

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.

Ranga Pathak
Broker Associate
RE/MAX Gold
CA DRE 01364897
916-201-9247

ranga.pathak@norcalgold.com

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 purposes.

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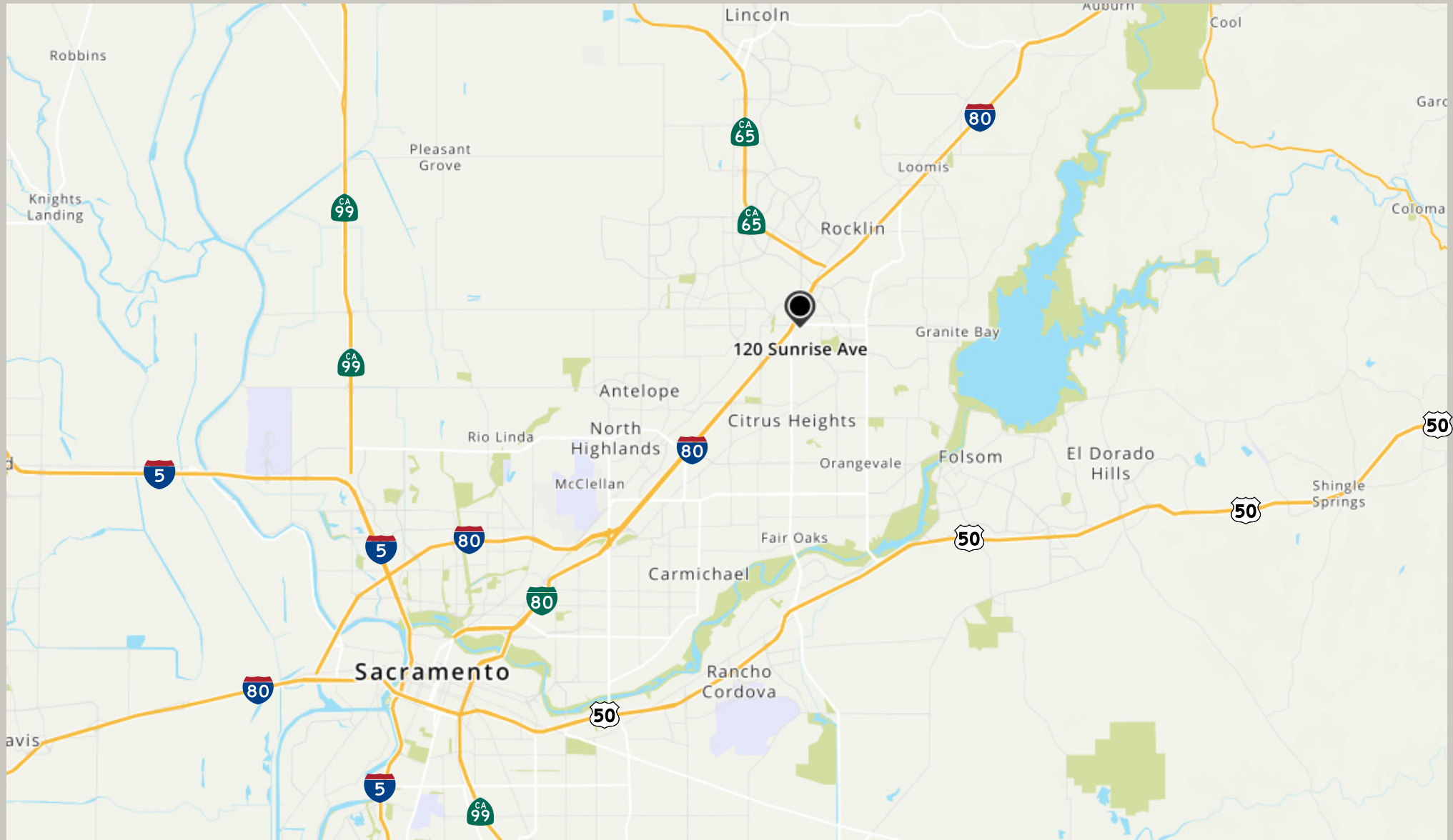
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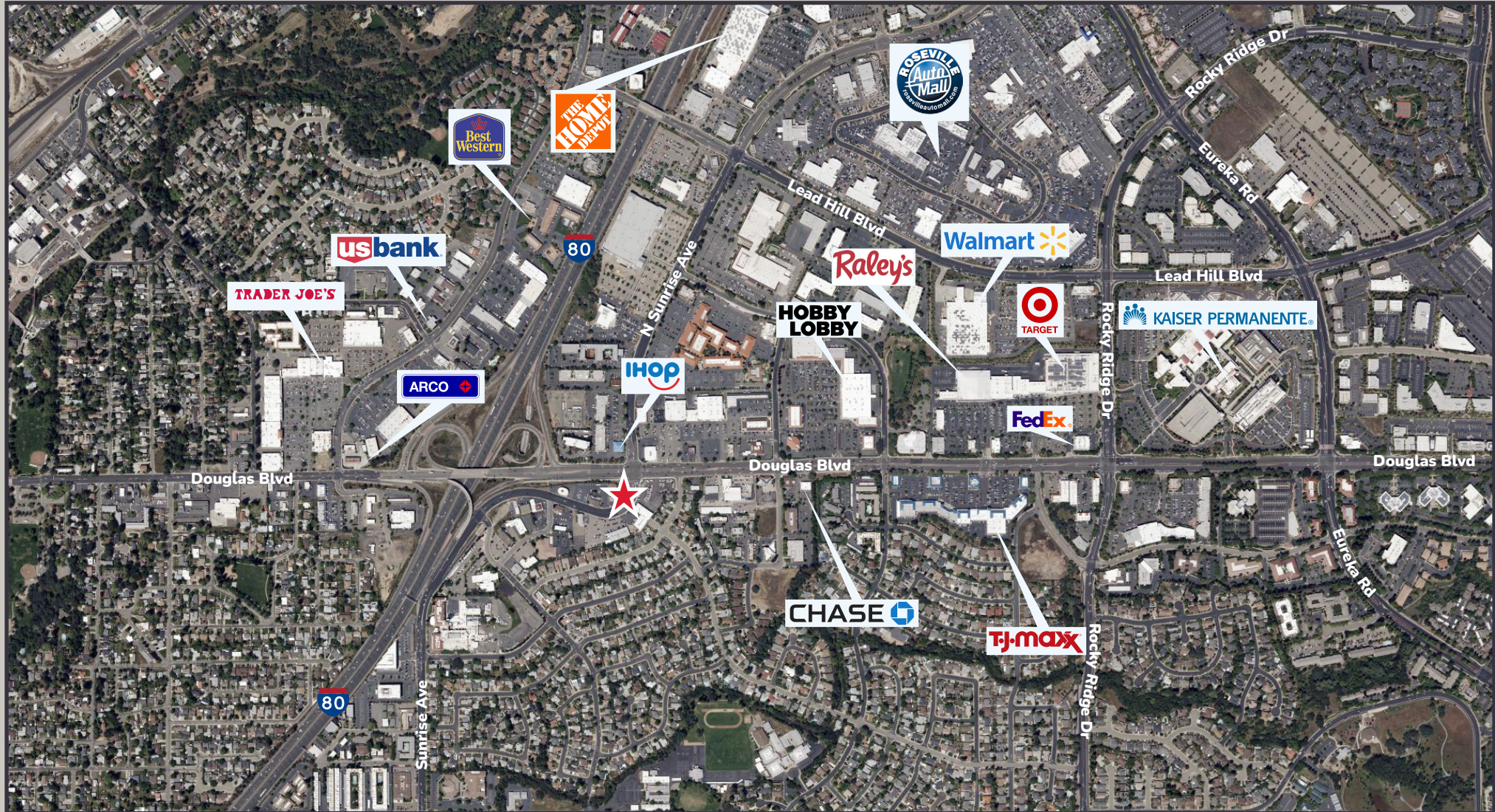
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AREA MAP



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