

FOR SALE OR LEASE

238
**VERNON
STREET**

DOWNTOWN ROSEVILLE

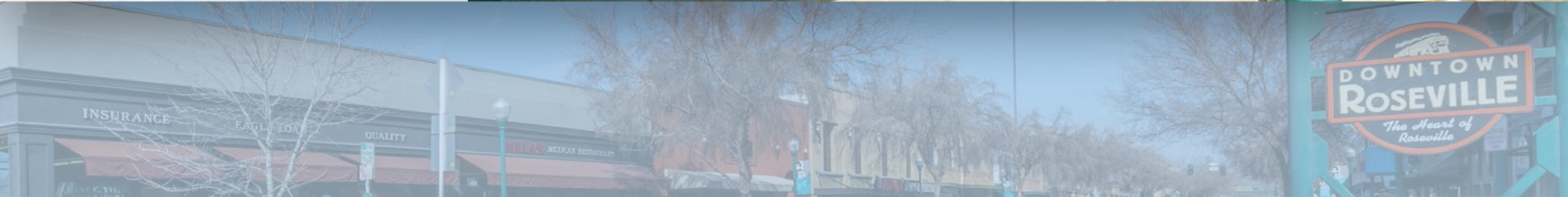
± **16,600 SF**

RESTAURANT BUILDING

SALE PRICE: \$1,699,000

LEASE RATE: \$10,000/MO NNN

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PROPERTY DETAILS

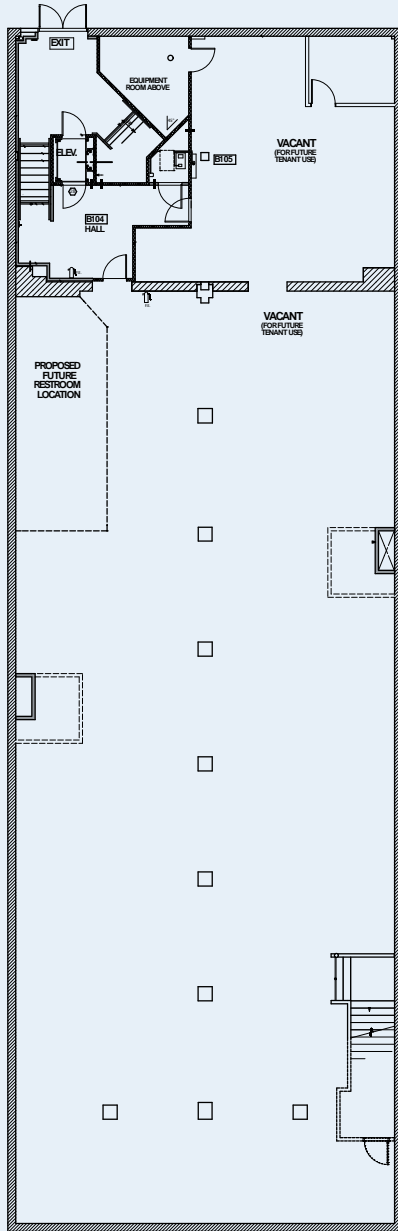
238 Vernon Street is a ±16,600 SF building located in the heart of downtown Roseville within close proximity to Highway 80. The property is located within a 2 block radius from two parking garages providing free public parking. 238 Vernon Street is a prominent location within a block on the Vernon Street Town Square.

HIGHLIGHTS

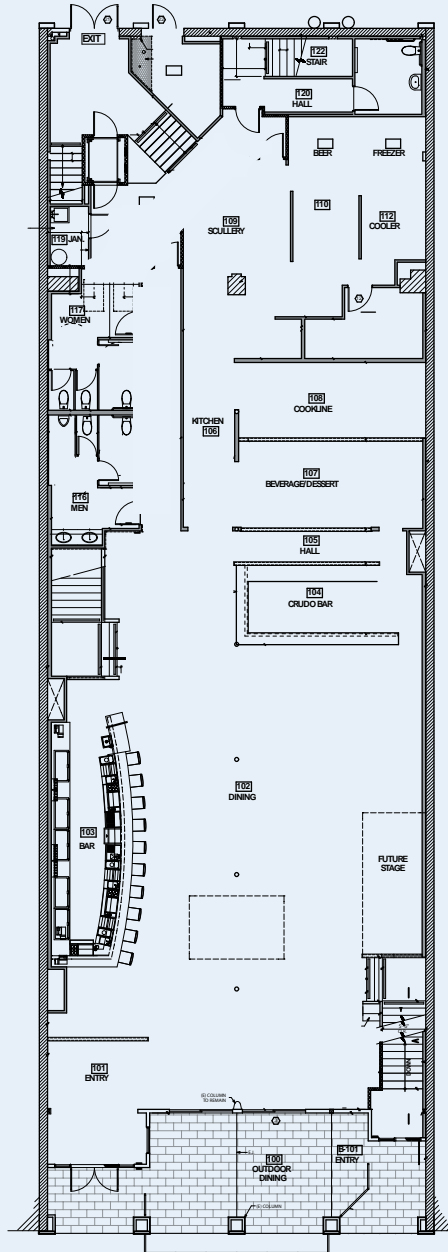
- › Sale price: \$1,699,000
- › Lease rate: \$10,000/MO NNN
- › In the heart of Downtown Roseville
- › Elevator
- › FF & E included in lease
- › Huge walk in refrigerator and freezer
- › Large hood system with equipment
- › Two bars
- › Stage for live music
- › Highly visible
- › New parking garage within one block
- › Restaurant building
- › Close proximity to Highway 80
- › Outdoor seating

FLOOR PLAN

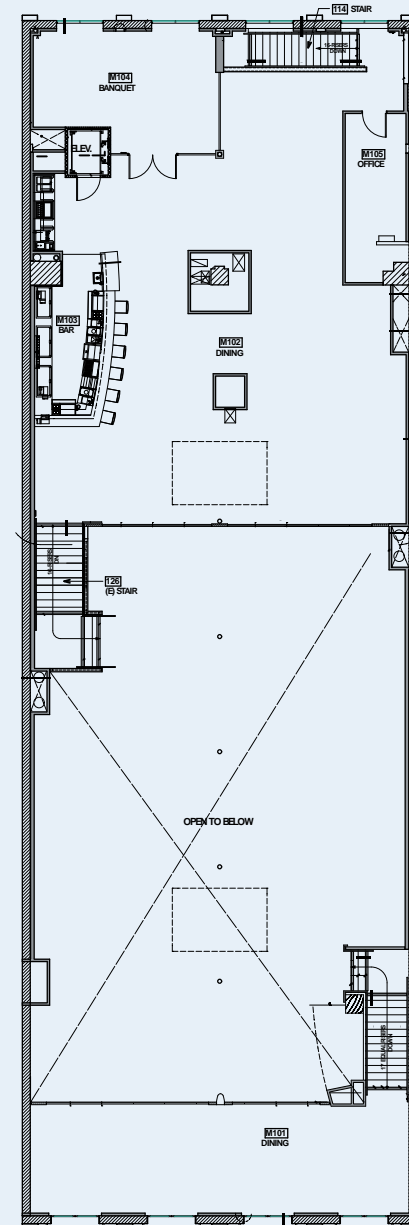
Basement



1st Floor



2nd Floor/Mezzanine



LOCATION

The center piece, Vernon Street Town Square, is a destination point for a large variety of events including Wine Down Wednesday, various fitness classes, top-notch musical concerts, and much more.

Downtown Roseville is a destination for cultural arts. Multiple historic theatres host live plays, concerts, comedians, etc. Blue Line Arts and other art galleries attract quality artists and works. Almost all of the main cultural events in the city take place in the downtown area.

Quality restaurants, coffee shops, and retailers are sprinkled throughout the downtown corridors.

The downtown night life is flourishing as well. Historic Old Town has an assortment of bars and clubs that attract guests from all over Placer and Sacramento counties. Vernon Street has upscale night destinations.



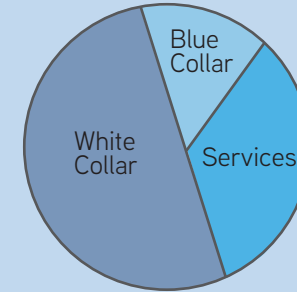
DEMOGRAPHICS

source: U.S. Census Bureau



Population

1 mi.	13,653
2 mi.	108,749
3 mi.	298,244



Ave HH Income

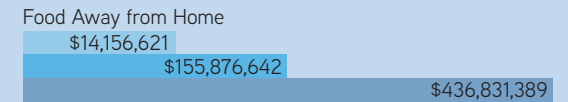
1 mi.	\$66,472
2 mi.	\$88,679
3 mi.	\$95,370



Households

1 mi.	5,440
2 mi.	41,818
3 mi.	110,009

Consumer Spending



- 1 A Dash of Panache
- 2 A Randy Peters Experience
- 3 Bounty Hunter
- 4 D&P Creamery
- 5 Goose Port
- 6 Lunch Wine Tasting
- 7 Nela's Mexican Restaurant
- 8 Root of Happiness
- 9 Shady Coffee and Tea
- 10 The Fig Tree Coffee
- 11 The Monk's Cellar
- 12 The Place
- 13 Vernon Street Grill
- 14 West House Bar

- 1 Trader Joe's
- 2 Grocery Outlet
- 3 Rite Aid
- 4 Dollar Tree
- 5 Smart & Final Extra!
- 6 Wells Fargo
- 7 Chase

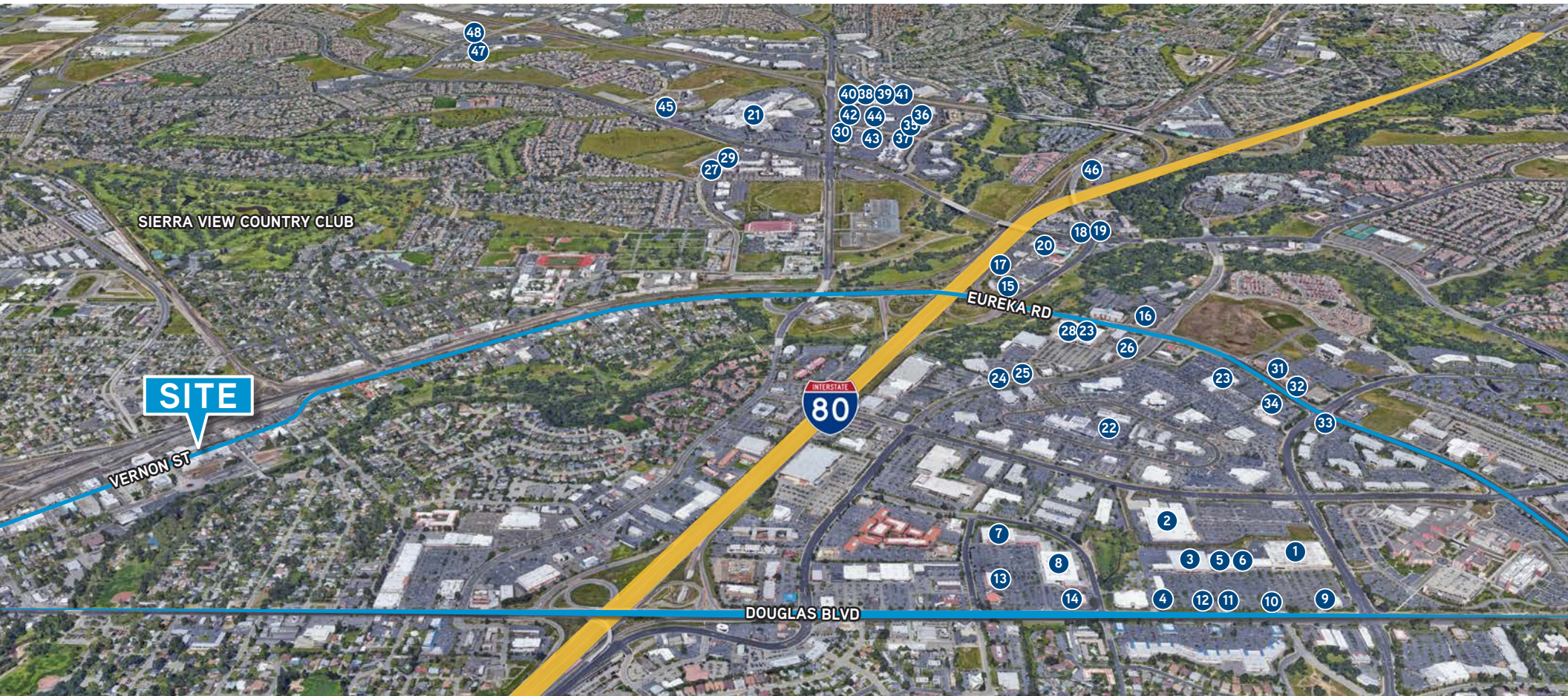
- 8 O'Reilly Auto Parts
- 9 Fry's Electronics
- 10 U.S. Post Office
- 11 Office Depot
- 12 99 Cents Only Store
- 13 Ross
- 14 iFLY

ROSEVILLE, CA



The City of Roseville, California is a dynamic, growing city with friendly people, outstanding community services, scenic beauty and prosperous businesses. Roseville's moderate climate, excellent schools, expanding job opportunities and nearby recreation areas attract new residents who are looking for a great place to live, work, raise a family, or retire. Roseville is located in Placer County just 16 miles northeast of Sacramento, the state capital. Scenic natural areas, an extensive park system, bike trails and playgrounds are close to home. Within one hour, you can explore Gold Rush towns, enjoy water sports in nearby lakes and rivers, hike the beautiful Sierra foothills and ski the High Sierra. Lake Tahoe, San Francisco and the California coast are just two hours away.

- | | | | | | | |
|------------------------|--------------------------|------------------------------------|----------------------------|-----------------------|-------------------|-----------------------|
| 1 Target | 8 Hobby Lobby | 15 In-N-Out | 21 Roseville Automall | 28 Rockin' Jump | 35 Nordstrom Rack | 42 P.F. Chengs |
| 2 Walmart Supercenter | 9 Jimmy John's | 16 Chicago Fire Pizza | 22 WestField Galleria | 29 Yard House | 36 Marshalls | 43 Buffalo Wild Wings |
| 3 Raley's | 10 Jack in the Box | 17 Brookfields | 23 John's Incredible Pizza | 30 Olive Garden | 37 Michaels | 44 Buca di Beppo |
| 4 Big 5 Sporting Goods | 11 Chevy's Fresh Mex | 18 Burger King | 24 Taco Bell | 31 Blue Nami | 38 Old Navy | 45 Lazy Dog |
| 5 Petco | 12 Rubio's Coastal Grill | 19 Tahoe Joe's | 25 Wendy's | 32 Bloom Coffee & Tea | 39 Ulta Beauty | 46 Cattlemen's |
| 6 Sprint Store | 13 La Bou Bakery & Cafe | 20 Roseville Golfland
Sunsplash | 26 Fahrenheit 250 BBQ | 33 Fat's Asia Bistro | 40 Saks OFF 5th | 47 Sonic Drive-In |
| 7 Ross | 14 See's Candies | | 27 Dave and Buster's | 34 Wasabi | 41 Burlington | 48 Chick-fil-A |





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