

FOR SALE | STREET RETAIL PROPERTY

311-313 Riverside Ave, Roseville, CA 95678



CHRISTINA SNYDER, VP

Dir: 916.677.8162

Cell: 916.660.3377

christina.snyder@tricommercial.com

CalDRE #01884659

TRI Commercial Real Estate Services 532 Gibson Drive, Suite 200, Roseville, CA 95678



FOR SALE STREET RETAIL PROPERTY

PROPERTY SUMMARY

311-313 Riverside Ave
Roseville, CA



LOCATION DESCRIPTION

Located in the Royer Park community the property is situated within the "Downtown Specific Plan". The Downtown Specific Plan (DTSP) encompasses 176 acres and includes the Historic Old Town, Vernon Street District, and Royer and Saugstad Parks. DTSP encourages private development and is expected to accommodate 900,000-square feet of new ground floor retail, 1,020 new residential units, and a cumulative of 4.4 million square feet. For Example, the most recent project known as "The Lohse Apartments" is a mixed-use project consisting of 58 residential units including high-identity first floor retail. This project is located a few blocks away from the subject property.

OFFERING SUMMARY

Sale Price:	\$490,240 (\$160 PSF)
Building Size:	±3,064 Sq. Ft.
Lot Size:	±0.17 Acres
Parcel Number:	014-141-016
Zoning (City of Roseville):	CMU/SA-RG
Year Built:	1948
Opportunity Zone:	Yes

FOR SALE STREET RETAIL PROPERTY

COMPLETE HIGHLIGHTS

311-313 Riverside Ave
Roseville, CA



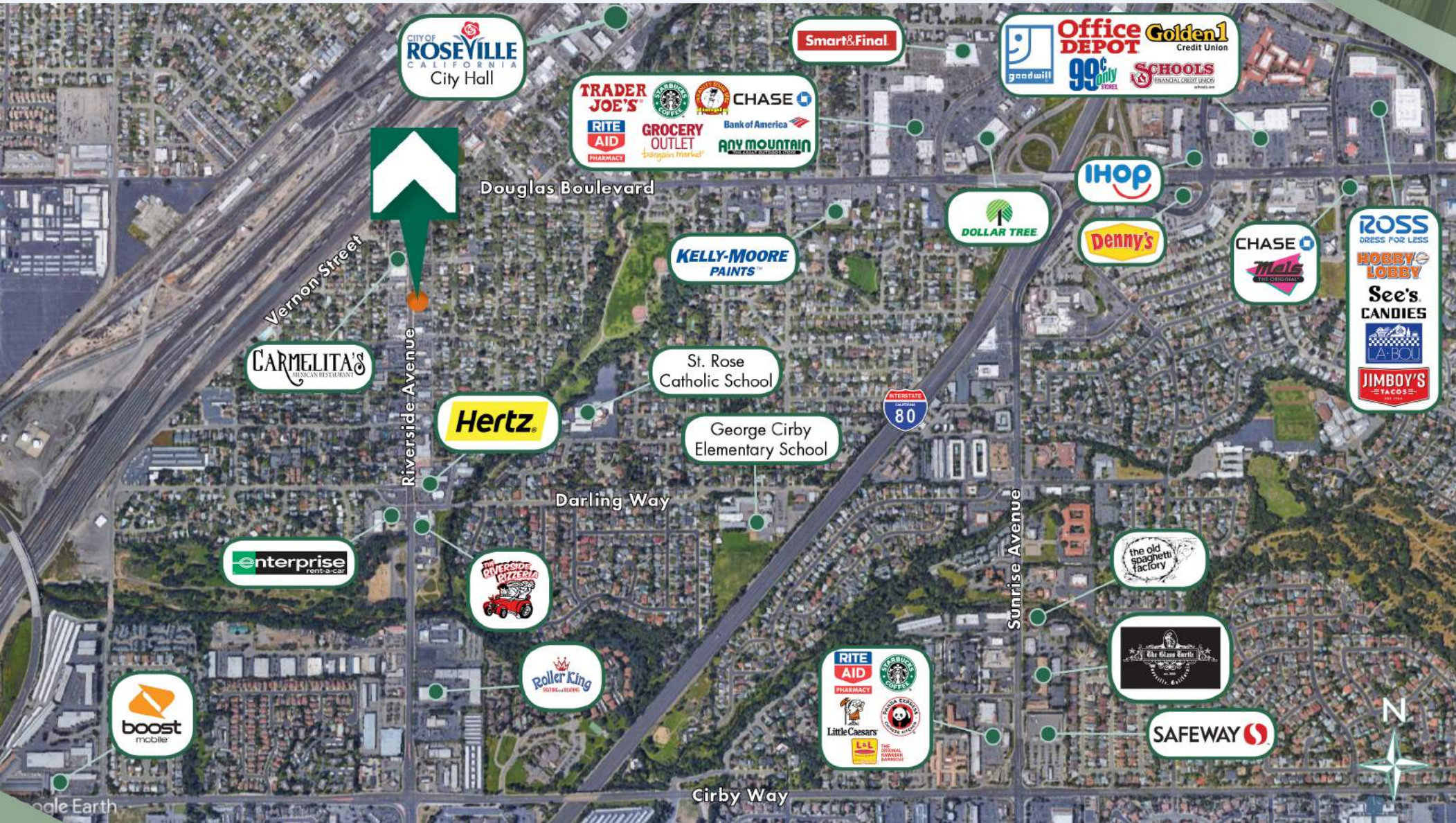
PROPERTY HIGHLIGHTS

- Commercial Mixed-Use Zoning allows for wide array of options for future owner.
- Two (2) second generation restaurant spaces
 - ±928 SF Vacant
 - ±2,136 SF Currently Occupied (Month to Month Lease)
- Current restaurant bar tenant on month to month lease
- Potential owner-user
- Downtown Roseville is easily accessed from I-80 and the numerous neighborhoods surrounding the downtown area. Three pedestrian bridges are currently being constructed to connect the Vernon/Oak Street area with Royer Park.
- Downtown Roseville is a destination point for a large variety of events including Wine Down Wednesday, live plays, concerts, and outdoor fitness classes.
- Private parking Lot in rear
- Total population in a 5 Mile radius is 311,951 people.
- Strong daytime population

FOR SALE STREET RETAIL PROPERTY

RETAILER MAP

313 Riverside Ave
Roseville, CA



FOR SALE STREET RETAIL PROPERTY

LOCATION MAPS

313 Riverside Ave
Roseville, CA 95678

