



CROSSROAD
VENTURES GROUP

8150 Industrial Ave

Roseville, CA 95678



FOR SALE SUBJECT TO OFFER

For Sale

Infill Land

916.788.9731

crossroadventures.net

Highlights

- ±5 Acre Infill Development Site
- Currently Zoned M-2
- Strong Potential for Multifamily Rezone
- Surrounded by Established Residential Communities
- Adjacent to Schools, Parks & Retail Amenities
- Excellent Access to Highway 65 & Major Arterials
- Rare Residential Land Opportunity in Central Roseville
- Positioned Within Path of Continued Residential Growth

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Property Summary



Property Description

Introducing a rare infill land opportunity located at 8150 Industrial Ave in the heart of Roseville, CA. The ±5-acre site is currently zoned M-2; however, its location within an established residential corridor creates compelling potential for a multifamily or mixed-use residential rezoning strategy.

Surrounded by mature neighborhoods, schools, parks, and expanding retail amenities, the property is uniquely positioned to capitalize on the strong demand for housing throughout the Roseville market. The site offers excellent connectivity to Highway 65, Pleasant Grove Boulevard, and major employment centers, making it an attractive opportunity for developers, investors, and land strategists seeking long-term upside through entitlement and redevelopment.

With limited infill development opportunities remaining in central Roseville, 8150 Industrial Ave represents a strategic acquisition with significant future potential.

Offering Summary

Sale Price:	Subject To Offer
Lot Size	5 Acres
Building Size	0 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	145	732	3,380
Total Population	426	2,189	9,552
Average HH Income	\$173,691	\$170,698	\$161,744

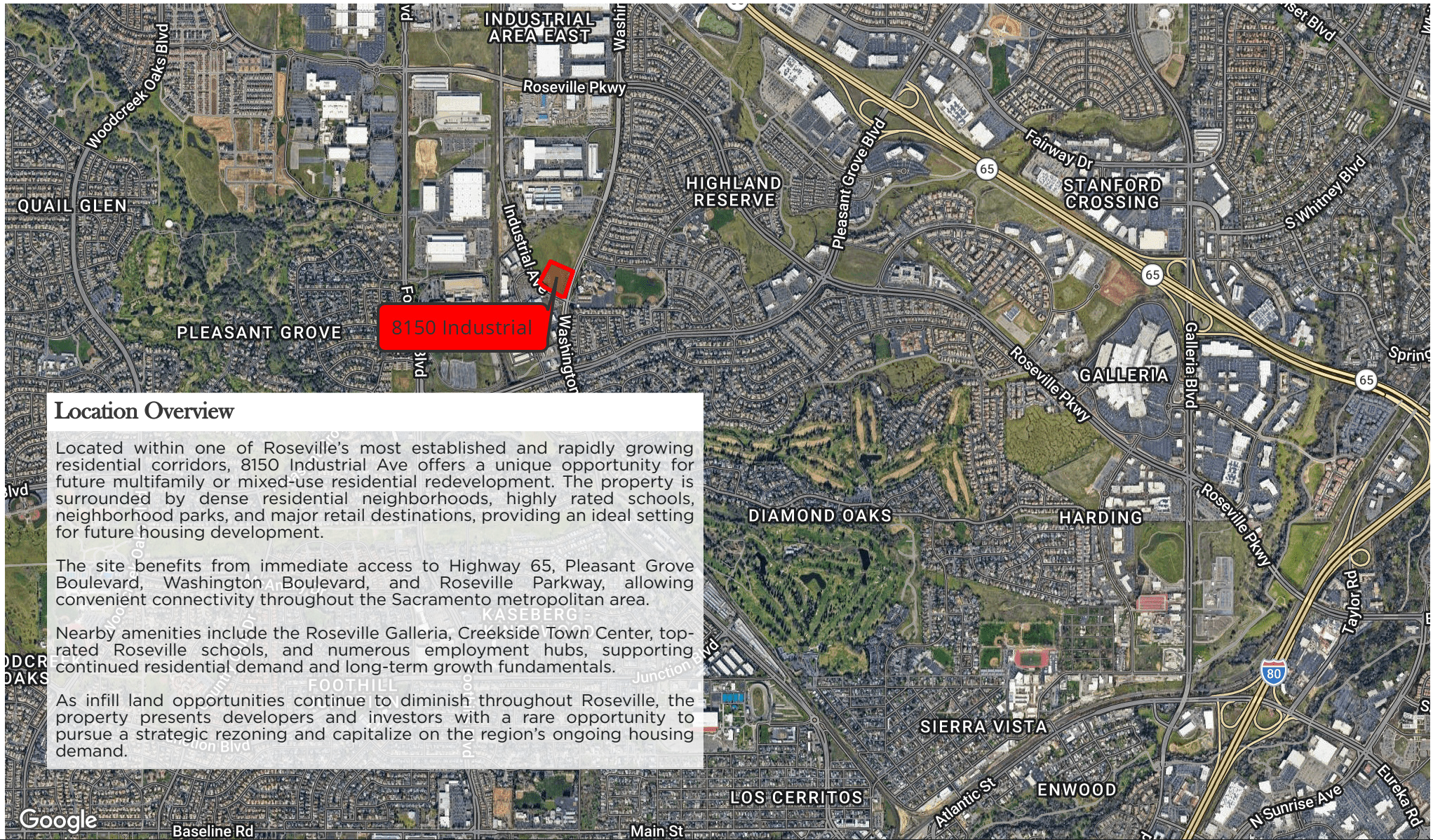
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Aerial Map



Location Overview

Located within one of Roseville's most established and rapidly growing residential corridors, 8150 Industrial Ave offers a unique opportunity for future multifamily or mixed-use residential redevelopment. The property is surrounded by dense residential neighborhoods, highly rated schools, neighborhood parks, and major retail destinations, providing an ideal setting for future housing development.

The site benefits from immediate access to Highway 65, Pleasant Grove Boulevard, Washington Boulevard, and Roseville Parkway, allowing convenient connectivity throughout the Sacramento metropolitan area.

Nearby amenities include the Roseville Galleria, Creekside Town Center, top-rated Roseville schools, and numerous employment hubs, supporting continued residential demand and long-term growth fundamentals.

As infill land opportunities continue to diminish throughout Roseville, the property presents developers and investors with a rare opportunity to pursue a strategic rezoning and capitalize on the region's ongoing housing demand.

Google

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Roseville, CA 95678

For Sale

Infill Land

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	426	2,189	9,552
Average Age	40.3	40.0	38.7
Average Age (Male)	37.8	35.8	37.6
Average Age (Female)	41.1	41.4	41.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	145	732	3,380
# of Persons per HH	2.9	3.0	2.8
Average HH Income	\$173,691	\$170,698	\$161,744
Average House Value	\$637,314	\$635,519	\$641,608

2023 American Community Survey (ACS)

