

# BUILDING FOR SALE | DOWNTOWN ROSEVILLE

**401 VERNON ST  
ROSEVILLE, CA 95678**

FULLY LEASED PROPERTY LOCATED IN THE HEART OF DOWNTOWN ROSEVILLE WITH OWNER/  
USER POSSIBILITIES OR REDEVELOPMENT, LOCATED IN AN OPPORTUNITY ZONE

**PRICE REDUCED  
SELLER FINANCING AVAILABLE**



**Mike Sotelo**

Senior Director

Sales & Leasing

916.677.8155

mike.sotelo@tricommercial.com

LIC: #01809363

3400 Douglas Blvd, Suite 190,  
Roseville, CA 95661





### About the Property

401 Vernon Street is a multi-tenant building located in the heart of downtown Roseville within close proximity to Highway 80. The property is located within a 2 block radius from two parking garages providing free public parking. 401 Vernon Street is a prominent corner space at the Vernon Street Town Square.

### Investment Highlights

- In the heart of Downtown Roseville
- Seller-Financing available w/ 60% LTV
- Fully-leased to 3 tenants
- 2 tenants mtm & third tenant's lease can be terminated, with 9 month notice
- ±700 SF - ±3,500 SF Available for Owner/User.
- Separately metered units
- Corner location
- Highly visible
- New parking garage located next door
- Close proximity to Highway 80



# FOR SALE | 401 VERNON ST

## EXECUTIVE SUMMARY

### ADDRESS:

401 Vernon St  
Roseville, CA 95678

### OFFERING PRICE:

\$1,982,400 (\$350 PSF)

### POSSIBLE

### SELLER-FINANCING:

\$1,350,000

### TOTAL SF:

±5,664 SF Building

### TOTAL LOT SIZE:

17,521 SF (0.40 Acres)

### APN:

013-123-017

### PARKING:

22 Parking Stalls  
& 1 Handicap Parking Stall

### ZONING:

\* Opportunity Zone & CBD/SA-DT  
Central Business District / Special Area

### YEAR BUILT:

1982

### FRONTAGE:

101.69' on Vernon St  
113.03' on Grant St

### WALK SCORE:

89

### FAR:

70,084 SF – with up to 6 stories of MF  
redevelopment, no need for: entitlement process,  
parking, or set-back.

**\*Opportunity Zones:** Opportunity Zone tax incentive is an economic development tool that allows people to invest in distressed areas. Opportunity Zones offer tax benefits to investors who elect to temporarily defer tax on capital gains if they timely invest those gain amounts in a Qualified Opportunity Fund (QOF). If the investor holds the investment in the QOF for at least 10 years, the investor is eligible to elect to adjust the basis of the QOF investment to its fair market value on the date that the QOF investment is sold or exchanged.



# FOR SALE | 401 VERNON ST

## RENT ROLL

### RENT ROLL

SUITE	TENANT	SQ.FT.	RENT/ MONTH	RENT/ SQ.FT.	SECURITY DEPOSIT	LAST BUMP	EXPIRES	LAST BUMP	NEXT AMOUNT
401	1st Bank	± 2,100	\$5,771.24	\$2.75	-	4/1/25	3/14/27	3/18/26	\$5,944.37
401 A	J. Newell	± 700	\$1,125.00	\$1.61	\$1,050	5/11/15	Mo-to-Mo	-	-
401 B	Samantha C Hudson	± 2,800	\$3,500.00	\$1.25	\$2,600	3/13/13	Mo-to-Mo	-	-
<b>Totals</b>		<b>±5,600</b>	<b>\$10,396</b>	<b>\$1.86</b>	<b>\$3,650</b>				



# FOR SALE | 401 VERNON ST

## PARCEL MAP

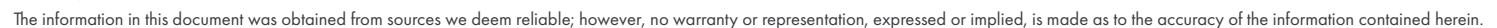
POR. N.E.1/4 & S.E.1/4, SEC. 2, T.10N., R.6E., M.D.B. & M.  
 Parcel M.O.R. Bk. 18, Pg. 155  
 Roseville Resurvey M.O.R. Bk. C, Pg. 33  
 Parcel M.O.R. Bk. 18, Pg. 117  
 Parcel M.O.R. Bk. 32, Pg. 99



06-11-2026  
 12-28-2018  
 11-30-2005  
 11-30-2001  
 08-30-2001  
 12-07-2000  
 11-08-2000  
 06-08-2000 SKS  
 Page Redrawn Electronically.



# SITE PLAN





**FOR SALE | 401 VERNON ST**

**PROPERTY PHOTOS**



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.





**Vernon Street - Central Business (CBD) Zone:** The Central Business (CBD) District is intended to be applied to the older portions of the downtown area to provide flexibility in the types of uses typically found in the traditional downtown where a range of business, personal service, residential, and mixed use uses can be located to support the entire community. This zone also promotes the development of a Civic Core within the community and the implementation of a pedestrian-oriented environment.

### Redevelopment Allowances

- 5 Story Multifamily Housing
- No parking needed
- Can create a Bridge to parking lot next door
- 70,084 SF – with up to 6 stories of MF redevelopment, no need for: entitlement process, parking, or set-back.



# FOR SALE | 401 VERNON ST

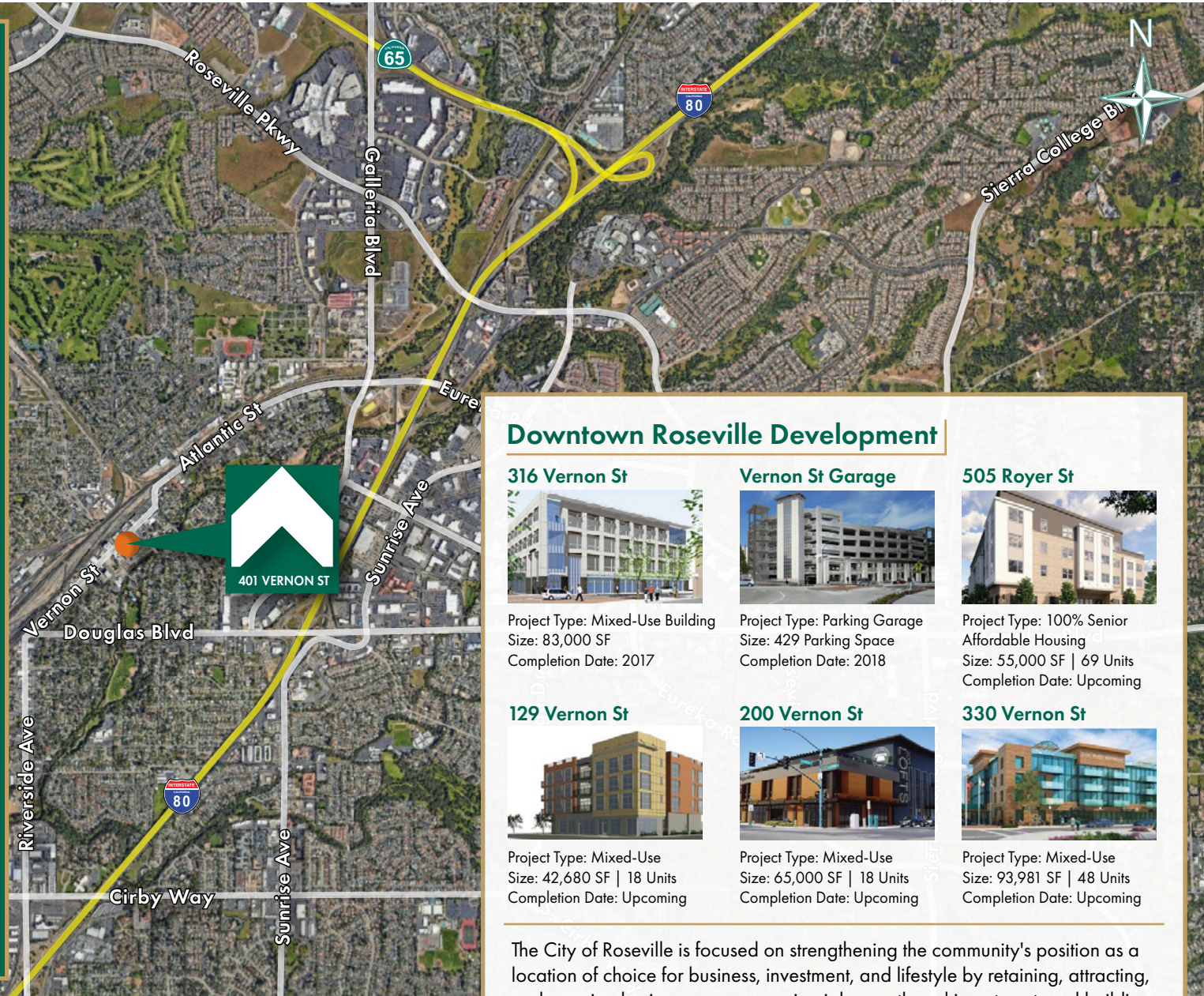
## LOCATION OVERVIEW

Roseville/Rocklin is one of Sacramento's most affluent submarkets. The area's high incomes translate into strong buying power and abundant retail inventory. These aspects have helped the area weather the pandemic well with strong fundamentals in a time of uncertainty.

Roseville is a vibrant city located northeast of Sacramento. Here visitors and locals alike can find plenty to do from exploring the historic downtown area or taking part in one of many festivals held throughout the year. With its excellent schools, thriving businesses, and plenty of recreational opportunities it's no wonder why so many people choose to make Roseville their home. There are also numerous dining options, shopping centers and entertainment venues available for those looking for some fun.

Roseville is home to excellent schools that consistently rank in the top state and national percentages for test scores, college and career readiness. Along with that, Roseville is the region's retail center. With one of the largest malls in northern California, Westfield Galleria at Roseville, there are more than 240 stores including Nordstrom, Apple, Tiffany's, Gucci, Saint Laurent, Crate & Barrel, and other distinguished brands.

A short drive will take you to the beautiful Sierra Nevada foothills, Folsom Lake, California's Gold Country. Skiing, wine tasting, hiking, rafting, and a visit to San Francisco or Lake Tahoe, are all within an easy day trip.



### Downtown Roseville Development

#### 316 Vernon St



Project Type: Mixed-Use Building  
Size: 83,000 SF  
Completion Date: 2017

#### Vernon St Garage



Project Type: Parking Garage  
Size: 429 Parking Space  
Completion Date: 2018

#### 505 Royer St



Project Type: 100% Senior Affordable Housing  
Size: 55,000 SF | 69 Units  
Completion Date: Upcoming

#### 129 Vernon St



Project Type: Mixed-Use  
Size: 42,680 SF | 18 Units  
Completion Date: Upcoming

#### 200 Vernon St



Project Type: Mixed-Use  
Size: 65,000 SF | 18 Units  
Completion Date: Upcoming

#### 330 Vernon St



Project Type: Mixed-Use  
Size: 93,981 SF | 48 Units  
Completion Date: Upcoming

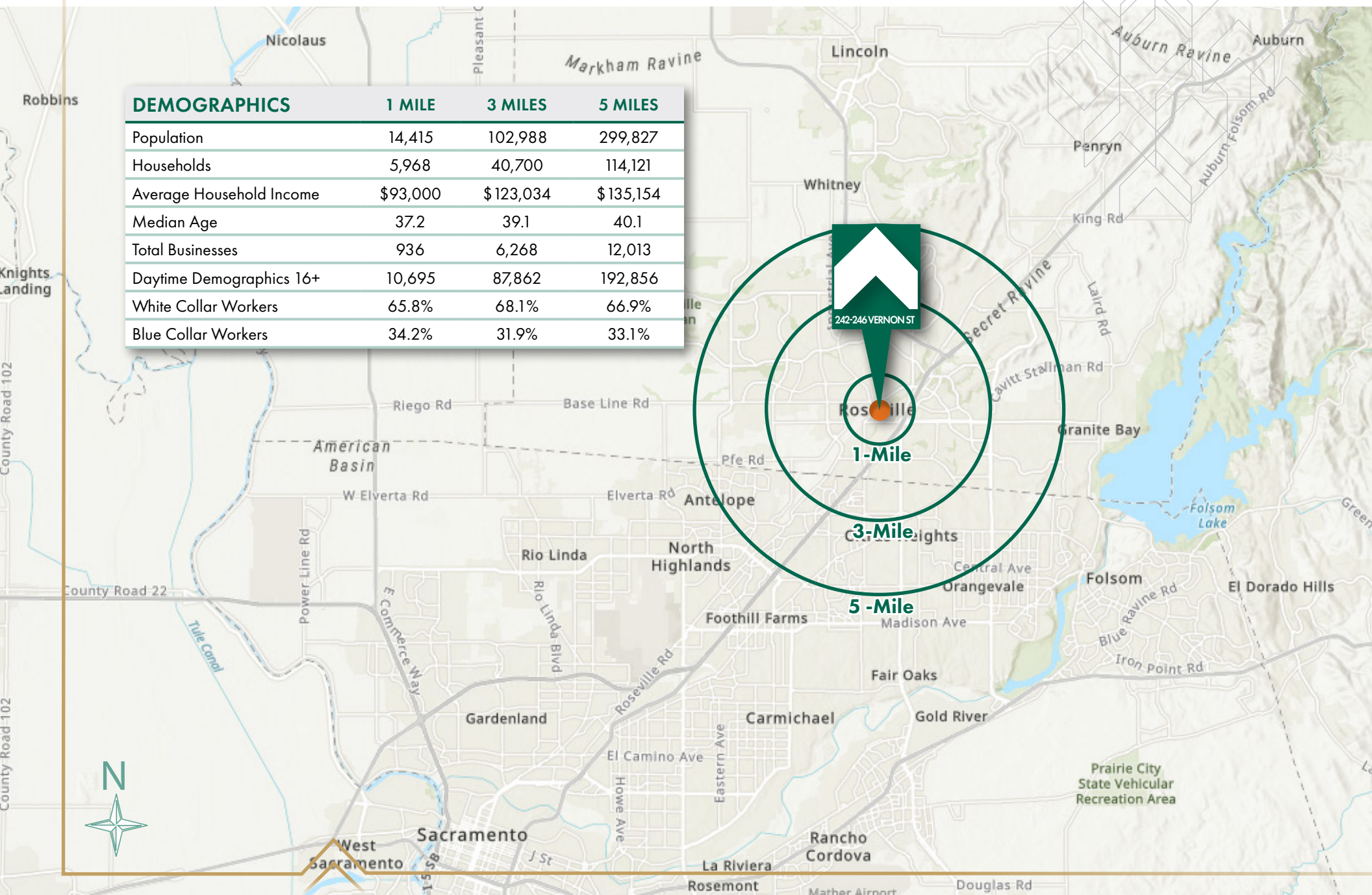
The City of Roseville is focused on strengthening the community's position as a location of choice for business, investment, and lifestyle by retaining, attracting, and growing businesses, encouraging job growth and investment, and building on Roseville's competitive advantages, including the City's utilities.



# FOR SALE | 401 VERNON ST

## DEMOGRAPHIC REPORT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,415	102,988	299,827
Households	5,968	40,700	114,121
Average Household Income	\$93,000	\$123,034	\$135,154
Median Age	37.2	39.1	40.1
Total Businesses	936	6,268	12,013
Daytime Demographics 16+	10,695	87,862	192,856
White Collar Workers	65.8%	68.1%	66.9%
Blue Collar Workers	34.2%	31.9%	33.1%



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.



# BUILDING FOR SALE | DOWNTOWN ROSEVILLE

**401 VERNON ST  
ROSEVILLE, CA 95678**

**FULLY LEASED PROPERTY LOCATED IN THE HEART OF DOWNTOWN ROSEVILLE WITH OWNER/  
USER POSSIBILITIES OR REDEVELOPMENT, LOCATED IN AN OPPORTUNITY ZONE**



**Mike Sotelo**

*Senior Director*

*Sales & Leasing*

916.677.8155

mike.sotelo@tricommercial.com

LIC: #01809363

3400 Douglas Blvd, Suite 190,  
Roseville, CA 95661

## ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.

[www.tricommercial.com](http://www.tricommercial.com)