

**FOR SALE**  
**Development Opportunity**  
**+/- 0.73 AC Commercial**  
**Zoned Land Available**



**PDF**  
THE *PAUL D FRANK* Team



eXp COMMERCIAL

GLOBAL EXPERIENCE — LOCAL PERSPECTIVE™

**SEC Walerga Road and**  
**PFE Road, Roseville, CA**



## OVERVIEW

PDF is pleased to present this 0.73 AC parcel located on the SEC of Walerga and PFE in Roseville, CA for Sale. This infill opportunity is located in the rapidly expanding Roseville market, and is surrounded by a number of current ongoing residential development projects. The high exposed parcel has an average traffic count of 20,000 per day, which shall only increase as the residential development projects begin to deliver.

## PROPERTY HIGHLIGHTS

- 0.73 AC Infill Opportunity - Available for Sale
- Purchase Price: \$750,000
- Average Daily Traffic Counts of 20,000
- Zoning: C-1 Neighborhood Commercial (Placer County)
- Parcel Number: 023-0171-042

AREA DEMOGRAPHICS		
POPULATION	1 MILE RADIUS	3 MILE RADIUS
Population	17,101	106,972
Households	5,381	34,688
Median Age	36.70	37.30
Median Household Income	\$96,410	\$88,096
Daytime Employees	1,093	12,425
Population Growth 2024-2029	▲2.20%	▲2.28%
Household Growth 2024-2029	▲2.23%	▲2.44%







## LOCATION OVERVIEW

### Roseville, California

Roseville is one of Sacramento's most affluent submarkets, and the area's high incomes translate to strong buying power and an abundance of retail product. By square footage, Roseville/Rocklin is the metro's largest retail submarket and is home to Westfield Galleria at Roseville, as well as Rocklin Commons and Rocklin Crossing farther up Interstate 80.

Vacancies have been largely flat over the past 12 months with the submarket rate of 4.5% resting lower than Sacramento figure of 5.5%. Demand has largely recovered in 2021, as year-to-date net absorption figures already exceed the losses seen in 2020.

Rent growth is positive growing by 4.7% over the past 12 months and largely in line with the five-year average of 5.7%. Rents in the area are nearly 20% higher than the metro average and are surpassed only by a small handful of submarkets.

Sale activity dipped slightly through the pandemic but remained relatively constant. Sales volume sits at \$179 million with more than \$20 million trading in 21Q3, but trades have been limited to smaller buildings of late. Roseville/Rocklin has weathered the pandemic relatively well. Fundamentals have been stable throughout, with the market rebounding nicely throughout 2021. *(Source: CoStar)*



# CONFIDENTIALITY & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

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