

**FOR
SALE**

**417 OAK ST,
ROSEVILLE, CA**

**±1,152 SF OFFICE SPACE
ON A ±5,507 SF PARCEL**



**3D Tour
Click Here**



CHASE BURKE
916.705.8132
CHASE@ROMECRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECRE.COM
DRE: 02076108

ROME
REAL ESTATE GROUP

417 OAK ST.

	SIZE	SALE PRICE
FOR SALE	±1,152 SF ON A ±5,507 SF PARCEL	\$608,000.00

PROPERTY DETAILS:

- **Downtown Roseville Location:** Positioned on Oak Street in the heart of Downtown Roseville, near local shops, restaurants, civic offices, and community events.
- **Historic Commercial Character:** Built in 1939, the property offers vintage downtown appeal with a small-format footprint ideal for office, service, wellness, or boutique business use.
- **Flexible C2 Zoning:** C2 commercial zoning provides flexibility for a range of neighborhood-serving business and mixed-use concepts.
- **Convenient Parking & Transit Access:** Located near free downtown parking options, including Oak Street and Vernon Street parking garages, with the Roseville Amtrak station nearby.
- **Strong Roseville Market:** Benefit from Roseville's growing business environment, strong household income, and established local customer base.



CMU/SA-DT
CITY OF ROSEVILLE



\$118,032.00
AVERAGE HOUSEHOLD INCOME
WITHIN 3 MILES



**DOWNTOWN
ROSEVILLE FRONTAGE**



±5 SPACES
PARKING

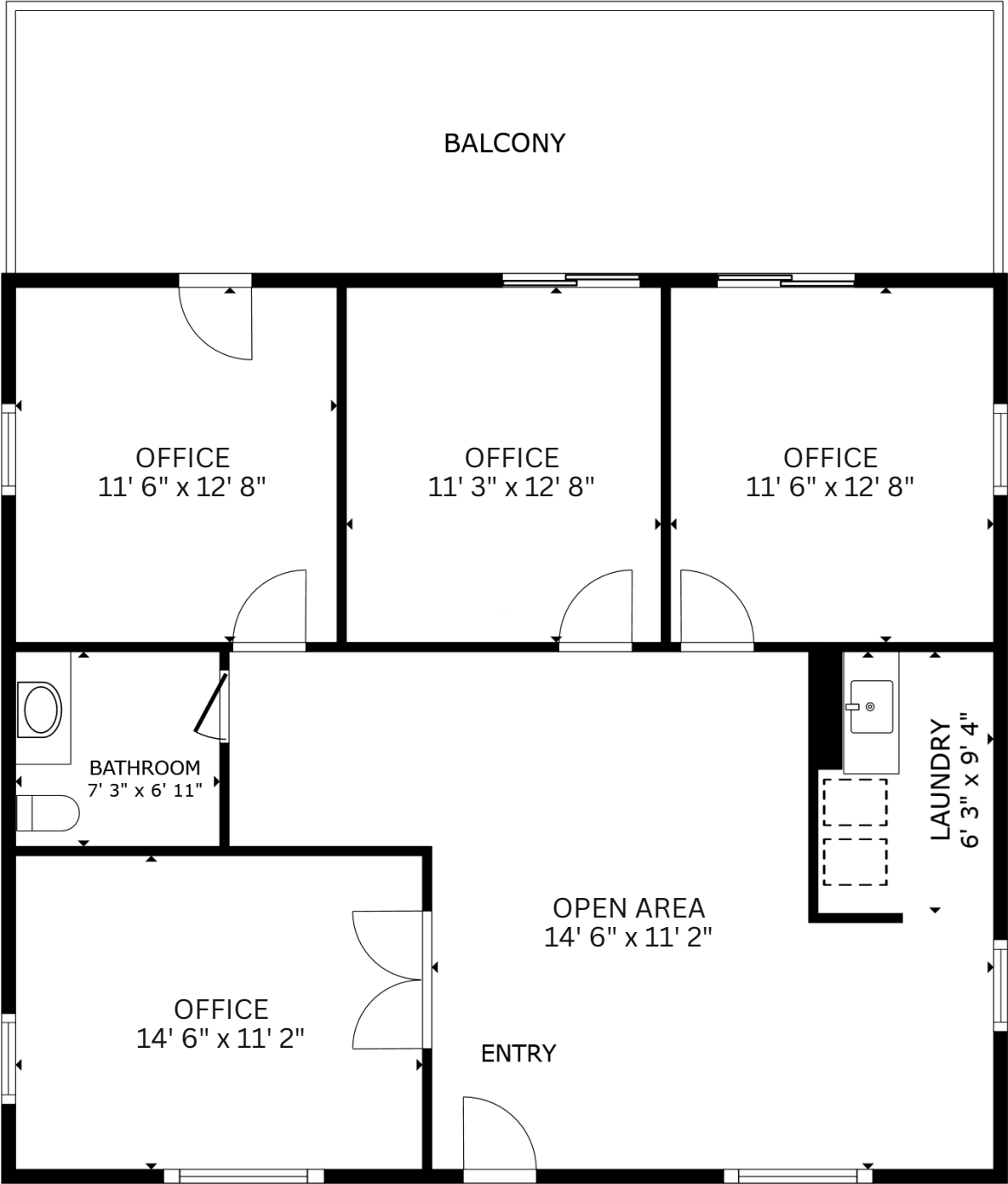
OAK ST: 13,885 ADT

VERNON ST: 9,329 ADT

FLOOR PLAN

3D Tour
Click Here



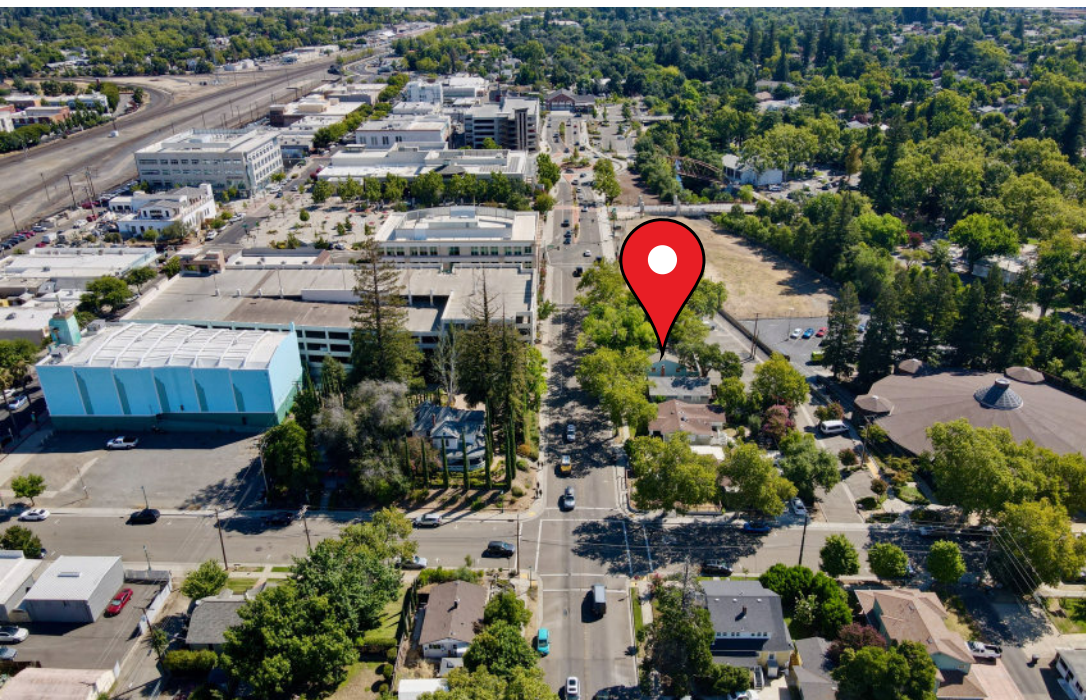




INTERIOR PHOTOS



EXTERIOR PHOTOS



IMMEDIATE VICINITY AERIAL

ROSEVILLE TOYOTA

CARmax

ROSEVILLE HYUNDAI

THE HOME DEPOT

IN-N-OUT BURGER

PROPERTY LOCATION

target

Walmart

Raley's

USPS.COM

Roseville Public Library

IHOP

SAFE CREDIT UNION

Squeeze Burger

Office DEPOT

WORLD TRAVELER COFFEE ROASTERS

GROCERY OUTLET bargain market

COMFORT WESTERN AND WORKWEAR

TRADER JOE'S

ACE Hardware

ARCO

Chubby's DINER

planet fitness



Oak St

Douglas Blvd



DEMOGRAPHIC SUMMARY REPORT

417 OAK ST, ROSEVILLE, CA 95678



POPULATION 2025 ESTIMATE

1-MILE RADIUS	14,471
3-MILE RADIUS	107,528
5-MILE RADIUS	310,478



HOUSEHOLD INCOME 2025 AVERAGE

1-MILE RADIUS	\$95,317.00
3-MILE RADIUS	\$118,032.00
5-MILE RADIUS	\$124,686.00

POPULATION 2030 PROJECTION

1-MILE RADIUS	14,995
3-MILE RADIUS	111,064
5-MILE RADIUS	320,276

HOUSEHOLD INCOME 2025 MEDIAN

1-MILE RADIUS	\$76,033.00
3-MILE RADIUS	\$95,994.00
5-MILE RADIUS	\$99,981.00



POPULATION 2025 BY RACE

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	8,848	69,061	199,404
BLACK	327	3,159	10,452
HISPANIC ORIGIN	14,471	107,528	310,478
AM. INDIAN & ALASKAN	216	908	2,220
ASIAN	549	9,085	31,836
HAWAIIAN & PACIFIC ISLAND	38	420	1,381
OTHER	4,494	24,895	65,185

CONTACT US!

FOR MORE INFORMATION ABOUT
417 OAK STREET



Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.705.8132

chase@romecre.com

DRE: 01879336



(916) 932-2199



ANDY@ROMECPRE.COM

CHASE@ROMECPRE.COM



@ROMECPREGROUP



101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630

2901 K STREET, SUITE 306, SACRAMENTO, CA 95816



Andy Jonsson

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

916.813.8409

andy@romecre.com

DRE: 02076108

