

FOR LEASE

SHOP / FLEX · AUTOMOTIVE

NEWMARK

701 RIVERSIDE AVENUE · ROSEVILLE, CALIFORNIA

TWO AUTOMOTIVE SHOP BUILDINGS

Two ±4,000 SF automotive shop / flex buildings on a secured, fully fenced Riverside Avenue yard — available separately or together.

±8,000 SF

TWO ±4,000 SF UNITS

\$1.15/SF

MODIFIED GROSS

Repair · Sales · Towing

AUTOMOTIVE USES PERMITTED

Nov 2026

AVAILABLE NOV 1

FOR LEASE

701 Riverside Avenue, Roseville, CA

THE OPPORTUNITY

RARE GRANDFATHERED AUTOMOTIVE RIGHTS



Overhead view — the outlined buildings are the space offered for lease; surrounding buildings are not included.

GRANDFATHERED USE RIGHTS

AUTOMOTIVE REPAIR

AUTOMOTIVE SALES

TOWING

These uses are rarely approved under today's zoning. The property is grandfathered in — a significant, hard-to-replicate advantage for automotive operators and a turnkey second-generation shop.

SPECIFICATIONS

AVAILABLE AREA

Two ±4,000 SF (±8,000 SF total)

LEASE RATE

\$1.15/SF Modified Gross

CONFIGURATION

Lease separately or together

AVAILABILITY

November 1, 2026

ZONING

Industrial Business Park (MP) · City of Roseville

APN

472-250-003-000 (Placer County)

PROPERTY HIGHLIGHTS

- Secured, fully fenced parking & vehicle storage yard
- Turnkey second-generation automotive shop layout
- Prominent Riverside Avenue frontage with monument signage
- Convenient access to Interstate 80 and Douglas Boulevard

Jack Blackmon

Director

T (916) 494-2349

jack.blackmon@nrmk.com · Lic. 01999561

Sean Mahoney, SIOR

Senior Managing Director

T (916) 952-5750

Sean.Mahoney@nrmk.com · Lic. 00832933

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