

AVAILABLE
FOR LEASE

511 RIVERSIDE AVE
ROSEVILLE, CA 95678
+/- 3,800 SF

CLINTON AVE ALY

FERN STREET

RIVERSIDE AVE ADT +/- 18,778

5TH STREET

PARKING

LEASED

Roseville Auto Plaza

CENTURY 21
Select Real Estate, Inc



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Turnkey Automotive Repair Facility with Front Lobby & Overflow Parking

THE PROPERTY

511 RIVERSIDE AVE., ROSEVILLE, CA 95678

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



CITY OF ROSEVILLE
ALONG HWY 80



+/-3,800 SF



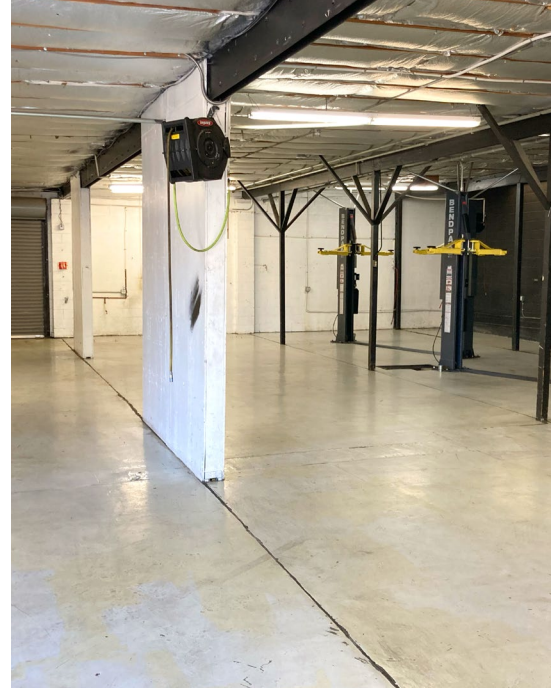
CMU
Commercial
Mixed Use



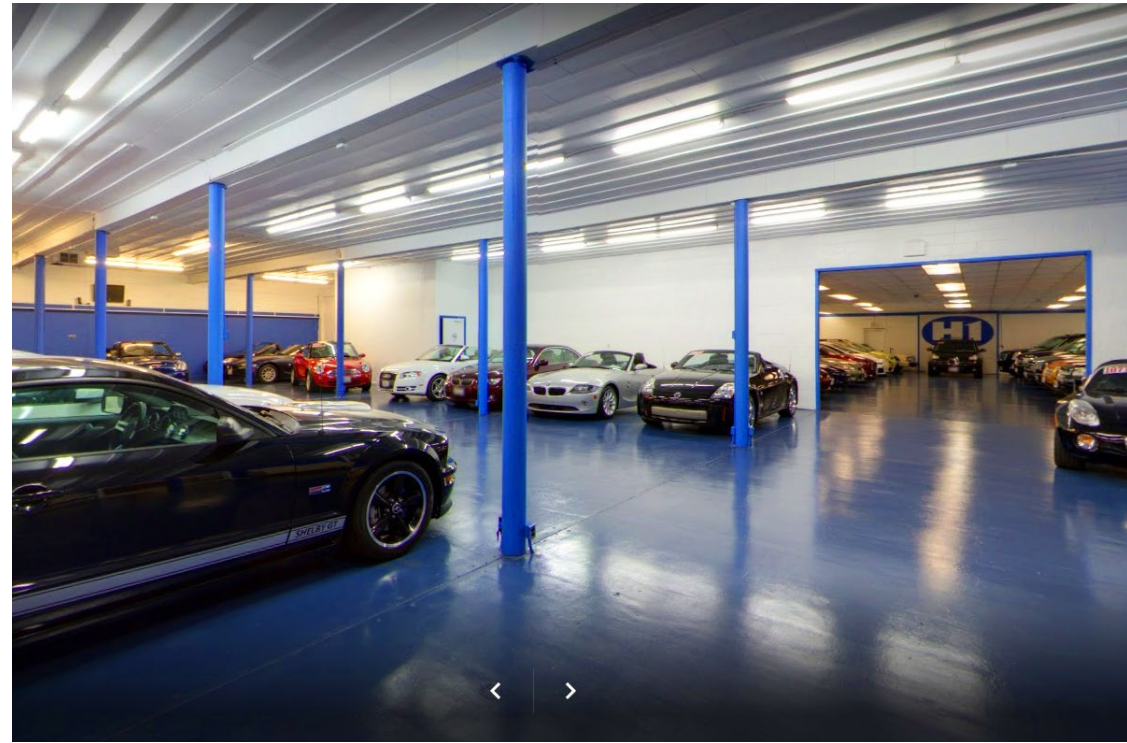
Auto Repair
Showroom Display
+/-110 vehicles



AUTO-REPAIR
\$7,000.00/M



511
RIVERSIDE AVE





RIVERSIDE AVE. ADT +/- 18,778

CLINTON AVE ALY

AUTO SALES

AUTO SALES & REPAIR

AUTO SALES

Roseville Auto Plaza

LEASED

RETAIL

AUTO
A
U
T
O

HERTZ RENTAL CAR

3 MINS.
80





ROSEVILLE AUTO PLAZA
 511, 513 & 515 Riverside Avenue
 Roseville, CA 95678

RIVERSIDE AVE. ADT +/- 18,778



511
RIVERSIDE AVE



THE BUILDING

"This location provides one of the most attractive automotive sales and repair services opportunities in the dynamic downtown Roseville grid. The building is situated in the heart of Roseville south of Douglas Blvd. and conveniently just minutes north of I-80 which provides access to HWY 160, 99 & 50. Consisting of +/- 11,000 SF of flex building space with available auto sales offices, auto showroom spaces, and +/- SF 3,800 SF available for an integrated auto repair facility and an area for custom window tinting. The wide range of available amenities include frontage and monument signage, three roll-up doors, wide swing front doors, tenant-controlled HVAC, 24-hour access, and the location is

surrounded by prime access points to enable access to an immediate new client network.

The property is located near a dense residential housing area and nearby a multitude of retail users such as Hertz Car Rentals, Maaco Auto Body & Painting, Chevron, Starbucks, Jack in the Box, Panda Express, 7-11 Convenience Store, and Kaiser Permanente. With its proximity less than a mile from Interstate 80, retail, auto sales and services, dense residential housing, and convenient ingress and egress to the property from Riverside Ave. this well-maintained building makes this a desirable location for tenancy."







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

Kaseberg Kingswood

Harding

East Roseville Parkway

Foothill Junction

80

Los Cerritos

Roseville Automall

Kaiser Roseville Hospital

FOOTHILLS BLVD.

Roseville Heights

Lead Hill

DOUGLAS BLVD.

DOUGLAS BLVD.

Cherry Glen

80

511 RIVERSIDE AVE.
ROSEVILLE, CA 95678

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

Theiles Manor

RIVERSIDE AVE

Hill Crest

Sierra Gardens

EUREKA RD.

E ROSEVILLE PKWY

SIERRA COLLEGE BLVD

Hilltop Circle

Cresthaven

CIRBY WAY

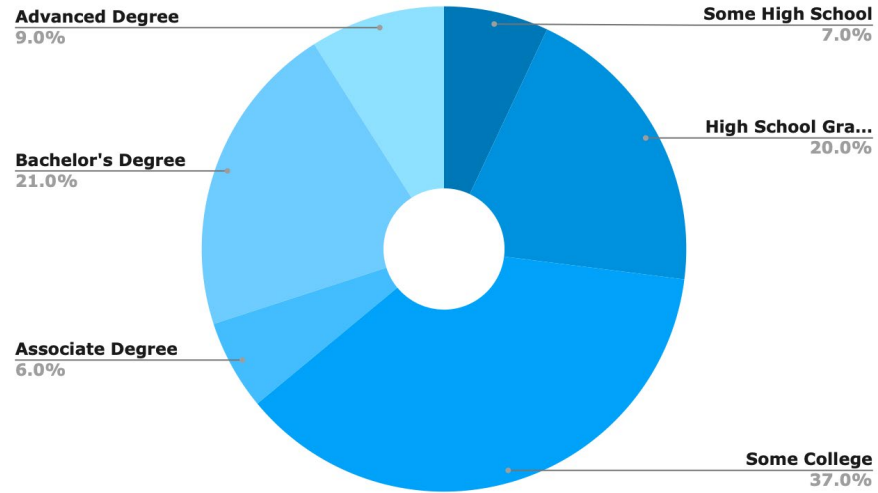
Meadow Oaks

Maidu

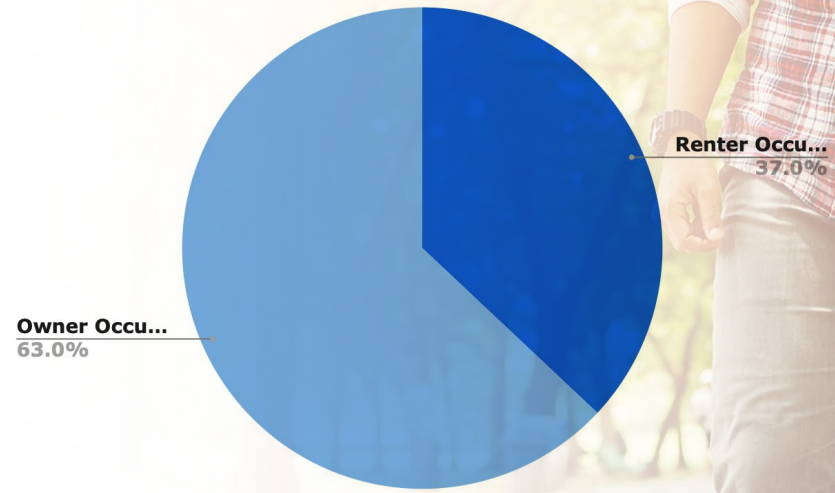
Johnson Ranch

DEMOGRAPHICS I

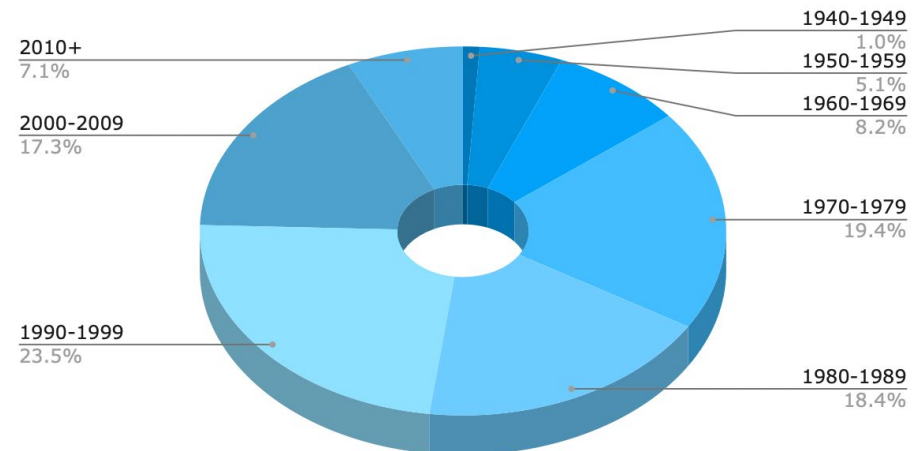
EDUCATIONAL ATTAINMENT



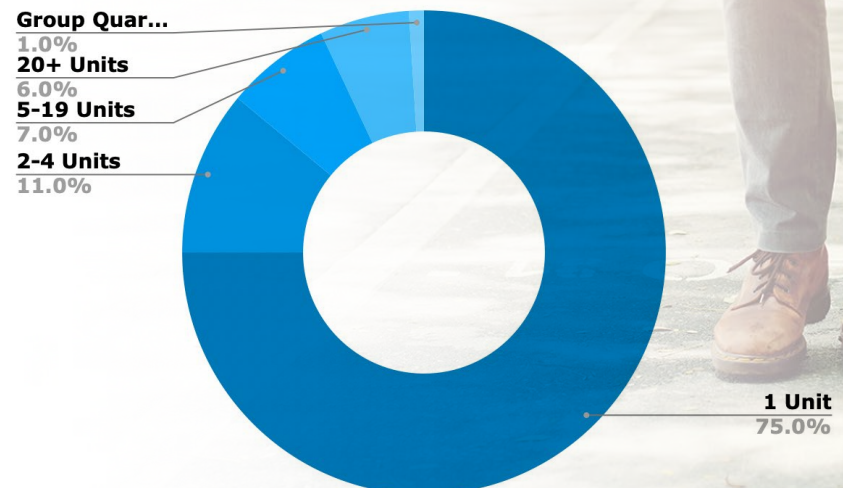
HOUSING OCCUPANCY



HOMES BUILT BY YEAR

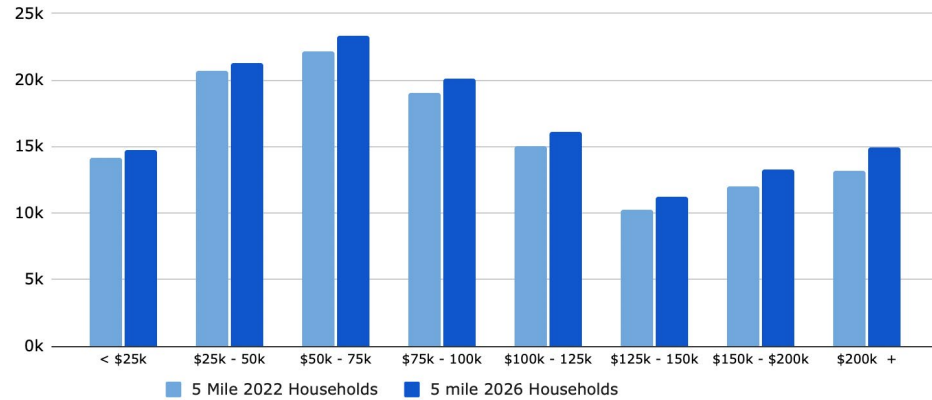


HOUSING TYPE

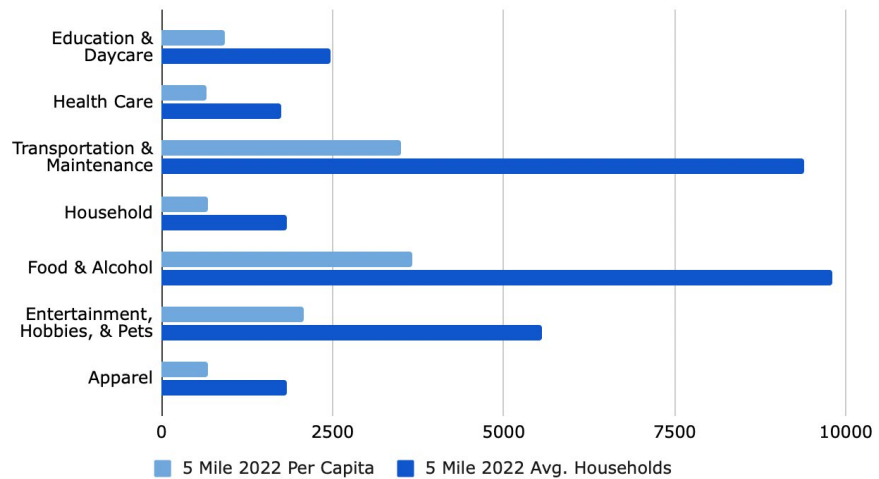


DEMOGRAPHICS II

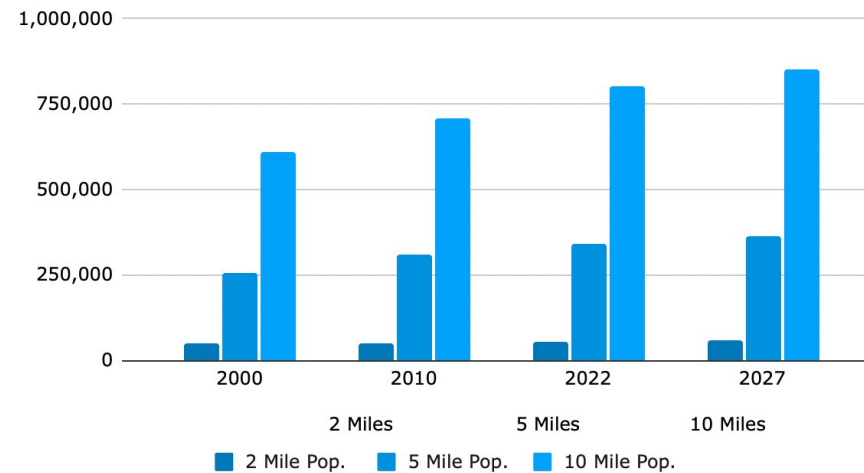
MONTHLY HOUSE HOLD INCOME



PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION



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