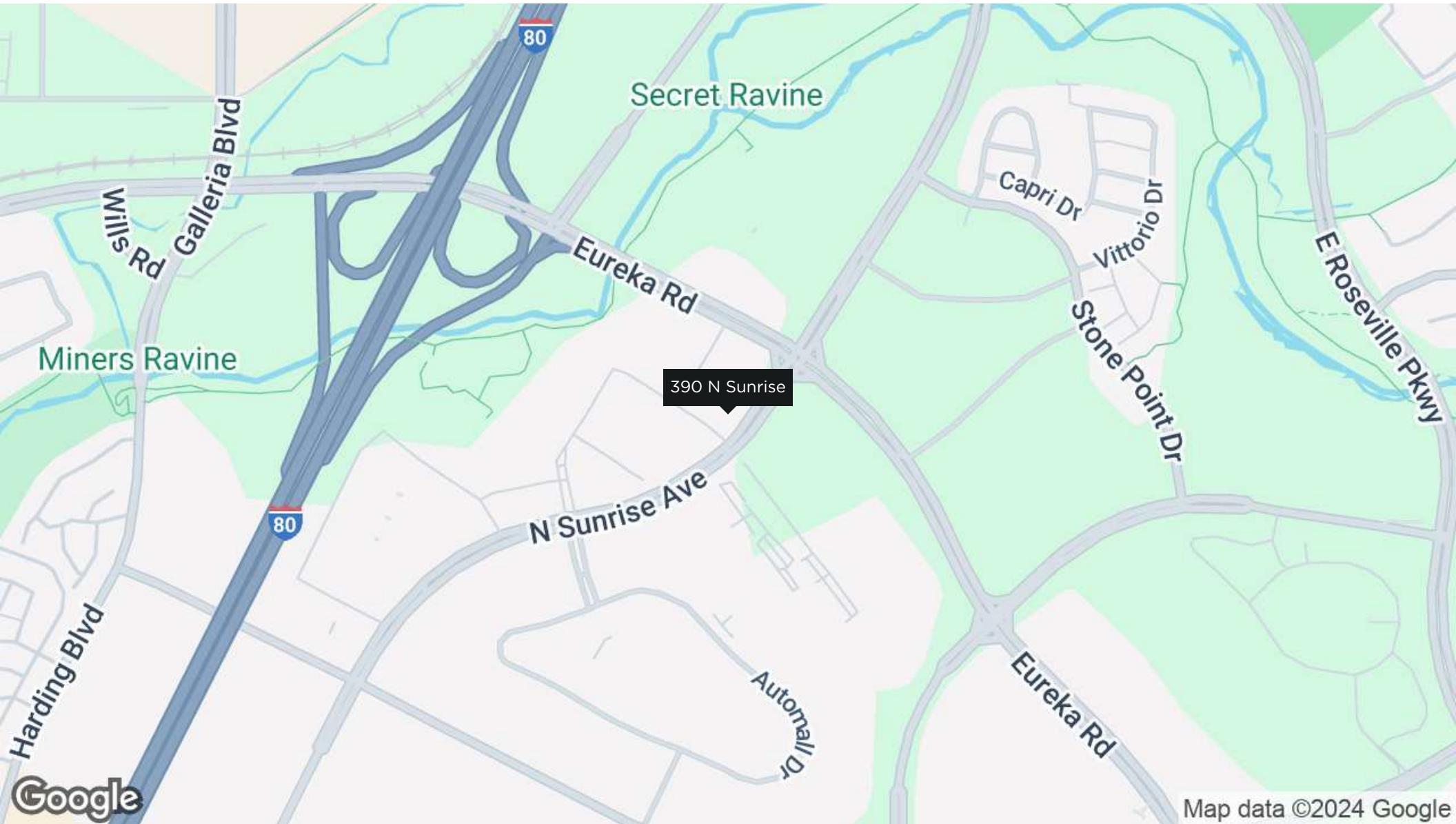
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Regional Map



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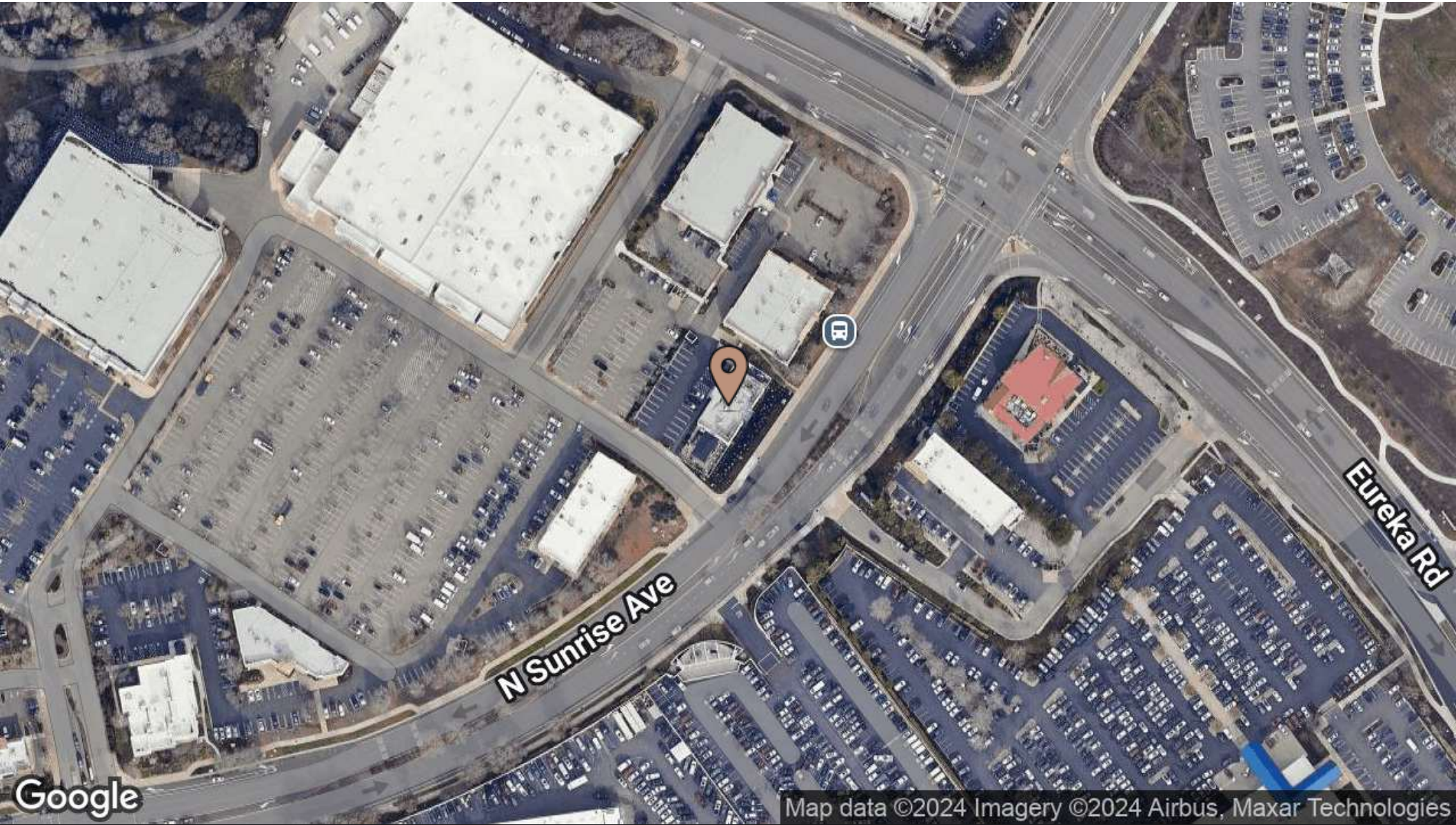
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Location Map



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SECTION 3.

Demographics

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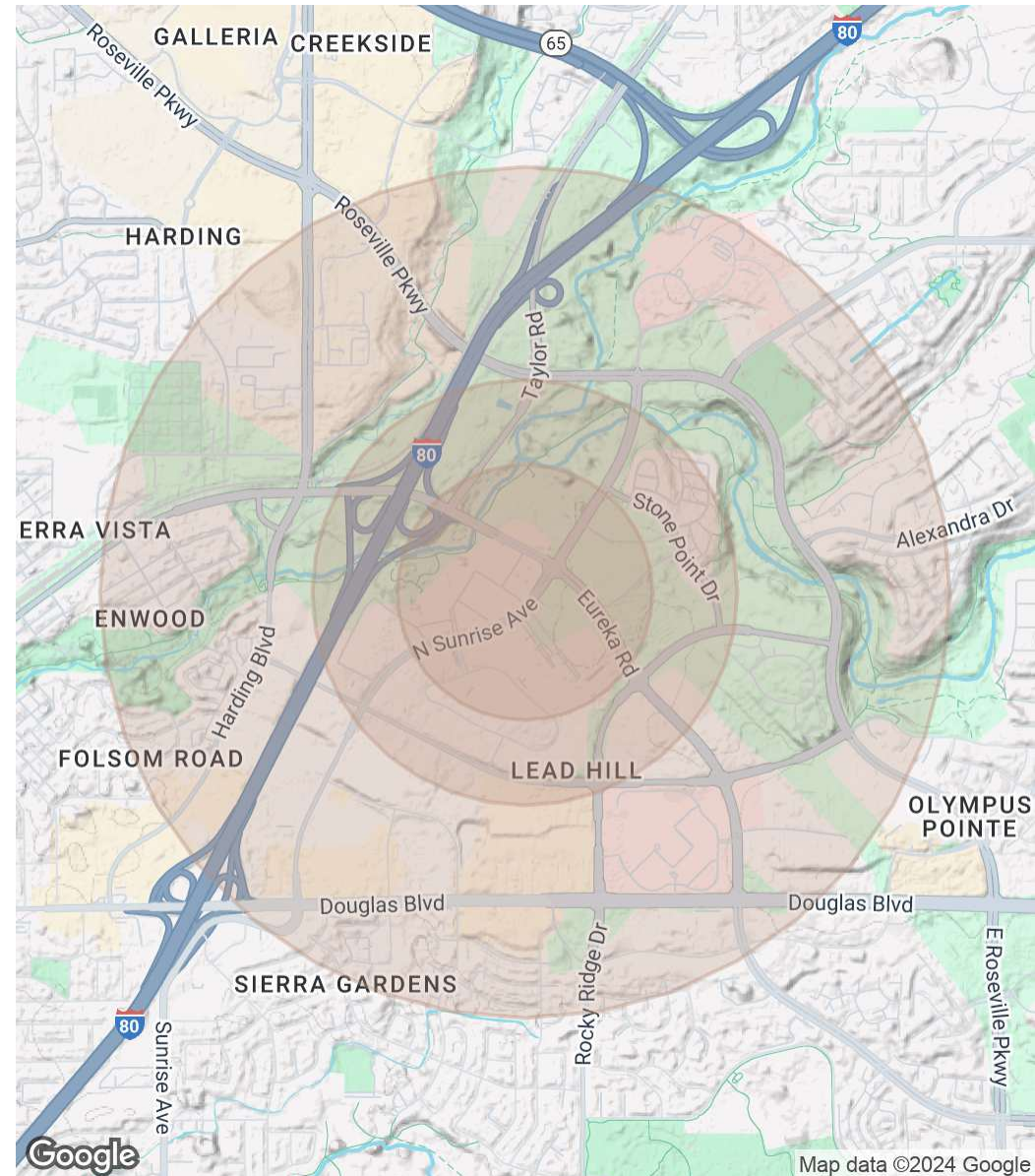
Retail Owner User/Investment

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	16	338	6,328
Average Age	36	37	40
Average Age (Male)	35	36	38
Average Age (Female)	37	37	41
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	8	163	2,744
# of Persons per HH	2	2.1	2.3
Average HH Income	\$158,598	\$157,526	\$142,493
Average House Value	\$813,333	\$806,216	\$733,661

Demographics data derived from AlphaMap

Traffic Count	Traffic Volume
N Sunrise Ave	25,654
Eureka Rd	43,700



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