

CHERRY ST

RIVERSIDE AVE. +/-18,778 VPD

SUBJECT B

SUBJECT A

AVAILABLE
FOR LEASE

403 RIVERSIDE AVE. STE. A & B

Roseville, CA 95678

Repair Facility and Premier Office Space
with Large Lot

DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
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Cal DRE#01829919

CAMERON FREELOVE

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CENTURY 21
Select Real Estate, Inc



Turn-Key Auto Repair Warehouse & Auto Sales Lot +/-50 Vehicles

THE PROPERTY

403 RIVERSIDE AVE. STE. A & B ROSEVILLE, CA 95678

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



CITY OF ROSEVILLE
ALONG HWY 80



+/- 2,900 SF REPAIR
& Office SPACE
+/- 15,000 SF SALES
LOT



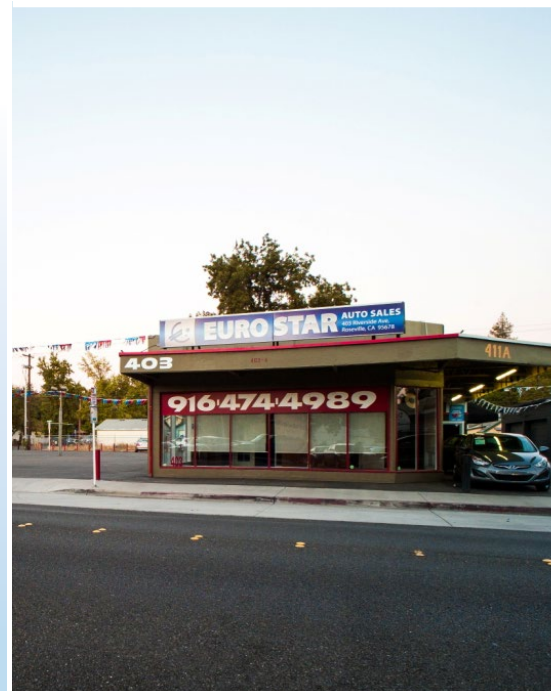
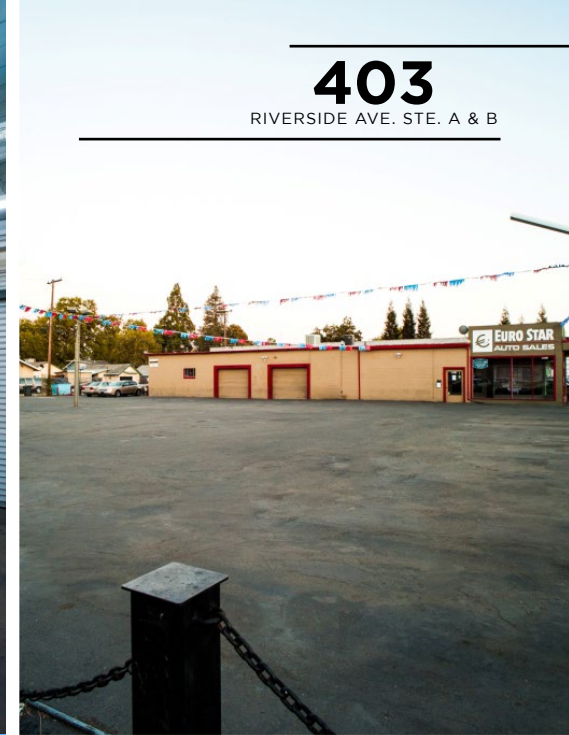
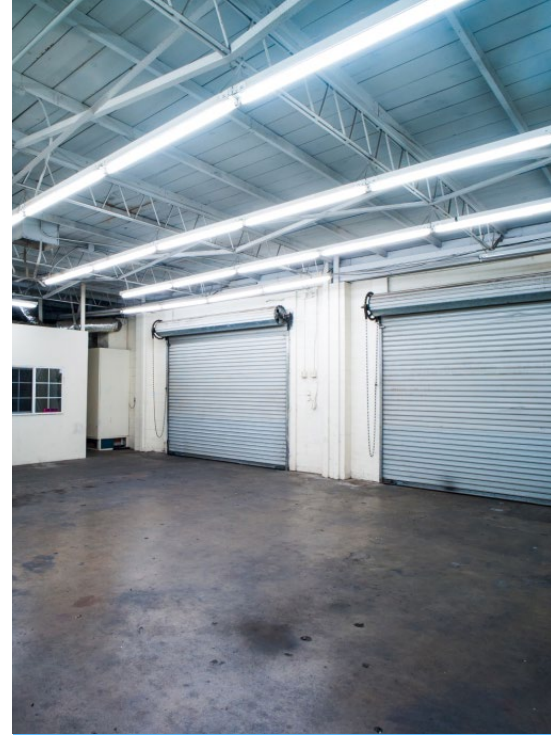
COMMERCIAL



AUTO-REPAIR WAREHOUSE
AUTO-SALE OFFICE & LOT



REPAIR: NEGOTIABLE
SALES: NEGOTIABLE



80



ROSEVILLE AUTO SALES

JT. TIRES

Used Cars Direct

ARMANI MOTORS

RIVERSIDE AVE. +/- 18,778 VPD

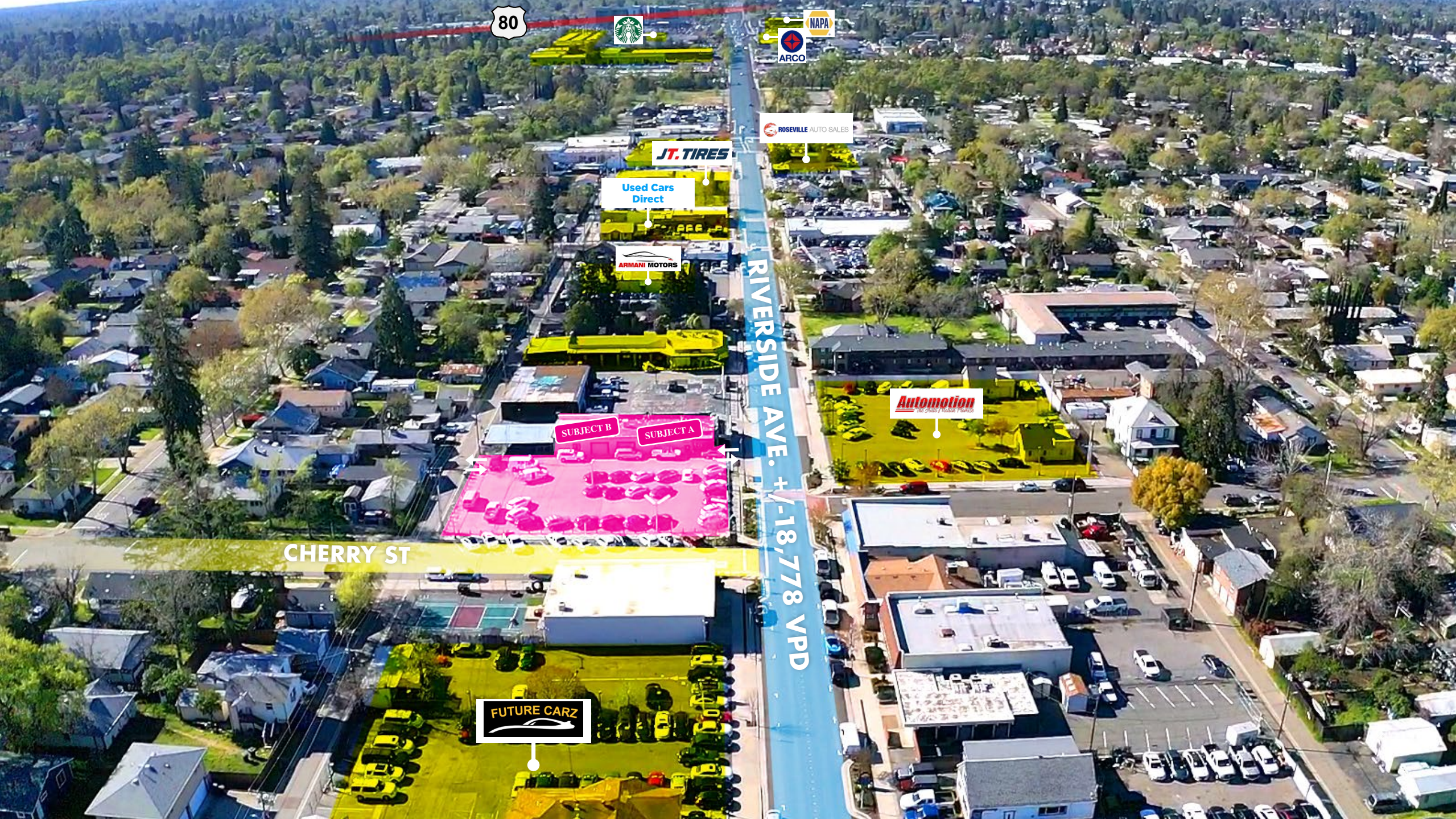
Automation
The Auto & Truck People

SUBJECT B

SUBJECT A

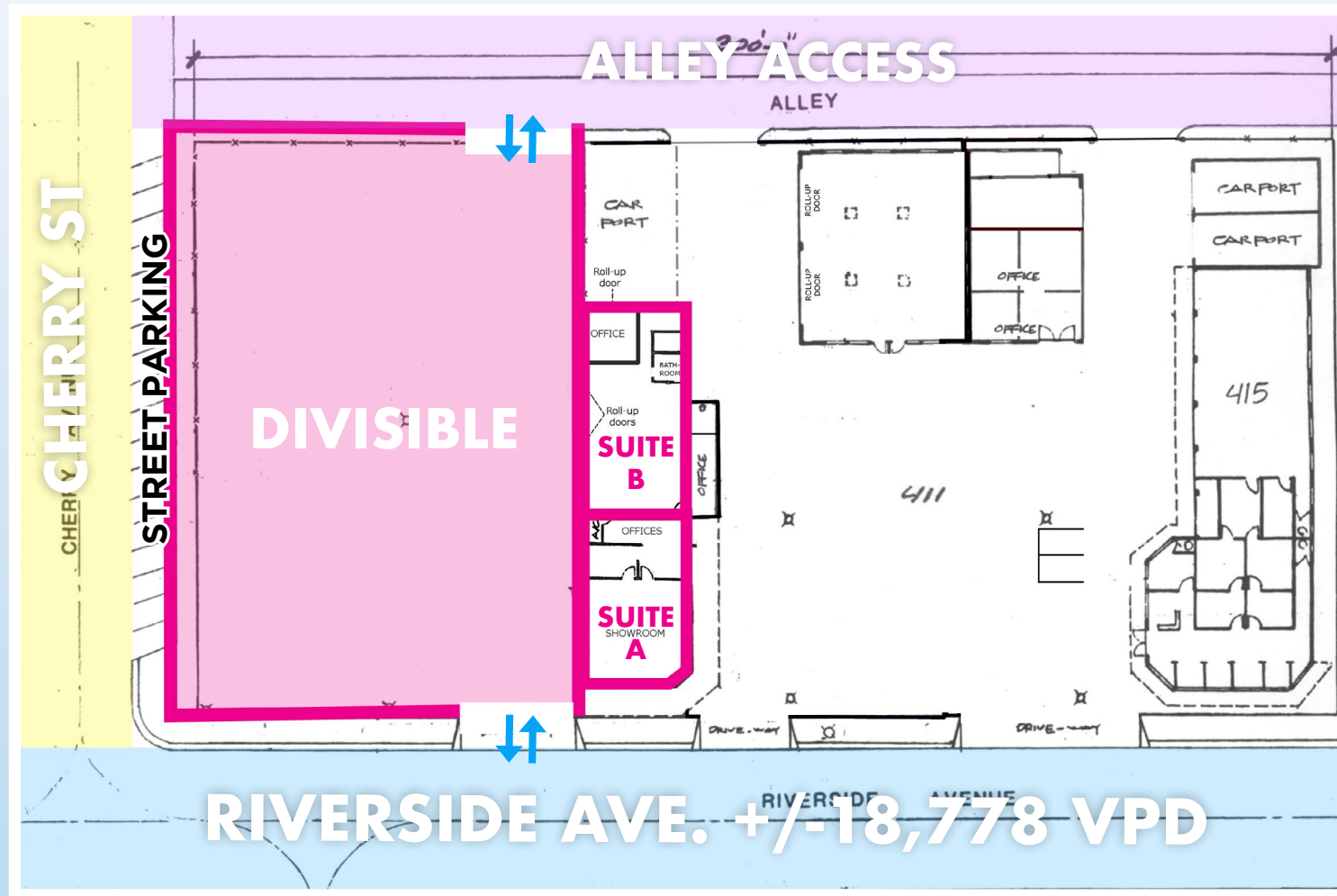
CHERRY ST

FUTURE CARZ





FLOOR PLAN



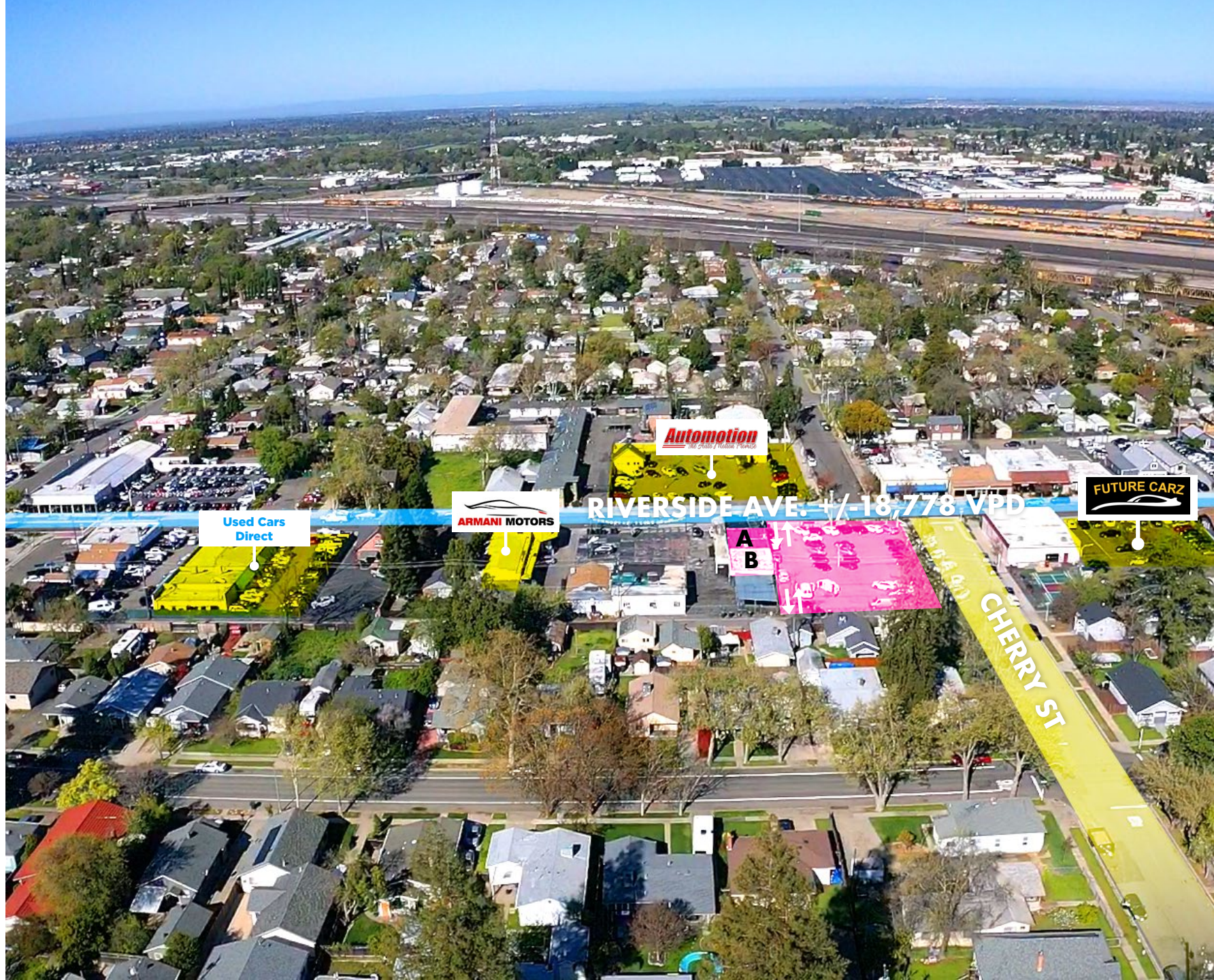
403
RIVERSIDE AVE. STE. A & B





THE AREA

The City of Roseville is centrally located in northern California with easy access to I-80 serving as a major transcontinental corridor connecting California to New York. Locally I-80 connects customers and vendors to the property from Reno to the Sacramento and San Francisco International Airport, Union Pacific Railroad and the residential and shopping mecca of downtown Sacramento, home of the State Capitol. Situated in Placer County Roseville is the largest city in the county and called home to over 135,000 residents, characterized as a place where businesses small and large find success. Ideally located, Roseville provides first-rate services, competitive costs, solid long-range planning and an educated, growing population. The property is near the major intersection of Riverside Ave. and Douglas Blvd. just minutes from the Westfield Galleria, one of the largest shopping malls in northern California, which is surrounded by a multitude of shopping centers, major retailers, restaurants, entertainment, office, as well as a dense population of multifamily and residential homes. The residents and visitors from around the globe come to the area to experience the local and major retailers and restaurants. The area boasts Nordstroms, Macys, Barnes & Noble, Sephora, and many more retail stores and for dining, Yard House, Cheesecake Factory, Olive Garden, Zocalo, 105 Noshery, and Starbucks with a plethora of additional options. Entertainment in the area is abundant with various activities such as Top Golf, Golfland Sunsplash, iFly Indoor Skydiving, Skatetown Ice Arena, Cinemark, and Diamond Oaks Golf Course. The area features numerous new and used auto sales dealerships, with surrounding auto repair, and auto retail bringing customers into the area to provide opportunity for a tenant's client base growth.



Roseville DMV

Diamond Oaks Golf Course

Roseville Galleria

The Fountains Roseville

Sutter Roseville Hospital

Sierra View Country Club

WASHINGTON BLVD.

E ROSEVILLE PKWY

65

Diamond Oaks

Harding

East Roseville Parkway

Kaseberg Kingswood

Foothill Junction

80

Los Cerritos

Roseville Automall

Kaiser Roseville Hospital

FOOTHILLS BLVD.

Roseville Heights

Lead Hill

DOUGLAS BLVD.

DOUGLAS BLVD.

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Cherry Glen

DOUGLAS BLVD.

80

Sierra Gardens

EUREKA RD.

- Enterprise Rent a Car
- Carmelita's Mexican
- Auto King
- Roseville Tires & Wheels
- Maaco Auto Body Shop
- Hertz Car Sales

Theiles Manor

Hill Crest

Johnson Ranch

Hilltop Circle

Cresthaven

Meadow Oaks

Maidu

RIVERSIDE AVE

CIRBY WAY

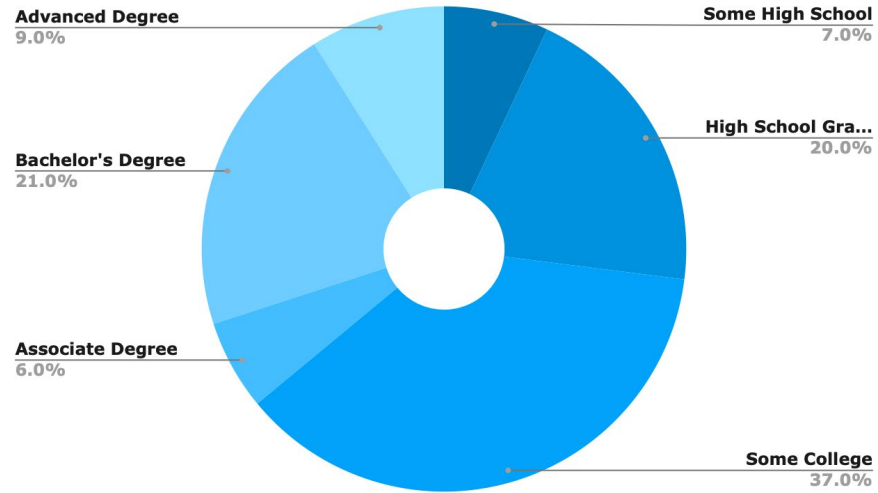
E ROSEVILLE PKWY

SIERRA COLLEGE BLVD

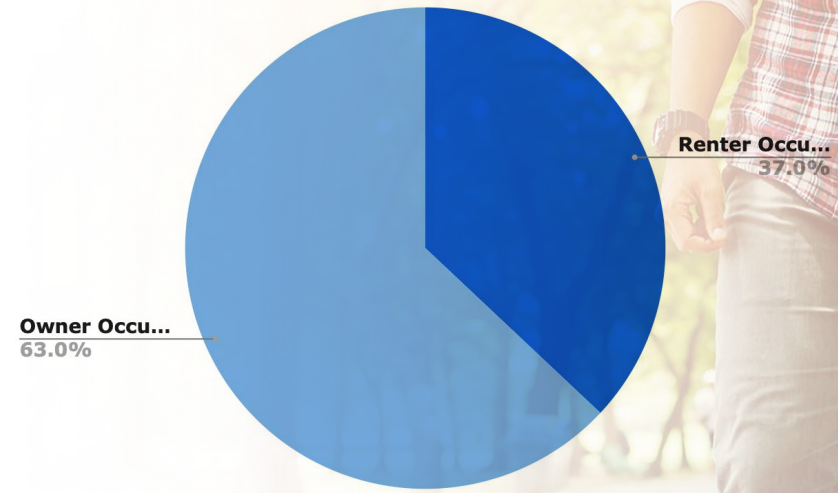
DEMOGRAPHICS

EDUCATION
HOUSING

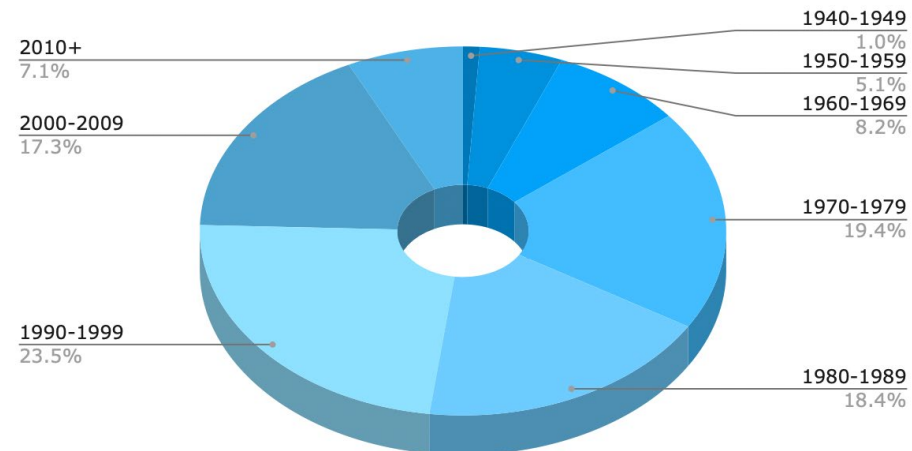
EDUCATIONAL ATTAINMENT



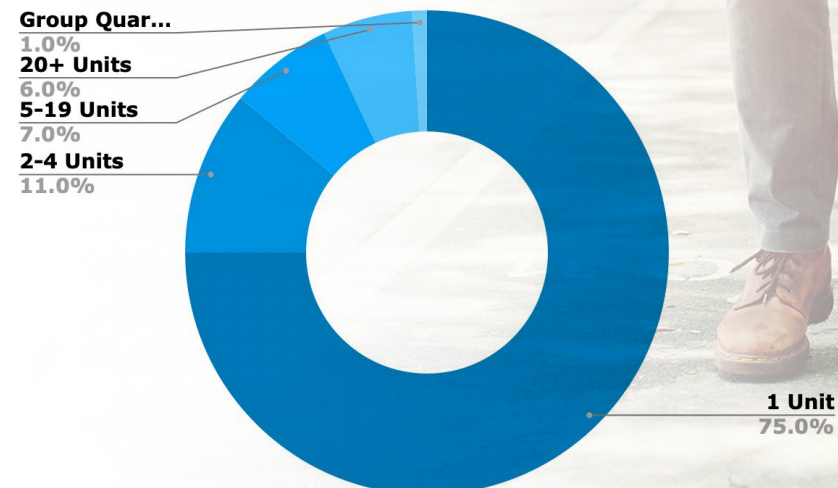
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



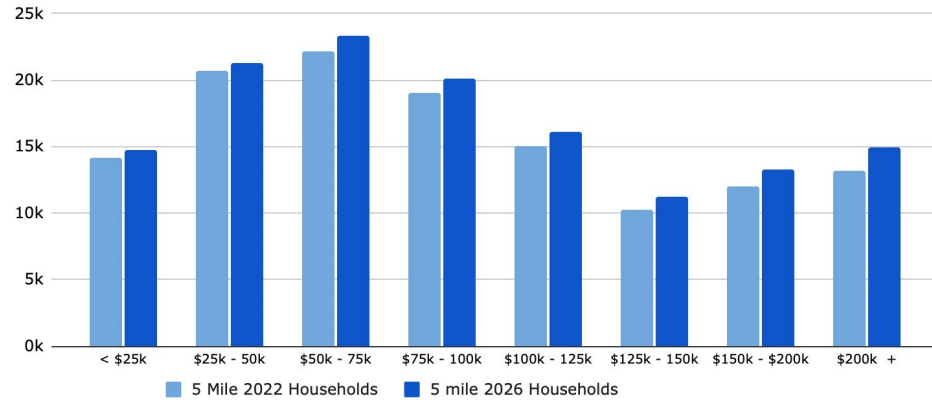
HOUSING TYPE



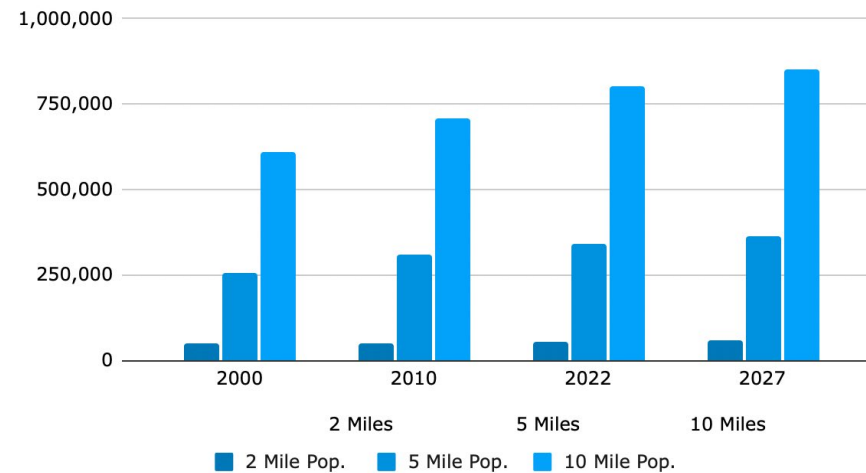
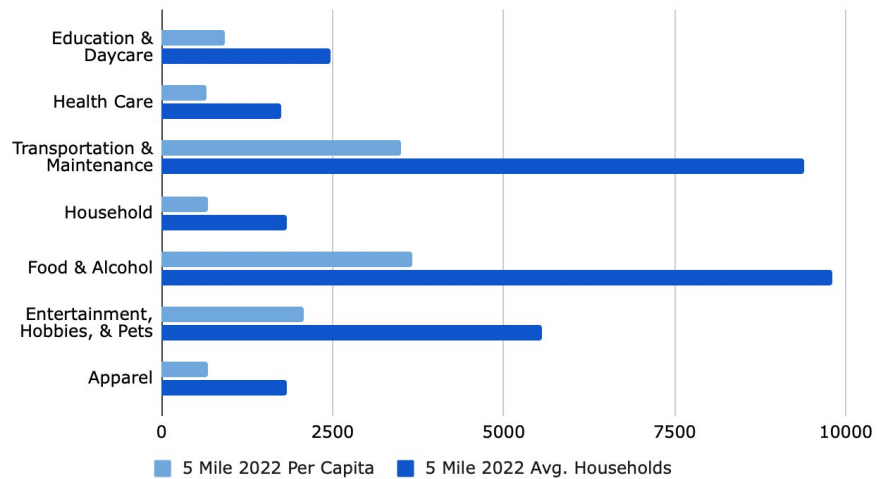
DEMOGRAPHICS

INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME



PER CAPITA & AVG. HOUSEHOLD SPENDING



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