

AVAILABLE
FOR LEASE

1830 VERNON ST #3
Roseville, CA 95678

-/+2,400 SF

\$1.09 PSF + NNN

VERNON STREET
+/- 10,873 VPD

AVAILABLE



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CENTURY 21
Select Real Estate, Inc



Industrial Condominium Flex Space Available For Lease






THE PROPERTY

 **1830 Vernon St #3, Roseville, CA 95678**

REGION AVAILABILITY ZONING OPPORTUNITY PRICING

 Roseville	 -/+2,400 SF	 M2 - General Industrial	 Industrial-Flex Space for lease	 \$1.09 PSF + NNN
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-  Position your business at 1830 Vernon Street in Roseville, offering flexible industrial space in a high-demand corridor with strong access, nearby housing growth, and established business infrastructure.
-  At 1830 Vernon Street in Roseville, this +/-2,400 SF industrial flex space features a flexible layout with multiple offices, a roll-up door, and an upstairs mezzanine ideal for a range of light industrial or office use.
-  Suite 3 at 1830 Vernon Street in Roseville offers easy ingress/egress and a flexible layout with offices, upstairs space, and warehouse functionality.





UNION PACIFIC RAILYARD

Labur Auto Parts
Roseville Market

Roseville Fire Department
Training Division

ST. Mary's Market & Deli

CirbyStorage

COBEX
CONSTRUCTION GROUP

CEED

ABSOLUTE
Roooter & Plumbing

Abbey Floors Design & More
of Roseville

A6

Electrical
Design
& SERVICE CONTROL, INC.

Vanden Bos Electric Inc

PHASE 5
WEAPON SYSTEMS INC

HomeStory Doors
PROTECT YOUR REAL ESTATE

CKM Staffing, Inc.
Carson Homes

TGP
FIT
Roseville

Just Print It
Ink

CMD
SERVICES

Think Calpro
CALPRO
CONSTRUCTION & PAINTING

EXTRA SPACE
STORAGE
EST. 1977

FOOTHILLS BLVD

SIERRA VALLEY PAINTING, INC.
LIC. #901150

1830
Vernon St
ROSEVILLE
CA 95678

FWD
FORWARD SIGNS

VERNON STREET

SUPERIOR
Custom Construction

KIKI'S
Starbucks

ECONOMY
HEATING & AIR
...the only place on town you get
\$ REAL DEAL \$





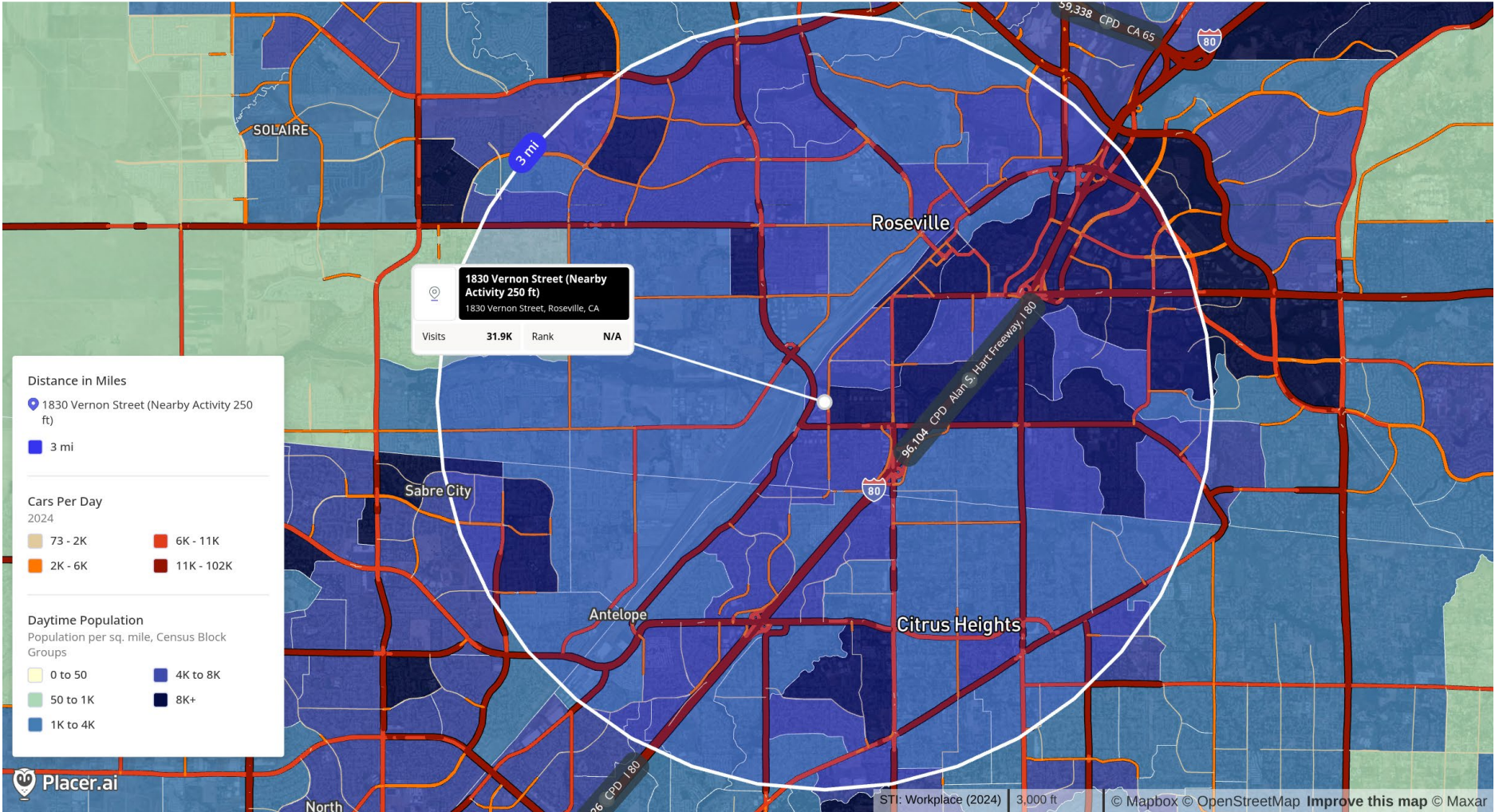
THE BUILDING

Located in the heart of Roseville, 1830 Vernon Street offers the opportunity to join a growing industrial and flex corridor surrounded by established businesses. Suite 3 features +/-2,400 SF of flexible industrial space with office spaces and warehouse functionality. The property benefits from easy access to Interstate 80, proximity to the regional rail yard, and strong connectivity to surrounding industrial and flex users making it an ideal location for a variety of commercial operations.



HEAT MAP

1830 Vernon St



May 1, 2025 - Apr 30, 2026. Ranking listed in callouts are based on Category - Nationwide.
Data provided by Placer Labs Inc. (www.placer.ai)



THE AREA

1830 Vernon Street is a centrally located flex industrial property in Roseville that combines warehouse, office, and showroom functionality within one of the region's most established commercial corridors. With convenient access to Downtown Roseville, Interstate 80, and the greater Sacramento market, the property is well suited for industrial, service, and distribution users seeking a flexible and efficient operating location. Surrounded by a strong mix of local businesses, retail amenities, and residential growth, the site offers both workforce accessibility and long-term business appeal."

Complementing the property's flexible layout is its strategic location within one of Roseville's established industrial and service-oriented corridors. The surrounding area supports a strong mix of warehouse, contractor, logistics, and light industrial users, creating an efficient environment for operations, distribution, storage, and business expansion. With convenient regional access and functional flex capabilities, 1830 Vernon Street is well positioned for companies seeking adaptable industrial space in a highly connected infill location.

1830 Vernon Street benefits from a strong Roseville industrial market with direct access to Interstate 80 and key regional routes that support efficient movement of goods and services throughout the Sacramento region. The area is well established for warehouse, contractor, and light industrial users, with a solid labor base and consistent demand for flexible operational space. This makes the property a practical fit for businesses focused on logistics, storage, and service operations that rely on connectivity and functionality over ancillary amenities.

Overall, 1830 Vernon Street reflects a straightforward, functionfirst industrial environment in Roseville prioritizing utility, access, and efficiency over aesthetic or lifestyle positioning. The property is well suited for users needing flexible warehouse or service space with strong regional connectivity, making it a practical option for day-to-day operations, storage, and distribution needs within the greater Sacramento market.

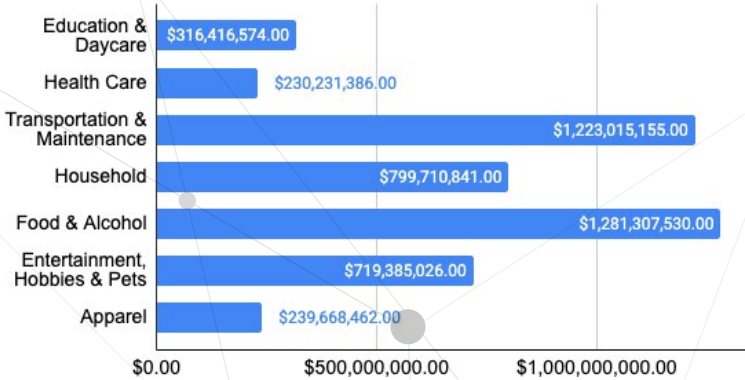




DEMOGRAPHICS

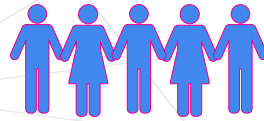
CONSUMER SPENDING

3 miles Households



Population by Race

3 Mile Radius



- 221,630 White
- 15,849 Black or African American
- 3,092 American Indian & Alaskan
- 34,389 Asian
- 1,964 Native Hawaiian & Pacific Islander
- 79,626 Two or More Races

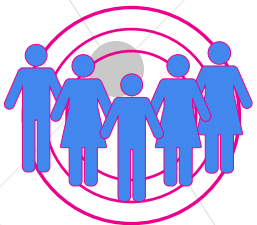
HOUSEHOLD INCOME

5 Mile Radius



< \$25K	14,044
\$25K - 50K	18,728
\$50K - 75K	19,109
\$75K - 100K	17,950
\$100K - 125K	16,287
\$125K - 150K	11,379
\$150K - 200K	16,608
\$200K+	17,711

RESIDENT POPULATION

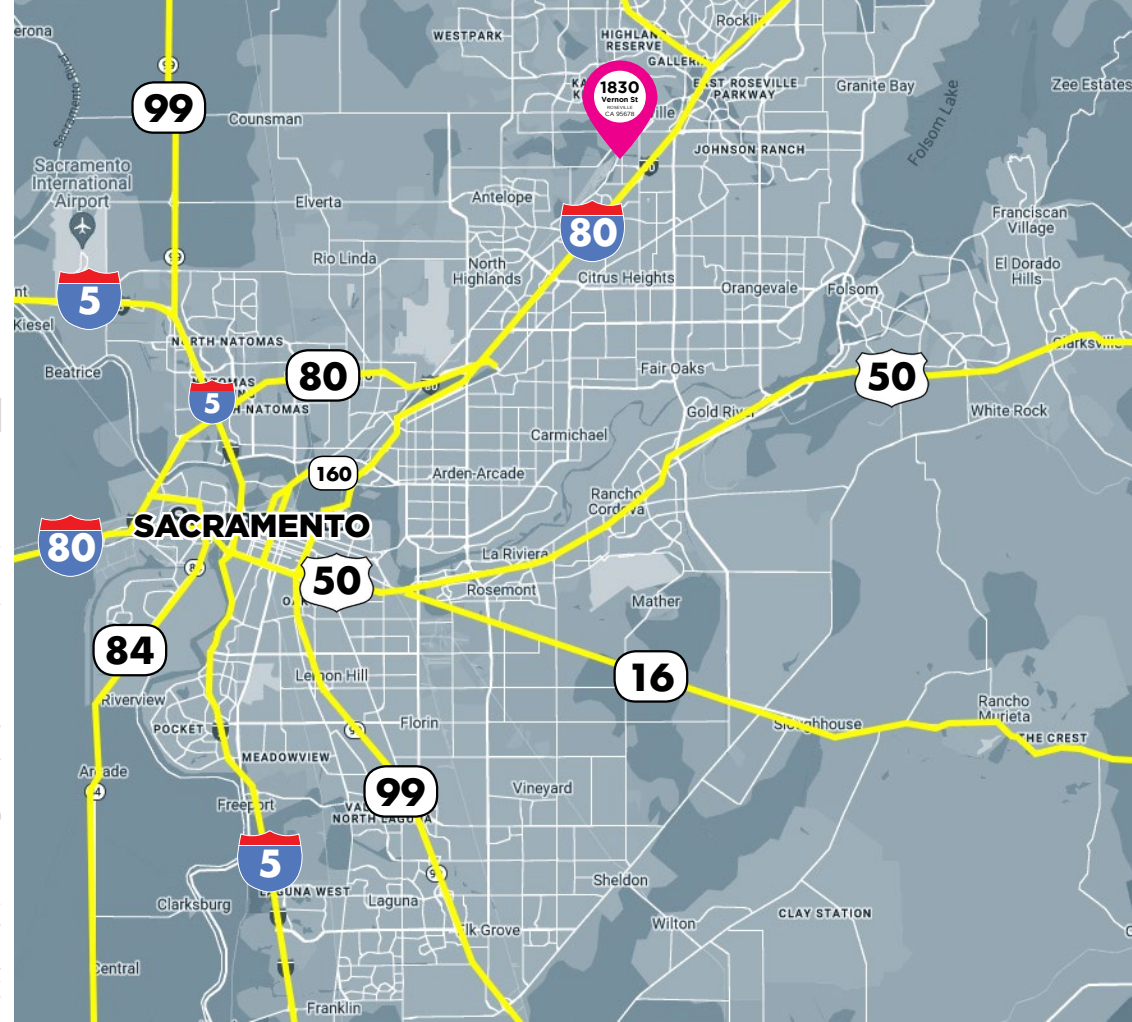


2 Miles	50,427
5 Miles	356,550
10 Miles	834,743

TRAFFIC COUNT

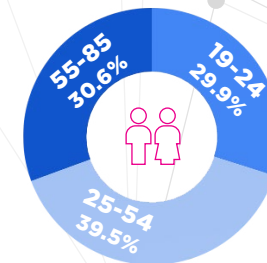


-/+ 10,873 vehicles per day



POPULATION BY AGE

5 Mile Radius



TOTAL HOUSE HOLDS - 2024



2 mile	19,214
5 miles	131,815
10 miles	307,239



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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