



800 DOUGLAS

800 DOUGLAS BLVD
ROSEVILLE, CA 95678

Applied Commercial

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PROPERTY SUMMARY

Offering Price	\$599,900.00
Building SqFt	1,713 SqFt
Year Built	1962
Lot Size (SF)	13,939.00 SqFt
Parcel ID	014-112-016-000
Zoning Type	Commercial
County	Placer
Frontage	198.00 Ft
Coordinates	38.743720,-121.281674

INVESTMENT SUMMARY

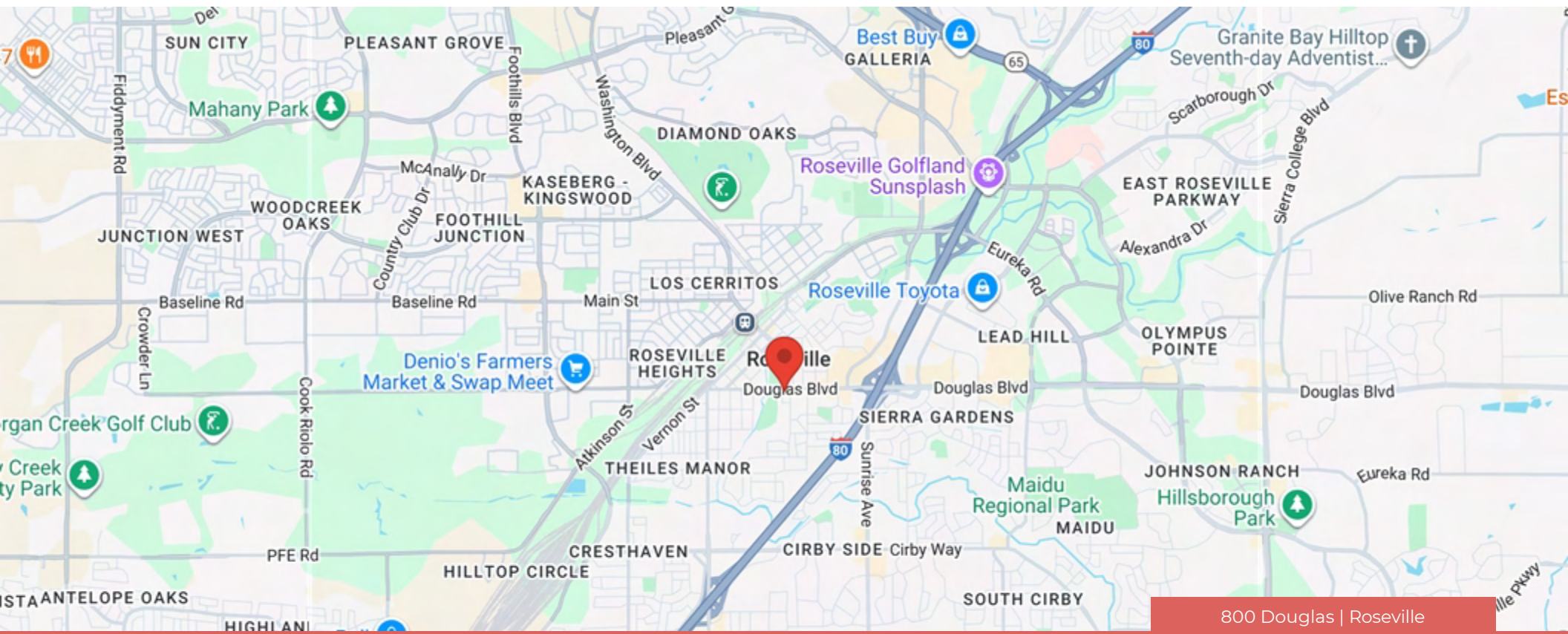
800 Douglas Blvd in Roseville presents a rare opportunity to acquire a versatile 1,713± SF retail/office building positioned along one of the city's most visible commercial corridors. Situated on a 0.32-acre parcel with ample surface parking, the property was previously occupied by a chiropractic office and maintains an efficient medical/office layout that can be easily adapted for a wide range of uses. Built in 1962, the asset offers immediate value-add potential through light repositioning, cosmetic upgrades, and long-term leasing strategies at current market rates. Its flexible configuration allows for conversion to medical office, general office, boutique retail, or even restaurant use, creating broad appeal for both owner-users and investors. With rising demand in the Roseville submarket and limited supply of standalone buildings with strong frontage, 800 Douglas delivers a compelling chance to acquire at a discount, modernize, and capture meaningful income upside.





INVESTMENT HIGHLIGHTS

- Located in the heart of Roseville's established commercial corridor
- Adaptable building shell: originally medical-/wellness-office use, but easily convertible to general office, retail or restaurant. Offers turnkey owner-occupant use or lease-up value for investors seeking a "soft repositioning" strategy.
- 0.32-acre lot affords abundant parking for end-user or multi-tenant lease-up.
- Built in 1962; established building but value-add upside through cosmetic / tenant / rate stabilization improvements.
- Roseville's stable growth, high-income households, and low vacancy strengthen long-term investment performance.
- Maximum flexibility for immediate occupancy or full repositioning., Current lease is month to month





LOCATION HIGHLIGHTS

- Easy access from I 80 and on-site parking make for an easy commute in an ultra-walkable area.
- Convenient ingress/egress
- Positioned along one of Roseville's most traveled commercial corridors with consistent daily traffic and strong brand exposure.
- Located near medical offices, retail centers, restaurants, and service businesses—ideal for complementary tenant types.
- Large surrounding neighborhoods within a 1–3 mile radius provide a strong customer base for medical, retail, or office users.



3 MILE RADIUS



POPULATION
111,668



DAYTIME POPULATION
132,944



HOUSEHOLDS
44,439



AVG. HOUSEHOLD INCOME
\$ 122,879

800 Douglas | Roseville

RENT ROLL

UNIT TYPE	# OF UNITS	AVG SIZE (SF)	ANNUAL RENT / SF	ANNUAL BASE RENT	EXP. REIMB.	PRO FORMA RENT / SF	PRO FORMA ANNUAL RENT	PRO-FORMA EXPENSE REIMB	LEASE TYPE	NOTES
1	1	1,713	\$31.52	\$54,000.00					FSG	Tenant is on month to month
Total Occupied		1713					\$0.00			
TOTAL		1713		\$54,000.00	\$0.00		\$0.00	\$0.00		

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

PRICING	\$599,900.00
PRICE PSF	\$350.20
IN PLACE NOI	\$54,000.00
IN PLACE CAP RATE	9.00%
PRO-FORMA NOI	\$(14,698.80)
PRO FORMA CAP RATE	-2.45%

EXIT

EXIT CAP	7.00%
EXIT YEAR	10
EXIT PRICE	\$771,428.57

EXPENSE BREAKDOWN

GENERAL EXPENSES	IN PLACE	PRO-FORMA
PROPERTY INSURANCE	-	\$2,500.00
PROPERTY TAX	-	\$7,198.80
MANAGEMENT FEE	-	\$5,000.00
TOTAL EXPENSES	-	\$14,698.80



CASH FLOW PROJECTIONS

	IN PLACE	PRO-FORMA	DIFFERENCE
POTENTIAL GROSS REVENUE			
BASE RENTAL REVENUE	\$54,000.00		-100.00%
TOTAL POTENTIAL GROSS REVENUE	\$54,000.00		-100.00%
EFFECTIVE GROSS REVENUE	\$54,000.00		-100.00%
OPERATING EXPENSES			
PROPERTY TAX		\$7,198.80	—
INSURANCE		\$2,500.00	—
MANAGEMENT FEE		\$5,000.00	—
TOTAL OPERATING EXPENSES		\$14,698.80	—
NET OPERATING INCOME	\$54,000.00	\$(14,698.80)	-127.22%
CAP RATE	9.00%	-2.45%	-127.22%

SALES COMPARABLES

2420 Professional Dr

2420 Professional Dr
Roseville, California 95661



5135 Ward Ln

5135 Ward Ln
Roseville, California 95677



89 Lincoln Blvd

89 Lincoln Blvd
Lincoln, California 95648

Built in 1940, 100% vacant property



PRICE **\$1,150,000.00**

SALE DATE **01/10/2024**

BUILDING SIZE **2,160 SQFT**

LOT SIZE **0.16 ACRES**

PRICE **\$793,500.00**

SALE DATE **02/21/2025**

BUILDING SIZE **2,155 SQFT**

LOT SIZE **0.66 ACRES**

PRICE **\$850,000.00**

SALE DATE **02/07/2025**

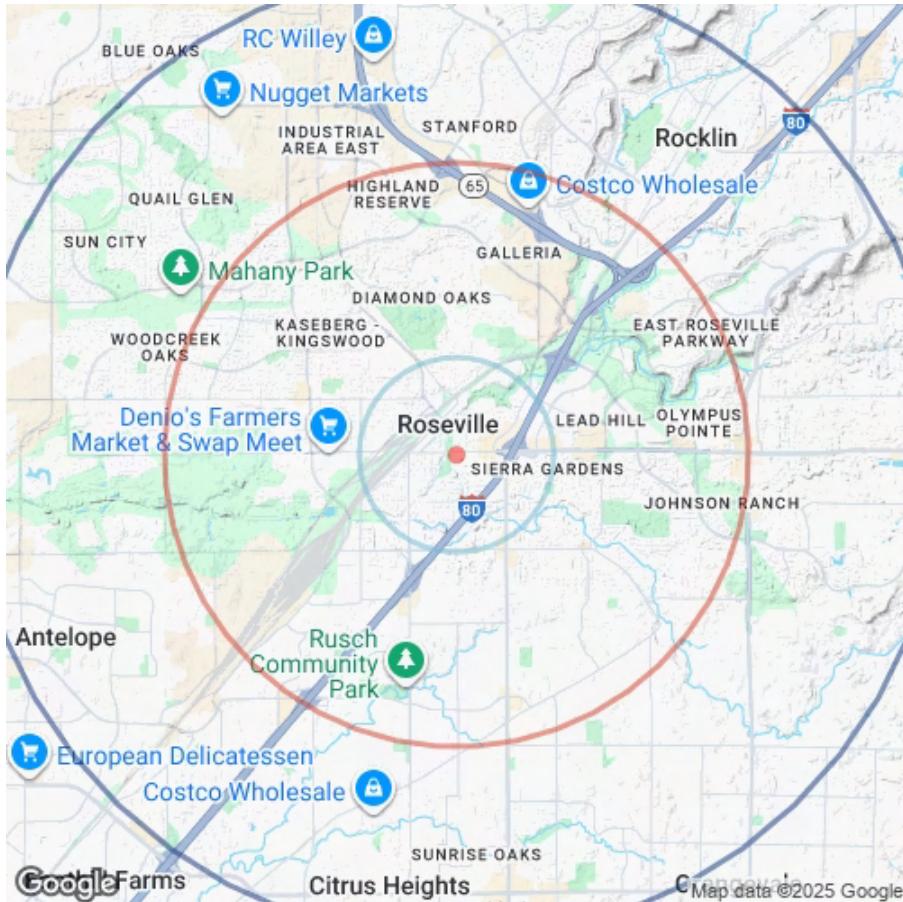
BUILDING SIZE **2,350 SQFT**

LOT SIZE **2 ACRES**

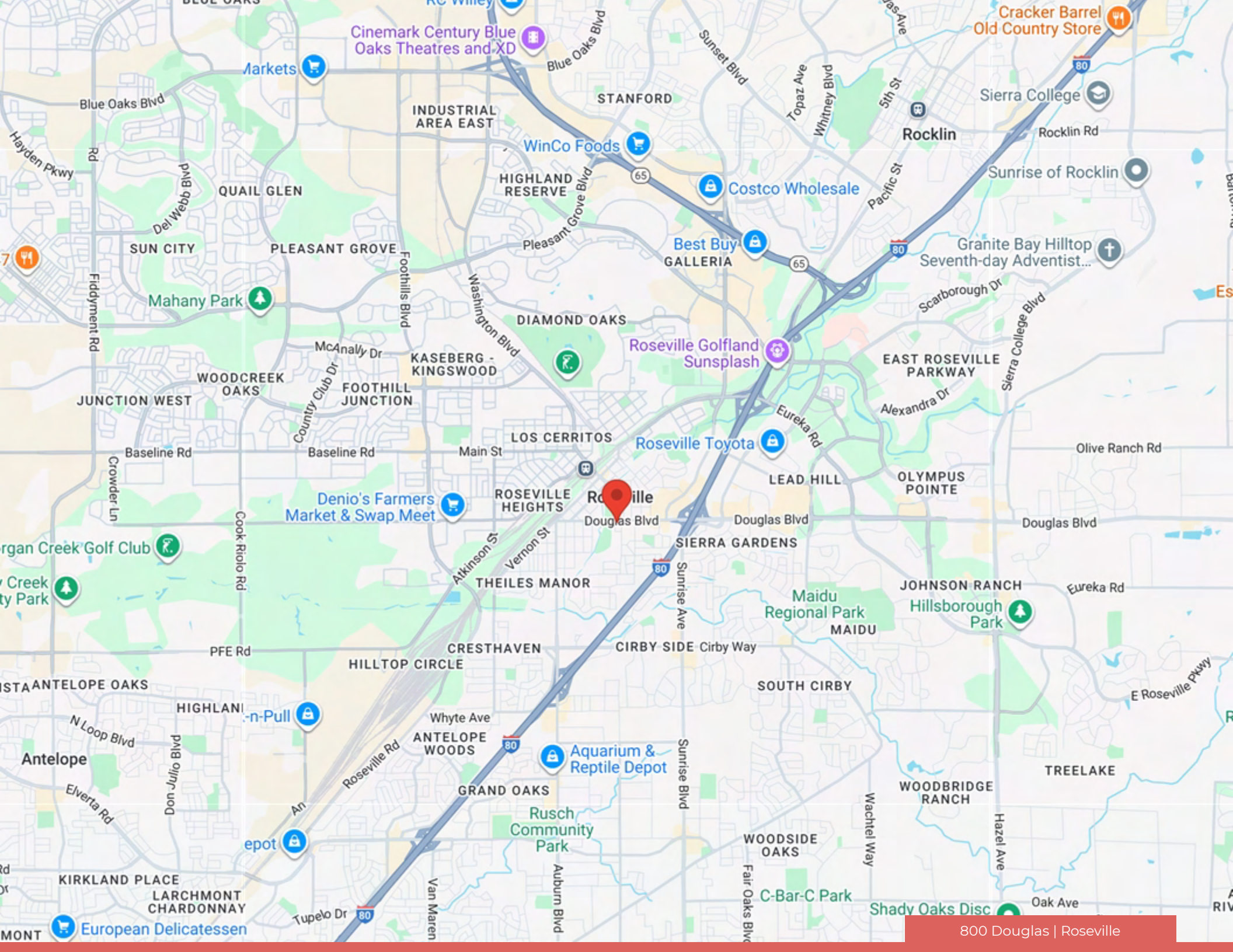
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,873	95,460	231,969
2010 Population	15,035	105,518	283,956
2025 Population	16,081	111,668	311,201
2030 Population	16,351	113,608	318,472
2025-2030 Growth Rate	0.33 %	0.35 %	0.46 %
2025 Daytime Population	20,177	132,944	303,354

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	520	2,542	6,694
\$15000-24999	614	2,202	5,103
\$25000-34999	393	2,044	5,012
\$35000-49999	772	3,600	9,571
\$50000-74999	901	6,079	15,500
\$75000-99999	1,090	5,965	15,831
\$100000-149999	1,278	9,313	23,864
\$150000-199999	727	5,940	16,210
\$200000 or greater	404	6,754	20,663
Median HH Income	\$ 77,585	\$ 98,854	\$ 102,209
Average HH Income	\$ 91,595	\$ 122,879	\$ 130,617



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	6,411	35,882	86,689
2010 Total Households	6,060	40,703	105,891
2025 Total Households	6,699	44,439	118,449
2030 Total Households	6,933	45,827	122,265
2025 Average Household Size	2.29	2.48	2.6
2025 Owner Occupied Housing	3,057	25,948	76,602
2030 Owner Occupied Housing	3,213	27,151	79,914
2025 Renter Occupied Housing	3,642	18,491	41,847
2030 Renter Occupied Housing	3,720	18,676	42,352
2025 Vacant Housing	470	1,998	4,896
2025 Total Housing	7,169	46,437	123,345



Cinemark Century Blue Oaks Theatres and XD

Cracker Barrel Old Country Store

Markets

INDUSTRIAL AREA EAST

STANFORD

Rocklin

Sierra College

WinCo Foods

Costco Wholesale

Best Buy GALLERIA

Granite Bay Hilltop Seventh-day Adventist...

SUN CITY

PLEASANT GROVE

DIAMOND OAKS

Roseville Golf and Sunsplash

EAST ROSEVILLE PARKWAY

WOODCREEK OAKS

FOOTHILL JUNCTION

KASEBERG - KINGSWOOD

Roseville Toyota

LEAD HILL

OLYMPUS POINTE

JUNCTION WEST

WOODCREEK OAKS

KASEBERG - KINGSWOOD

LOS CERRITOS

Roseville

LEAD HILL

JOHNSON RANCH

Denio's Farmers Market & Swap Meet

ROSEVILLE HEIGHTS

Roseville

SIERRA GARDENS

Maidu Regional Park MAIDU

Hillsborough Park

Organ Creek Golf Club

THEILES MANOR

CIRBY SIDE

SOUTH CIRBY

Organ Creek City Park

CRESTHAVEN

HILLTOP CIRCLE

ANTELOPE WOODS

Aquarium & Reptile Depot

WOODSIDE OAKS

WOODBRIDGE RANCH

TREELAKE

ANTAELOPE OAKS

HIGHLAND

Antelope

GRAND OAKS

Rusch Community Park

WOODSIDE OAKS

WOODBRIDGE RANCH

TREELAKE

KIRKLAND PLACE

LARCHMONT CHARDONNAY

European Delicatessen

Tupelo Dr

Van Maren

Auburn Blvd

WOODSIDE OAKS

WOODBRIDGE RANCH

TREELAKE

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ABOUT ROSEVILLE

Roseville is the most populous city in Placer County, California, located within the Sacramento metropolitan area. At the 2020 census, the city's population was 147,773, making it the third-largest city in the Sacramento area. Interstate 80 runs through Roseville and State Route 65 runs through part of the northern edge of the city.

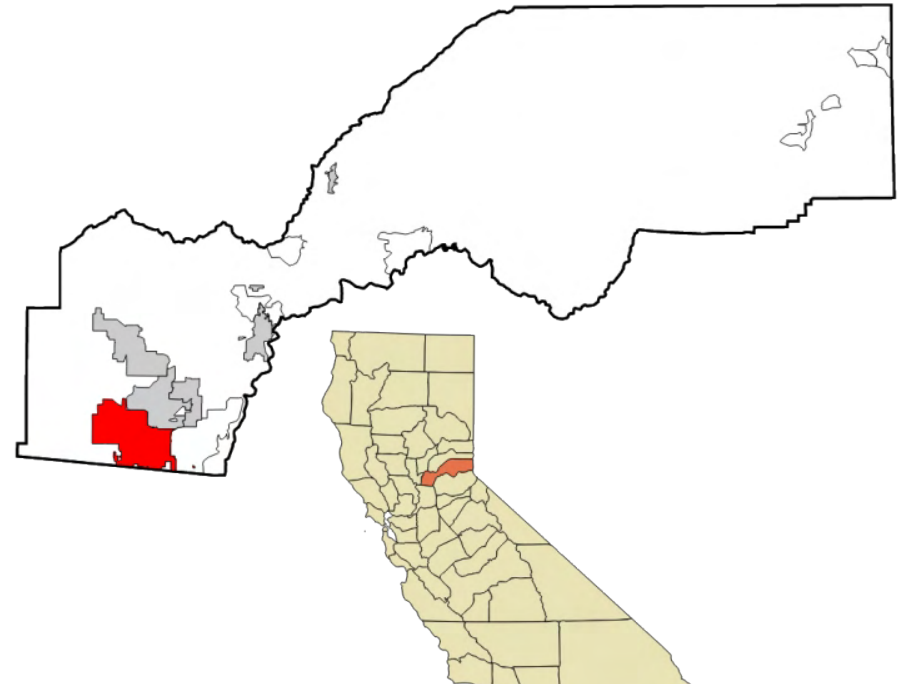


CITY OF ROSEVILLE

COUNTY	PLACER
INCORPORATED	4/9/1909

AREA POPULATION

CITY	44.1 SQ MI
LAND	44.1 SQ MI
ELEVATION	164 FT



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE APPLIED COMMERCIAL ADVISOR FOR MORE DETAILS.**

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