

# FOR LEASE

## 440 RIVERSIDE AVE

## ROSEVILLE



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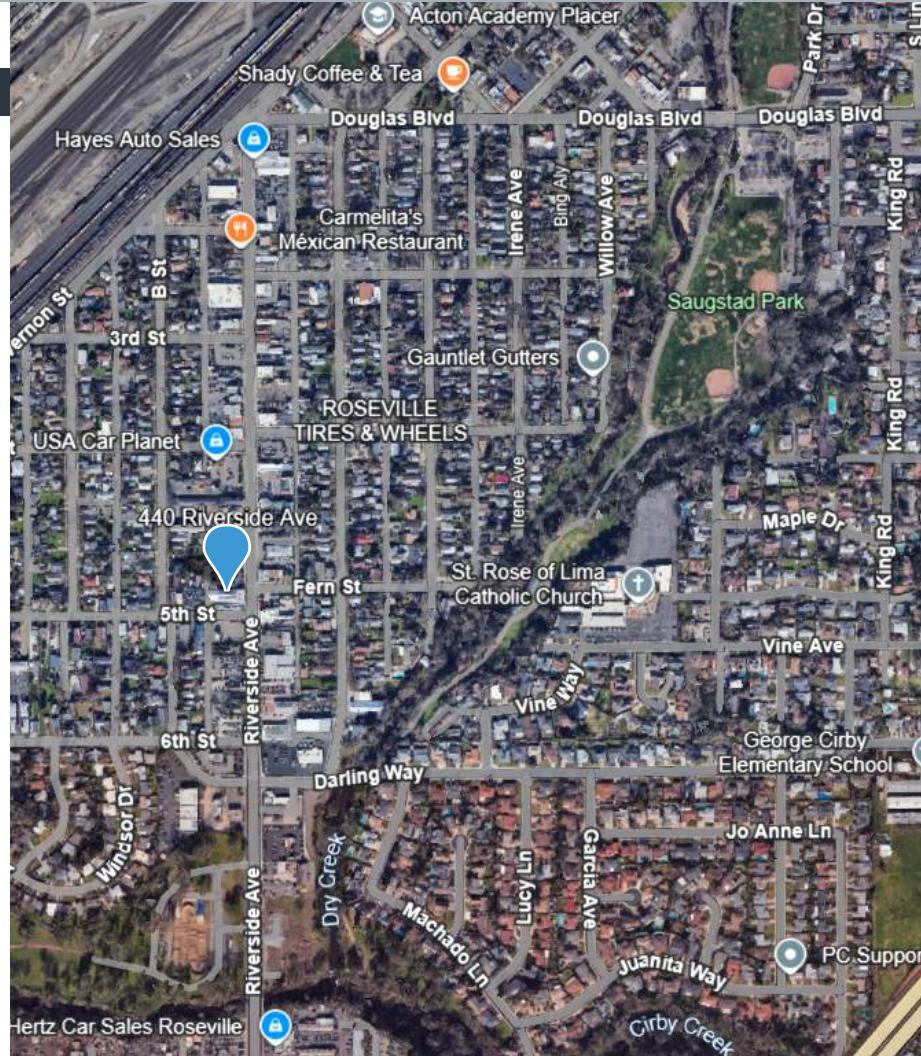
# THE OFFERING

Now available **for lease**, 440 Riverside Ave. offers a versatile commercial opportunity in Roseville, CA 95678 with strong **retail potential** and a history as an **auto dealership**. The property features an approximately **8,916 SF** building plus an approximately **17,322 SF yard (~0.40 acres)**, delivering an excellent mix of interior functionality and valuable outdoor space.

The yard provides flexibility for **parking, outdoor display, storage, or staging**, making the site ideal for a wide range of users—from retail/showroom concepts to automotive, service, contractor, and other commercial operations.

## PROPERTY HIGHLIGHTS

- +/- 8,916 Sq/Ft
- .4 AC Lot
- Frontage on Riverside
- Great for Auto Dealership
- Close proximity to HWY 80



# FLOOR PLAN





