



FOR SALE OR LEASE

*±17,532 SF, 3 Building Flex Complex
±6,750 SF Vacant & Available for Lease*

216, 220, 228 RIVERSIDE AVE, ROSEVILLE, CA 95678

SALE: ALL OFFERS
WILL BE CONSIDERED

LEASE: \$1.05/SF, NNN



INVESTMENT HIGHLIGHTS

Opportunity Zone

The Subject Property is located in an Opportunity Zone.

Value Add

Possibility of Sale-Leaseback of Building 228 on a New NNN lease at \$6,000/Month

±6,750 SF Available for \$1.05/SF, NNN

Could be a 8% Cap if vacancy is leased at market

Corner Location

Located on a hard corner and connected to the street by cross-walks.

Allows for maximum exposure to the sales lot as traffic slows for pedestrians.

PROPERTY OVERVIEW

ADDRESS	216, 220, 224, 228 Riverside Ave, 104 3rd St (Parking Lot Behind 228)
TOTAL BLDG SF	3 Bldgs: ±17,532 SF
TOTAL LOT SIZE	5 Parcels: ±30,000 SF (±0.68 Acres)
PARCEL NUMBERS	216 Riverside Ave - 014-013-007 220 Riverside Ave - 014-013-008 224 Riverside Ave - 014-013-009 228 Riverside Ave - 014-013-010 104 3rd St - 014-013-011
CONSTRUCTION	III-B 2/hr fire rated exterior walls "CMU" & normal wood roof framing
YEAR BUILT/RENOV.	216: 1977/2024 220: 1962/1972/2024 228:1955/1962/2023
HVAC	216: Four (4) 5-ton electric units, 9-18 years old, 5th HVAC (heat pump mini split) will be added to 216-E 220: Three (3) 5-ton electric units, one brand new, two recently serv. 228: Two (2) 4-ton and 5-ton gas units, 15 years old
ROOF	216 & 220: Flat roof with concrete tile - hyplon roofing. ±10-15 yrs old 228: Cap sheet built up roofing - granulated metal shake panels. ±5-10 yrs old
POWER	216 & 220: 800 amp main panel service with multiple sub panels 228: 400 amp overhead fed main service (All Bldgs have 3-Phase Power)
PARKING	46 secured surface parking spots and additional street parking
ZONING	CMU-SA-RG (Commercial Mixed-Use, Special Planning Area, Riverside Gateway Specific Plan) Existing Use - Retail & Parking Lot
UTILITIES	228, 220, 216 are separately metered for water and power 228 has natural gas
TENANCY	Multiple

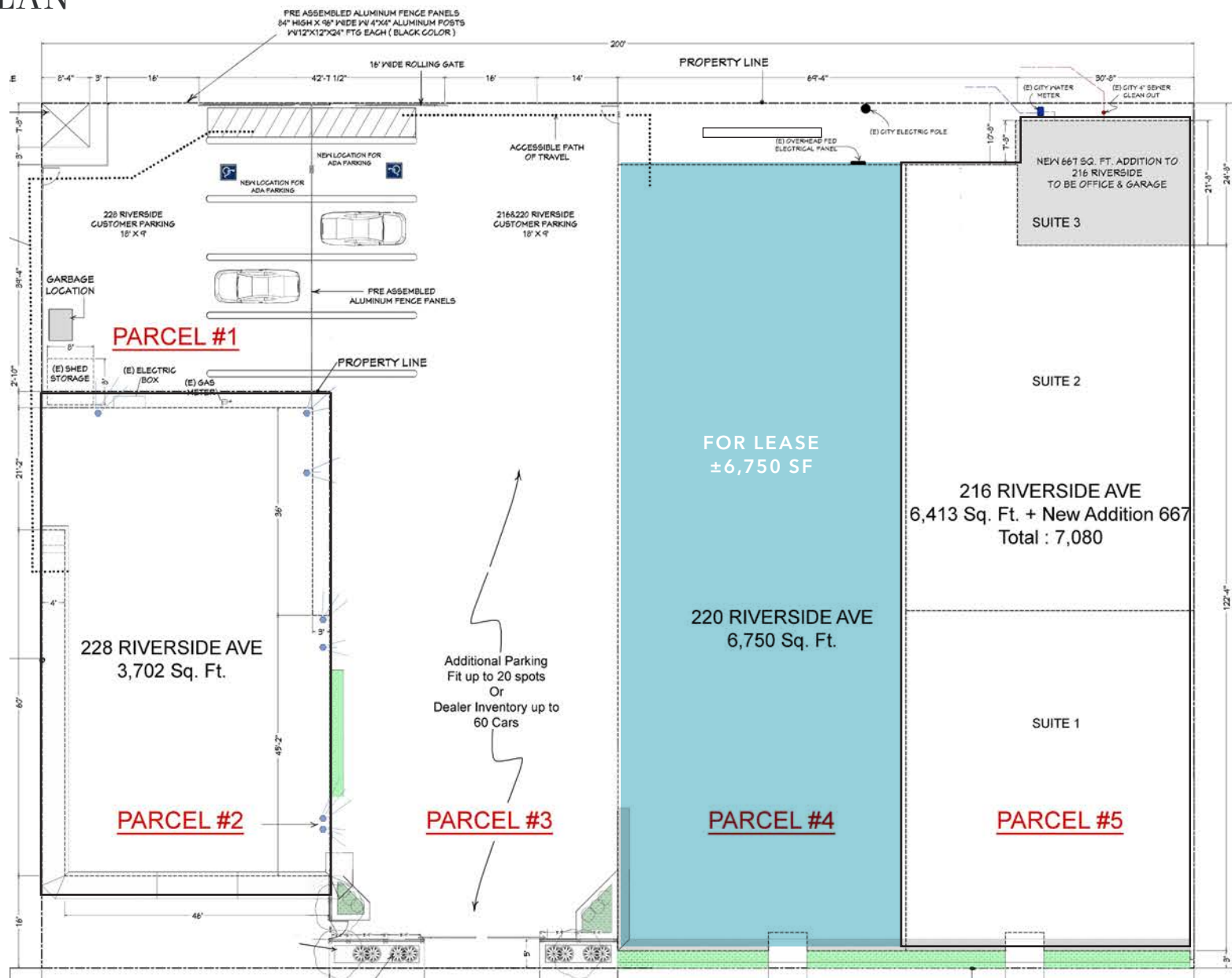


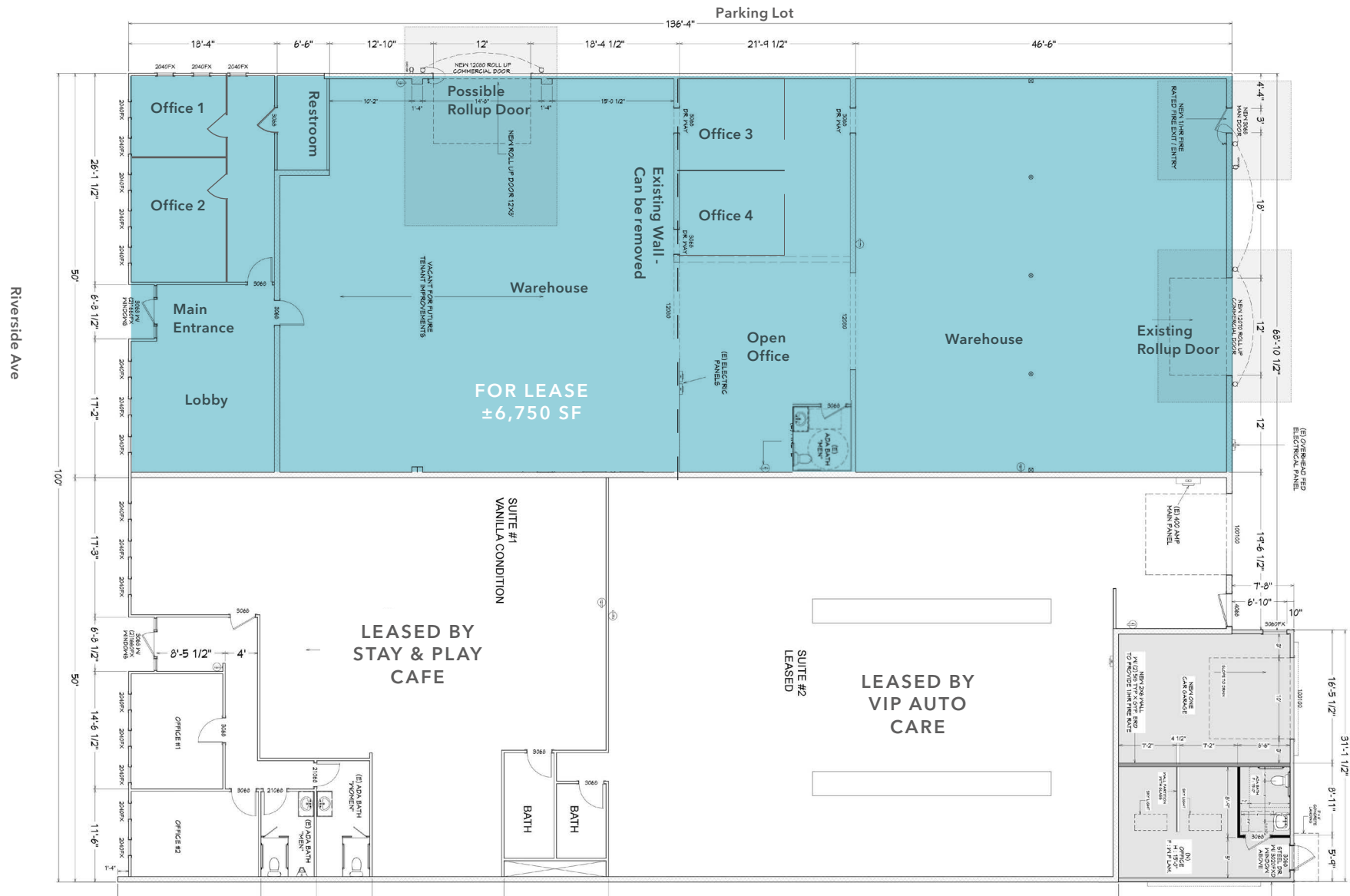
FREESTANDING SINGLE TENANT BUILDING - BLDG 228



MULTI-TENANT BUILDING 216 & 220

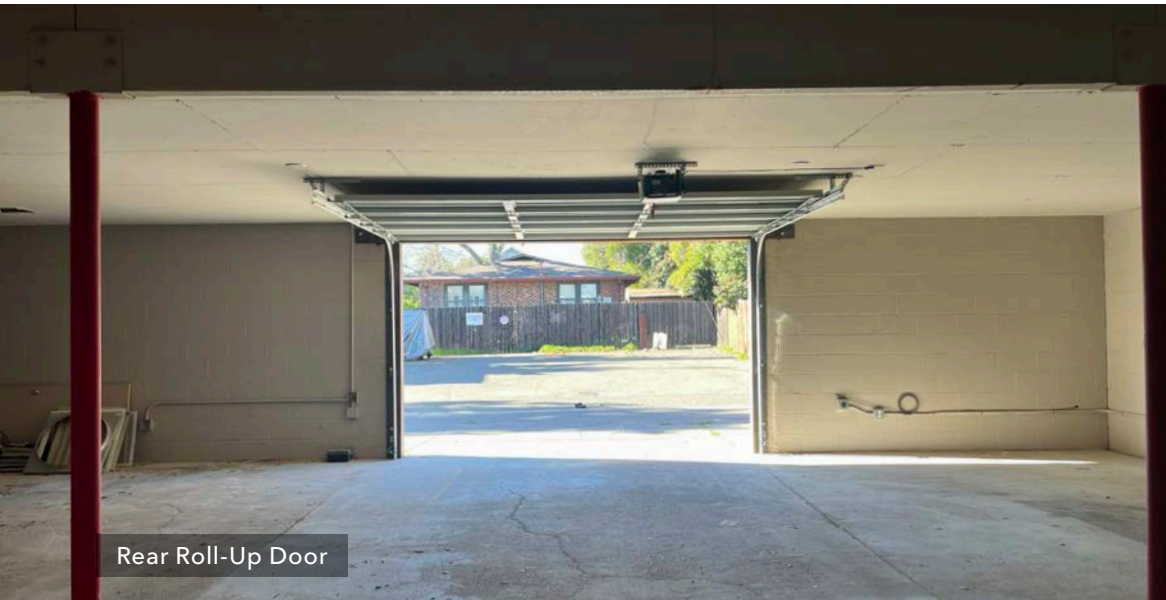
SITE PLAN





RIVERSIDE AVENUE & 3RD STREET, ROSEVILLE, CA

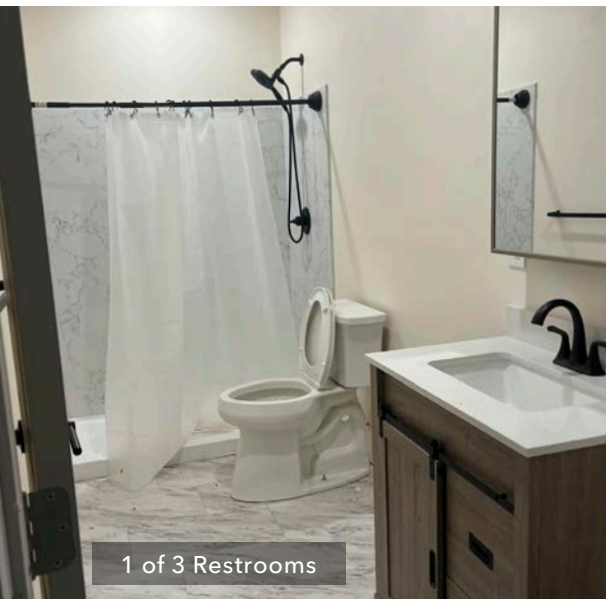
BUILDING 220 | $\pm 6,750$ SF AVAILABLE FOR LEASE \$1,05/SF, NNN



Rear Roll-Up Door



Rear Warehouse



1 of 3 Restrooms

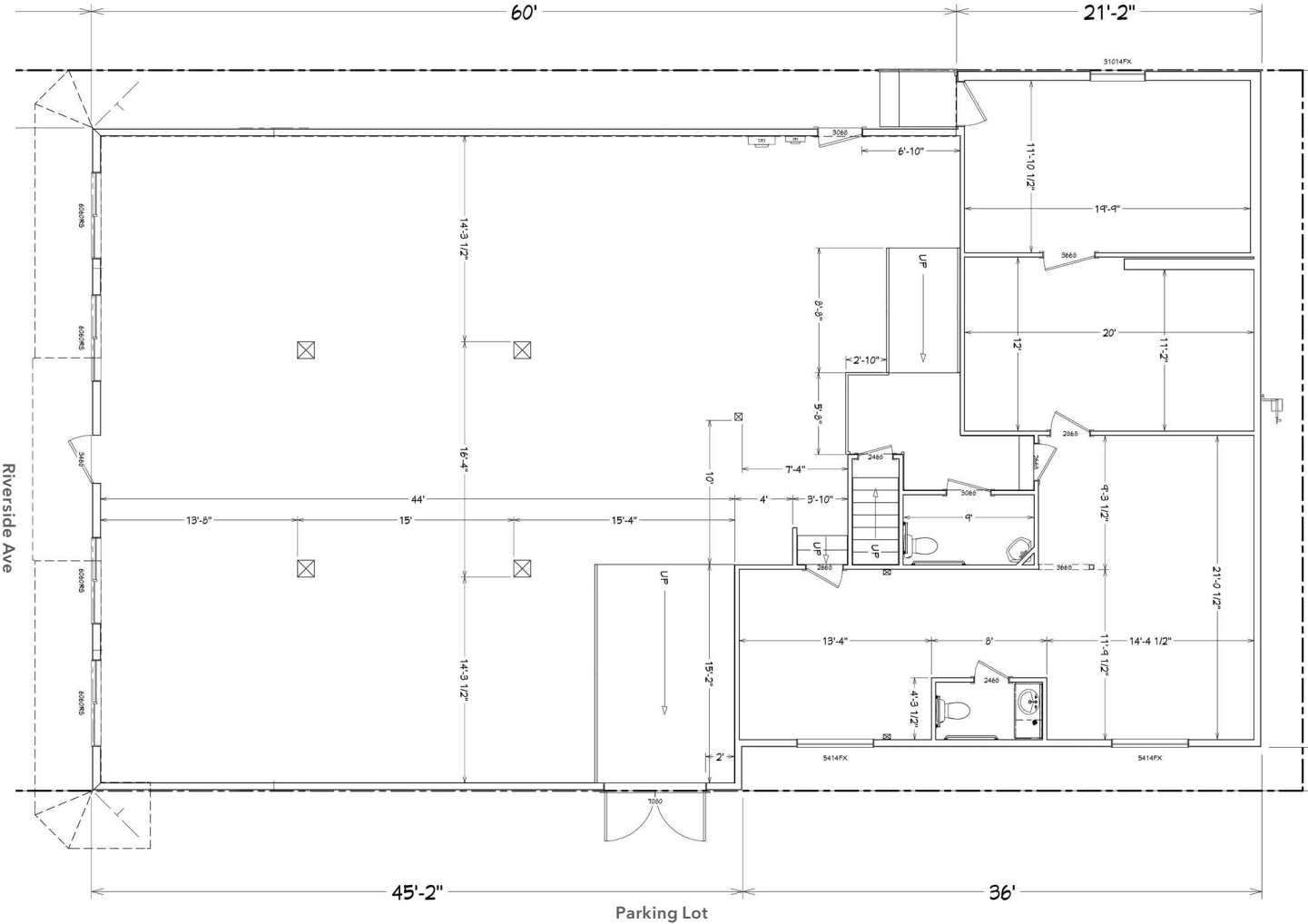


Rear Warehouse Entry



Front Private Offices

BUILDING 228 | SELLER WILL CONSIDER LEASEBACK AT \$6,000/M, NNN AT CLOSE

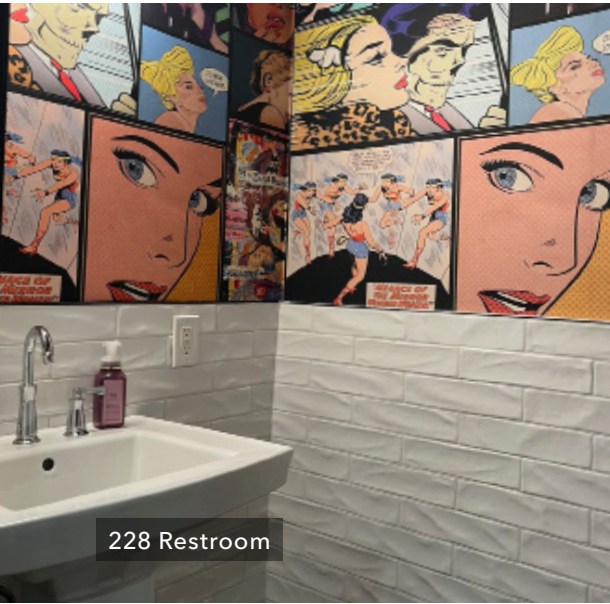




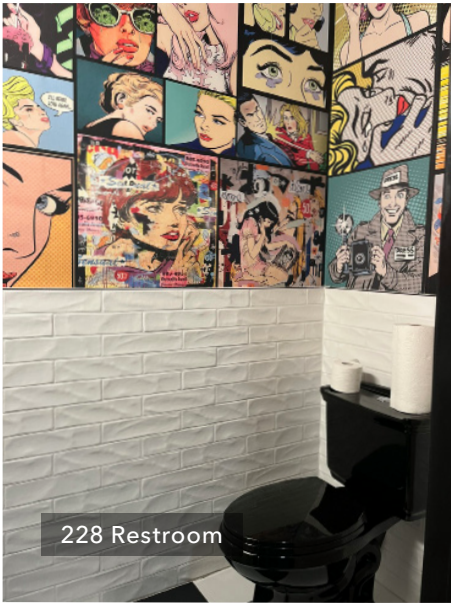
Building Exterior



View from Riverside Ave and 3rd St



228 Restroom



228 Restroom



Hallway



Fenced & Secured Parking (46 Stalls)

SITE PLAN





RIVERSIDE AVENUE & 3RD STREET, ROSEVILLE, CA





216, 220, 228 RIVERSIDE AVENUE

*For more information on
this property, please contact*

JAY RICHTER
916.751.3609
jay.richter@kidder.com
LIC N° 01305696

KATIE KARKAZIS
916.751.3600
katie.karkazis@kidder.com
LIC N° 02092842

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

