

# HIGH IDENTITY RETAIL SPACE For Lease

Lease Rate: \$2.75 psf NNN

120  
SUNRISE AVE  
ROSEVILLE, CA 95661



## Property Highlights:

- High identity Retail space for lease
- Corner of Sunrise and Douglas Blvd in Roseville, CA
- High Traffic intersection with exceptional traffic counts
- 1,780 s.f. space featuring high ceiling retail area
- Prime visibility from both Sunrise and Douglas
- Monument signage & Immediate freeway access
- Community Commercial Zoning
- Allowed uses include convenience store, retail, office, medical, grooming/pet store, etc.

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your business.

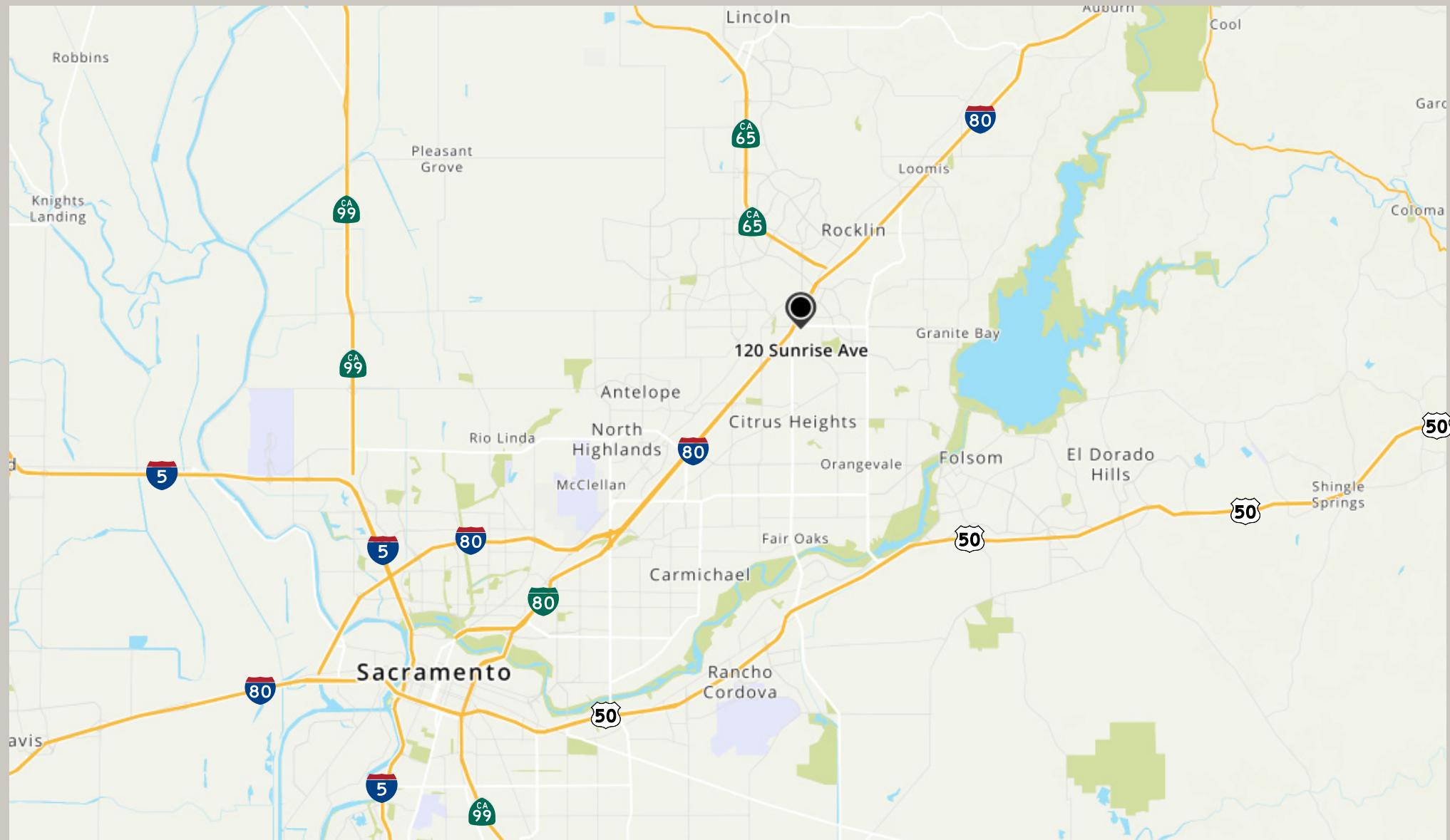
**RE/MAX**  
COMMERCIAL

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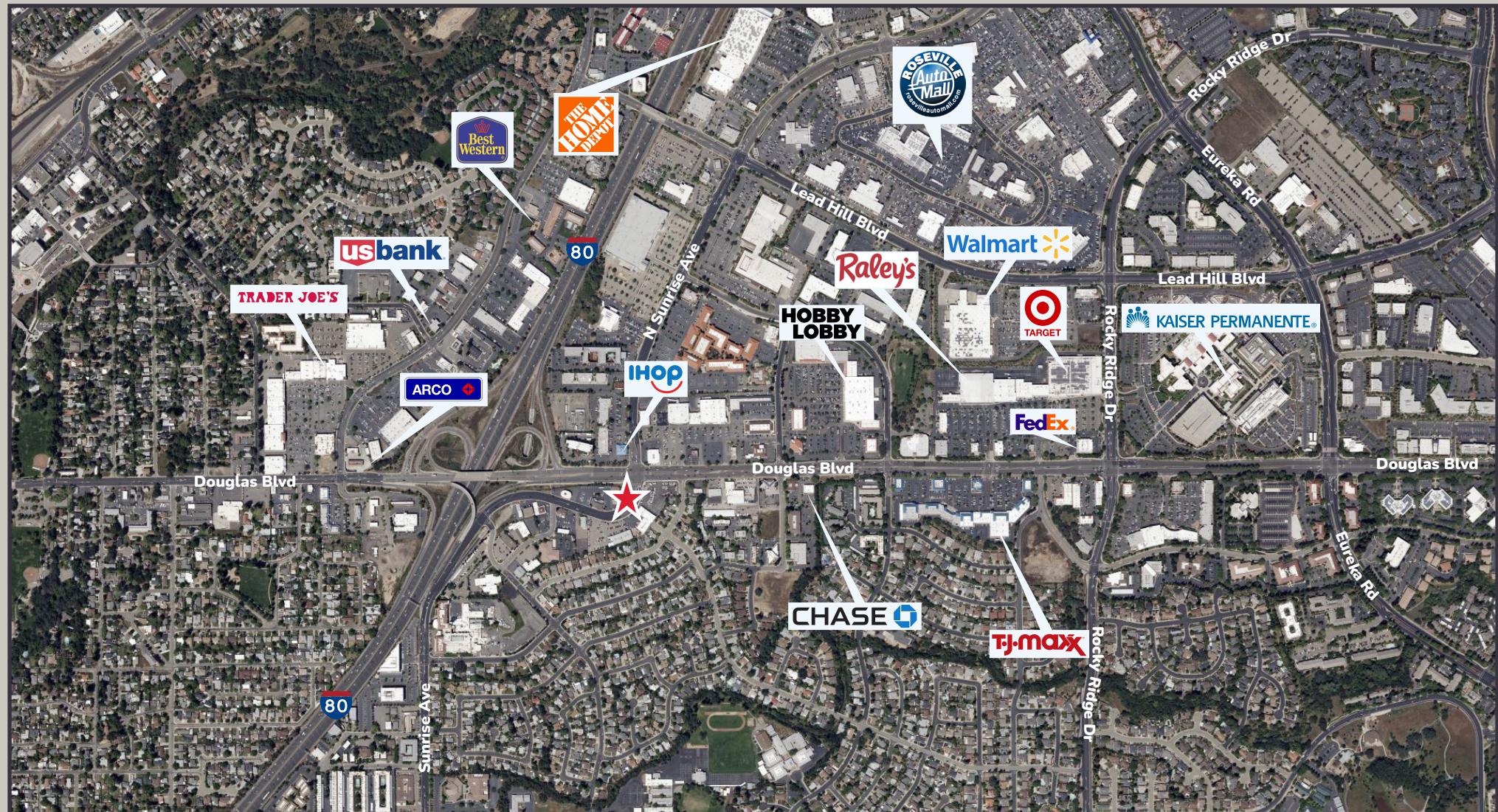
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# AREA MAP



# VICINITY MAP



# DEMOGRAPHICS

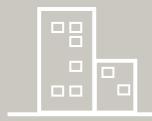
## Key Facts: 5 Mile Radius



**286,588**  
Total Population



**\$118,368**  
Average Household Income



**15,559**  
# Businesses



**118,335**  
Daytime Employees



**69,900**  
Owner Occupied Households



**\$537,979**  
Median Home value

ADT Douglas Blvd at Sunrise Ave E **61,894** (2022)  
Sunrise Ave at Ascot Drive E **23,222** (2022)

Data obtained from CoStar