

FOR SALE
Development Opportunity
0.51 AC Commercial Zoned
Land Available

1017 Douglas Blvd and
229 Donner Ave,
Roseville, CA



PDF

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OVERVIEW

PDF powered by eXp Commercial is pleased to present this 0.51 AC parcel for sale at 1017 Douglas Blvd and 229 Donner Ave in Roseville, CA. This infill opportunity is located directly off Interstate 80 in the thriving Roseville market, and is surrounded by dense residential and retail. These high exposed parcels have an average traffic count of more than 20,000 per day.

PROPERTY HIGHLIGHTS

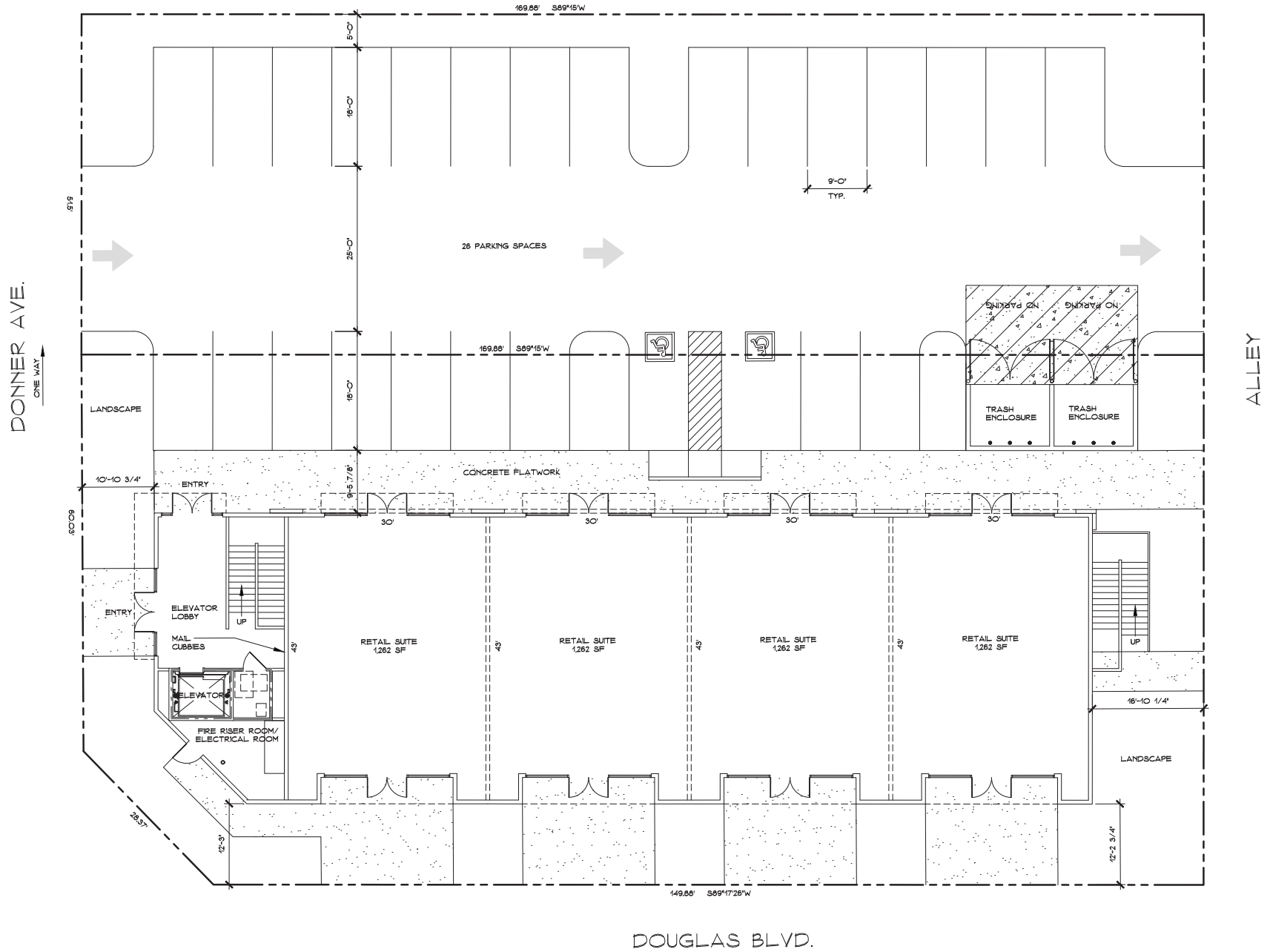
- 0.51 AC Infill Opportunity Available for Sale - Drive Thru Potential
- More than 150 Feet of Frontage on Douglas Blvd
- Average Daily Traffic Counts of More than 20,000
- Zoning: CC Community Commercial (City of Roseville - Douglas-Harding Corridor Specific Plan)
- Parcel Number: 013-194-012 & -027

AREA DEMOGRAPHICS		
POPULATION	1 MILE RADIUS	3 MILE RADIUS
Population	15,799	115,770
Households	6,556	44,941
Median Age	41	39.80
Median Household Income	\$58,465	\$84,148
Daytime Employees	11,114	65,067
Population Growth 2022-2027	▲9.08%	▲7.81%
Household Growth 2022-2027	▲9.18%	▲7.90%

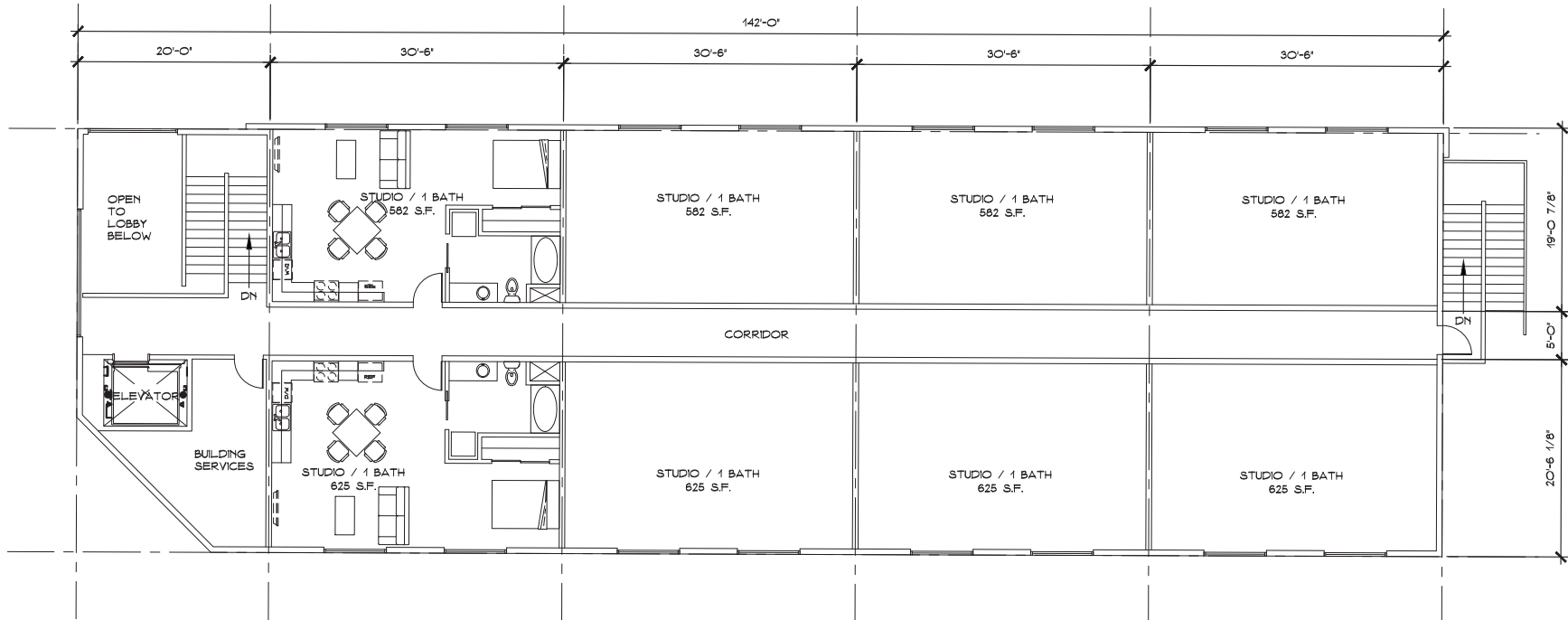




POSSIBLE SITE RENDERINGS - MIXED USE PROJECT



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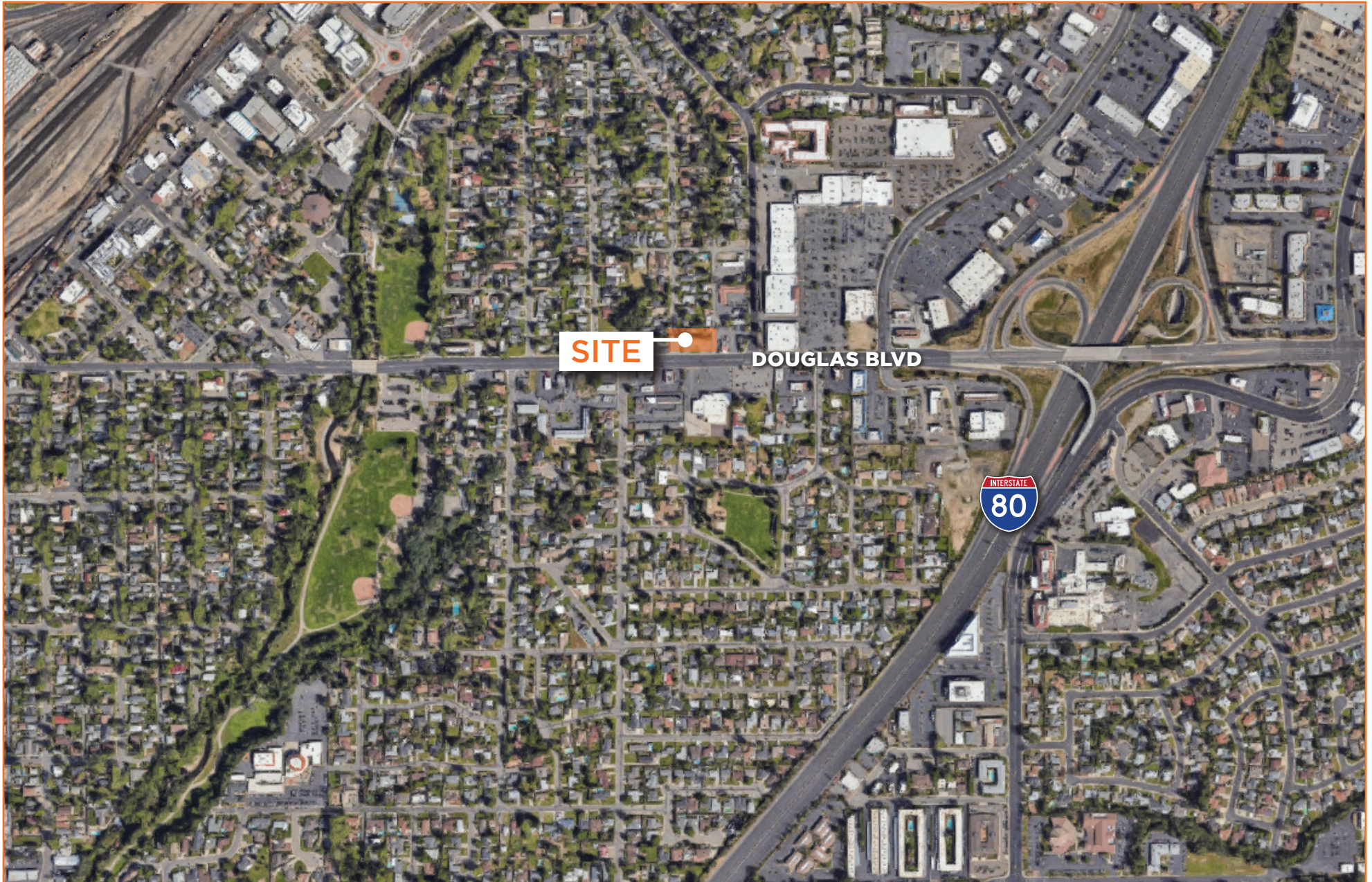


Second Floor Plan

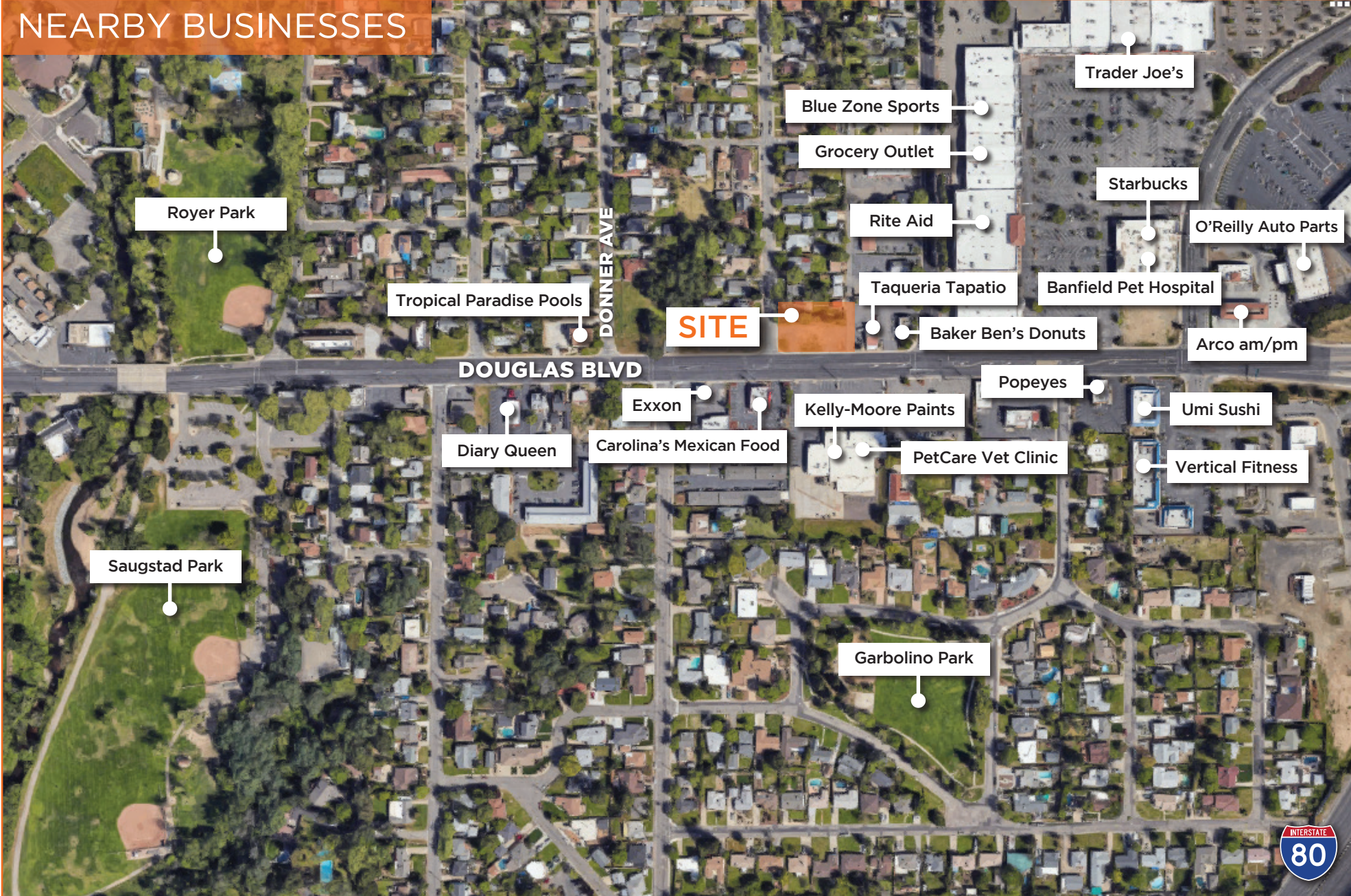


1/8" = 1'-0"

SURROUNDING AREA MAP



NEARBY BUSINESSES



LOCATION OVERVIEW

Roseville, California

Roseville/Rocklin is one of Sacramento's most affluent submarkets. The area's high incomes translate into strong buying power and an abundance of retail inventory. Roseville/Rocklin is the market's largest submarket by square footage 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 changing by only 0.2% with the submarket rate of 4.8%, resting lower than Sacramento figure of 6.0%. Net absorption totals 39,000 SF over the past 12 months with a very strong 4Q22 helping to keep that figure positive.

Discount retailers and experiential tenants have provided the highest proportion of leasing activity in 2022. Falling Prices, for example, leased 24,000 SF at Harding Plaza in July and in June Five Below took 10,600 SF at Rocklin Commons.

Rent growth is positive up by 2.2% over the past 12 months and is below the five-year average of 5.3%. Rents in the area are nearly 20% higher than the metro average and are surpassed only by a small handful of submarkets.

Sales volume has been very strong of late resting at \$343 million with more than \$20 million trading in 21Q3, but trades have been limited to smaller buildings of late.

Roseville/Rocklin weathered the pandemic well and is now showing signs of growth. Fundamentals have been stable throughout, with the market rebounding nicely throughout 2021. Growth will likely be slow in the coming periods, but the outlook remains optimistic with a foundation of strong local demographics. *(Source: CoStar)*



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