

# Melody Lane Shopping Center

1000 Melody Lane , Roseville CA 95678

High Volume Shopping Center (1 Suite Left)



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**GQ**North  
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# THE SPACE

Location	1000 Melody Lane, Roseville , CA, 95678
Cross Street	Cirby Way
Square Feet	1125
Annual Rent PSF	\$1.20
Lease Type	NNN

**Notes** Two separate areas connected to one open floor plan. One Sink in one of the areas. One ADA bathroom and new paint and glossy floors. Perfect for nail shop or any other retail display store. Open to most retail uses.



# HIGHLIGHTS

- 28,396 sf Roseville Shopping Center Corner of Cirby - Riverside
- Last Suite Left (Suite 104) \$1.20 psf NNN
- Previous Nail Salon With Existing Sink and Water Hookups
- Visible Monment Signage
- Ample Convenient Parking
- High Volume Shopping Center With All New Tenants
- Susie's Country Kitchen, Sherwin Williams, Chix Cabinets, Furniture Outlet, Bridal Boutique
- Across The Street From Kaiser Hospital
- Easy Freeway Access to I-80
- 40,000 High Traffic Daily



## POPULATION

1 MILE	3 MILE	5 MILE
14,789	127,516	351,469



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$77,721	\$84,624	\$90,788

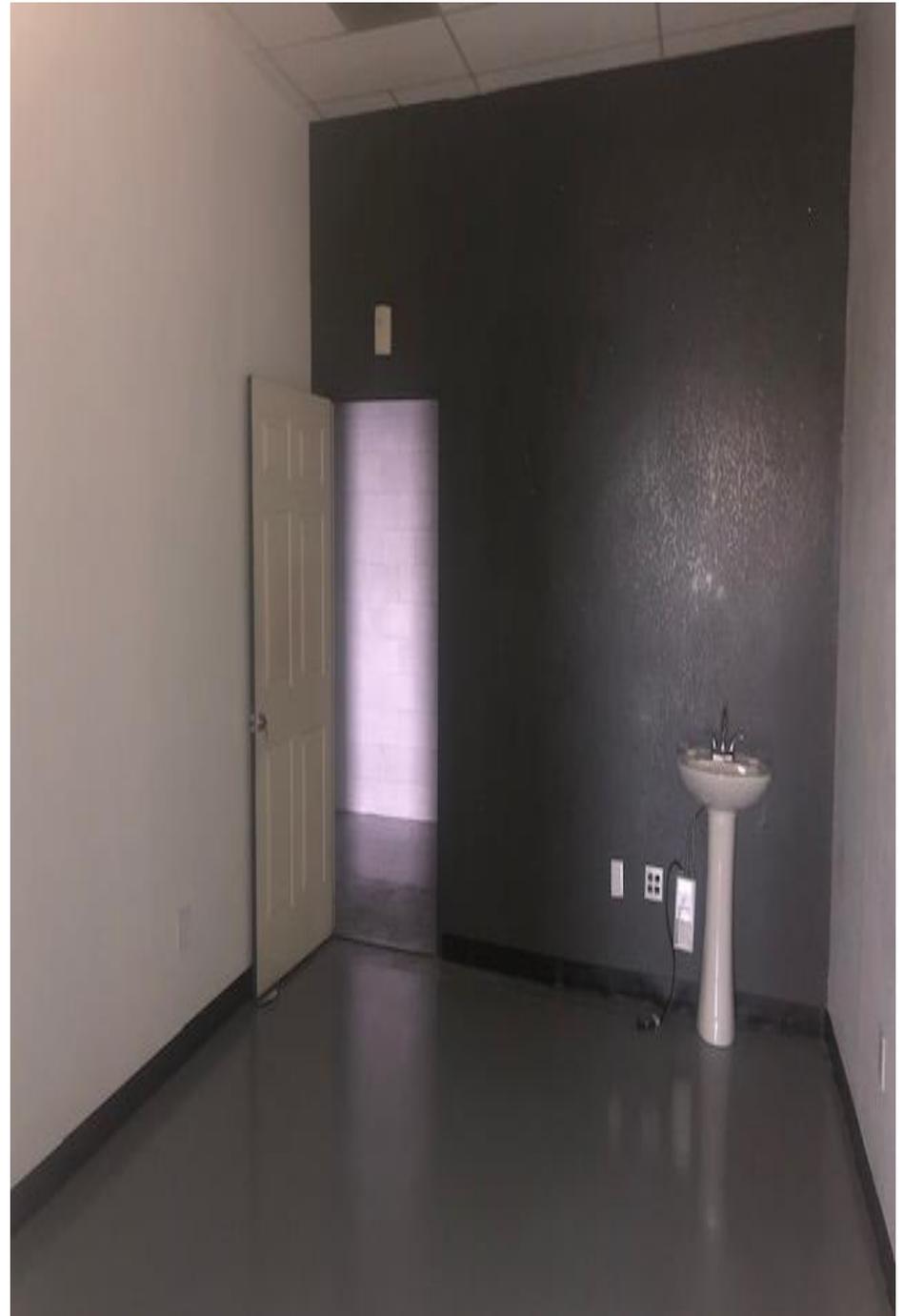


## NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
5,627	47,506	129,598

## PROPERTY FEATURES

BUILDING SF	28,396
GLA (SF)	1,125
ZONING TYPE	Retail
NUMBER OF PARKING SPACES	AMPLE
CORNER LOCATION	Cirby and Riverside



## Move in Incentives!

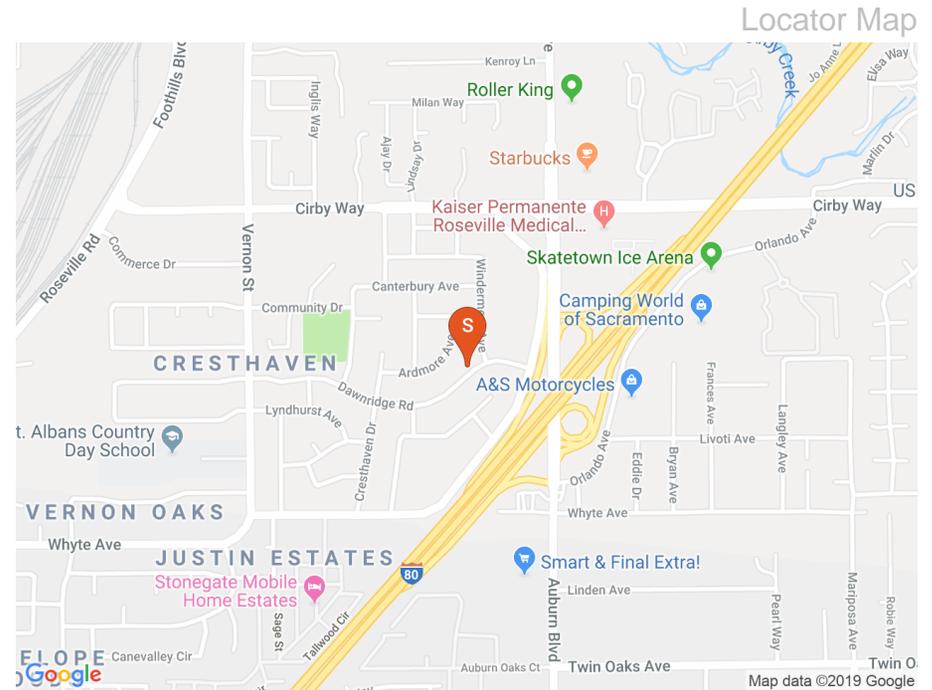
- Move in Incentives! We can help customize a leasing plan for you to get started and enjoy a successful business. Call for details or schedule an appointment.  
Lu Ann Henderson 916-798-8559

## Melody Lane Shopping Center

- With Visible Monument signage and high traffic at this location, you will be taking the last retail suite left at this location. Neighbors bringing traffic volume... tenants such as Susie's country cafe, Chix Cabinets, Furniture Outlet, Bridal Boutique, Sherwin Williams, Western Wear and many more.

## YouTube

- Please see a virtual tour of this property on my YouTube Channel HendersonCRE  
Lu Ann Henderson 916-798-8559



RESTROOM

9 x 13

15 X 10

← 18 →

← 21 →

1,125 sf – Suite 104

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,525	117,613	291,627
2010 Population	14,095	120,534	328,638
2019 Population	14,789	127,516	351,469
2024 Population	15,296	132,098	365,784
2019 African American	337	3,706	15,361
2019 American Indian	166	1,192	3,064
2019 Asian	584	7,302	27,246
2019 Hispanic	3,533	24,789	62,137
2019 Other Race	1,314	8,685	21,766
2019 White	11,405	98,091	258,615
2019 Multiracial	937	7,935	23,628
2019-2024: Population: Growth Rate	3.40 %	3.55 %	4.00 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	476	3,589	9,898
\$15,000-\$24,999	452	3,216	9,102
\$25,000-\$34,999	425	3,493	9,929
\$35,000-\$49,999	891	6,201	15,428
\$50,000-\$74,999	1,249	9,755	24,988
\$75,000-\$99,999	750	7,166	18,730
\$100,000-\$149,999	867	8,610	22,895
\$150,000-\$199,999	285	3,265	9,853
\$200,000 or greater	231	2,213	8,774
Median HH Income	\$58,796	\$66,561	\$68,887
Average HH Income	\$77,721	\$84,624	\$90,788

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,652	45,187	113,009
2010 Total Households	5,383	45,251	122,307
2019 Total Households	5,627	47,506	129,598
2024 Total Households	5,816	49,130	134,517
2019 Average Household Size	2.60	2.66	2.70
2000 Owner Occupied Housing	3,367	28,670	70,271
2000 Renter Occupied Housing	2,140	15,282	38,751
2019 Owner Occupied Housing	3,395	30,447	80,791
2019 Renter Occupied Housing	2,232	17,059	48,806
2019 Vacant Housing	271	2,285	5,954
2019 Total Housing	5,898	49,791	135,552
2024 Owner Occupied Housing	3,542	31,719	84,497
2024 Renter Occupied Housing	2,274	17,411	50,020
2024 Vacant Housing	273	2,327	6,037
2024 Total Housing	6,089	51,457	140,554
2019-2024: Households: Growth Rate	3.30 %	3.35 %	3.75 %

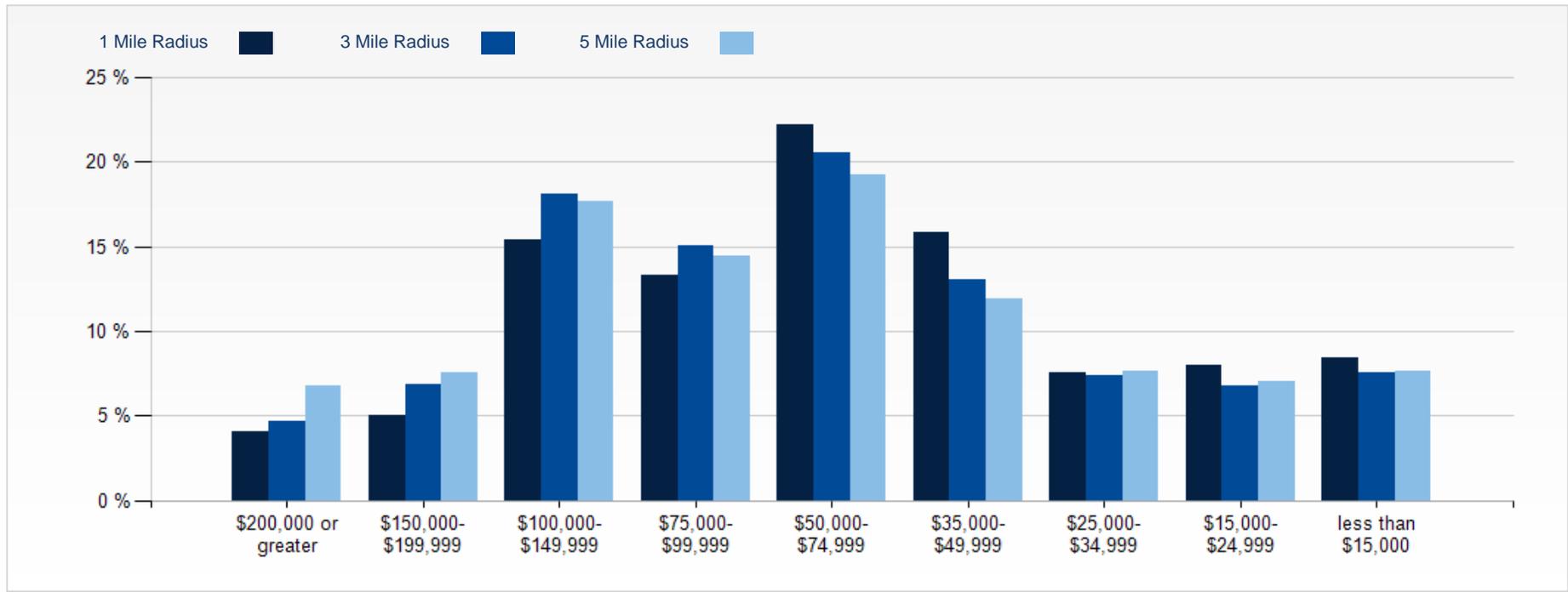
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	1,170	9,351	25,457
2019 Population Age 35-39	1,112	8,949	24,316
2019 Population Age 40-44	923	7,658	21,379
2019 Population Age 45-49	825	7,623	21,684
2019 Population Age 50-54	838	7,859	22,125
2019 Population Age 55-59	958	8,603	23,478
2019 Population Age 60-64	916	8,006	21,170
2019 Population Age 65-69	729	6,769	17,349
2019 Population Age 70-74	585	5,339	13,648
2019 Population Age 75-79	387	3,602	9,309
2019 Population Age 80-84	284	2,520	6,503
2019 Population Age 85+	301	3,041	7,193
2019 Population Age 18+	11,536	100,211	272,375
2019 Median Age	37	39	38

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,918	\$68,333	\$66,076
Average Household Income 25-34	\$77,249	\$84,072	\$83,762
Median Household Income 35-44	\$72,286	\$83,073	\$84,777
Average Household Income 35-44	\$89,189	\$98,795	\$103,933
Median Household Income 45-54	\$68,148	\$83,131	\$89,490
Average Household Income 45-54	\$88,899	\$101,217	\$114,128
Median Household Income 55-64	\$61,544	\$72,125	\$76,170
Average Household Income 55-64	\$80,387	\$88,950	\$98,400
Median Household Income 65-74	\$52,908	\$57,372	\$58,783
Average Household Income 65-74	\$73,363	\$75,527	\$79,001
Average Household Income 75+	\$50,676	\$52,652	\$54,816

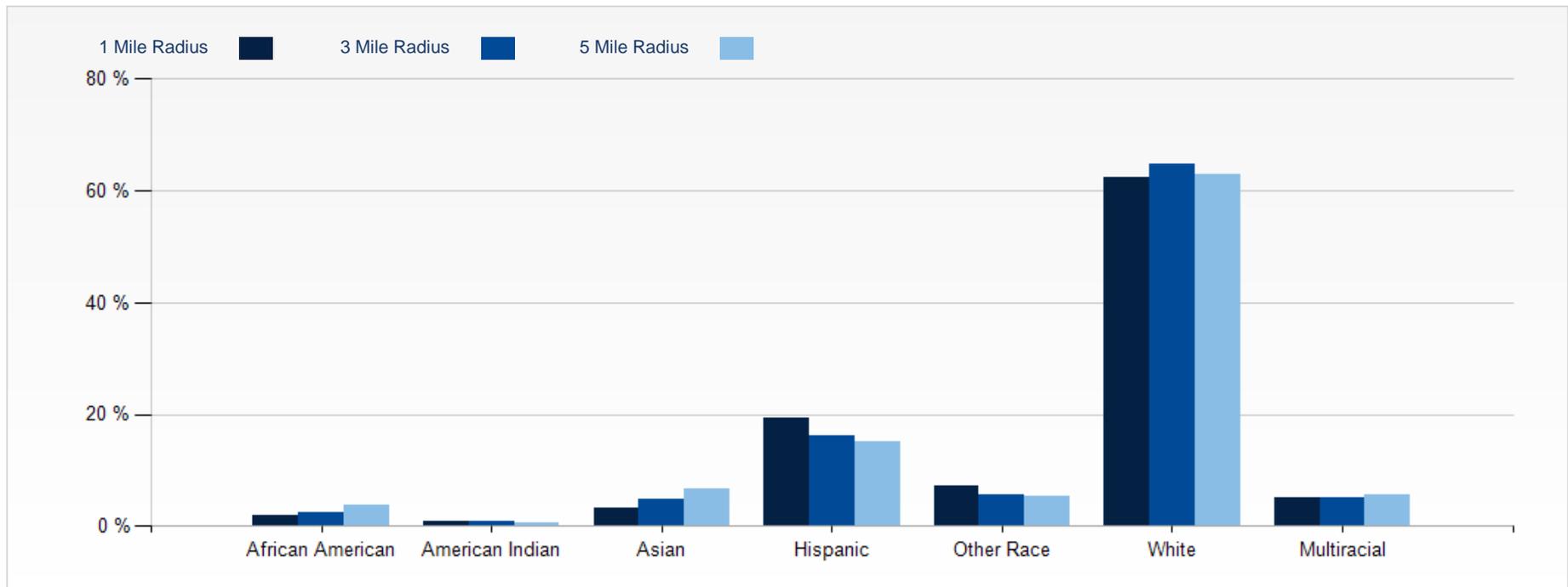
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,221	10,628	29,851
2024 Population Age 35-39	1,128	9,602	26,874
2024 Population Age 40-44	1,081	8,980	24,518
2024 Population Age 45-49	902	7,643	20,960
2024 Population Age 50-54	814	7,579	21,063
2024 Population Age 55-59	812	7,585	20,995
2024 Population Age 60-64	900	8,254	22,380
2024 Population Age 65-69	850	7,480	19,845
2024 Population Age 70-74	656	6,165	15,980
2024 Population Age 75-79	514	4,805	12,211
2024 Population Age 80-84	317	3,021	7,588
2024 Population Age 85+	320	3,179	7,588
2024 Population Age 18+	11,960	104,188	284,951
2024 Median Age	38	39	38

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,849	\$78,642	\$77,487
Average Household Income 25-34	\$89,891	\$97,821	\$98,739
Median Household Income 35-44	\$84,447	\$96,843	\$99,539
Average Household Income 35-44	\$104,963	\$115,115	\$121,496
Median Household Income 45-54	\$79,857	\$94,222	\$101,394
Average Household Income 45-54	\$103,133	\$116,383	\$129,725
Median Household Income 55-64	\$71,180	\$82,090	\$87,462
Average Household Income 55-64	\$95,087	\$104,245	\$116,757
Median Household Income 65-74	\$59,692	\$65,559	\$68,407
Average Household Income 65-74	\$85,268	\$89,502	\$94,805
Average Household Income 75+	\$63,150	\$64,900	\$67,005

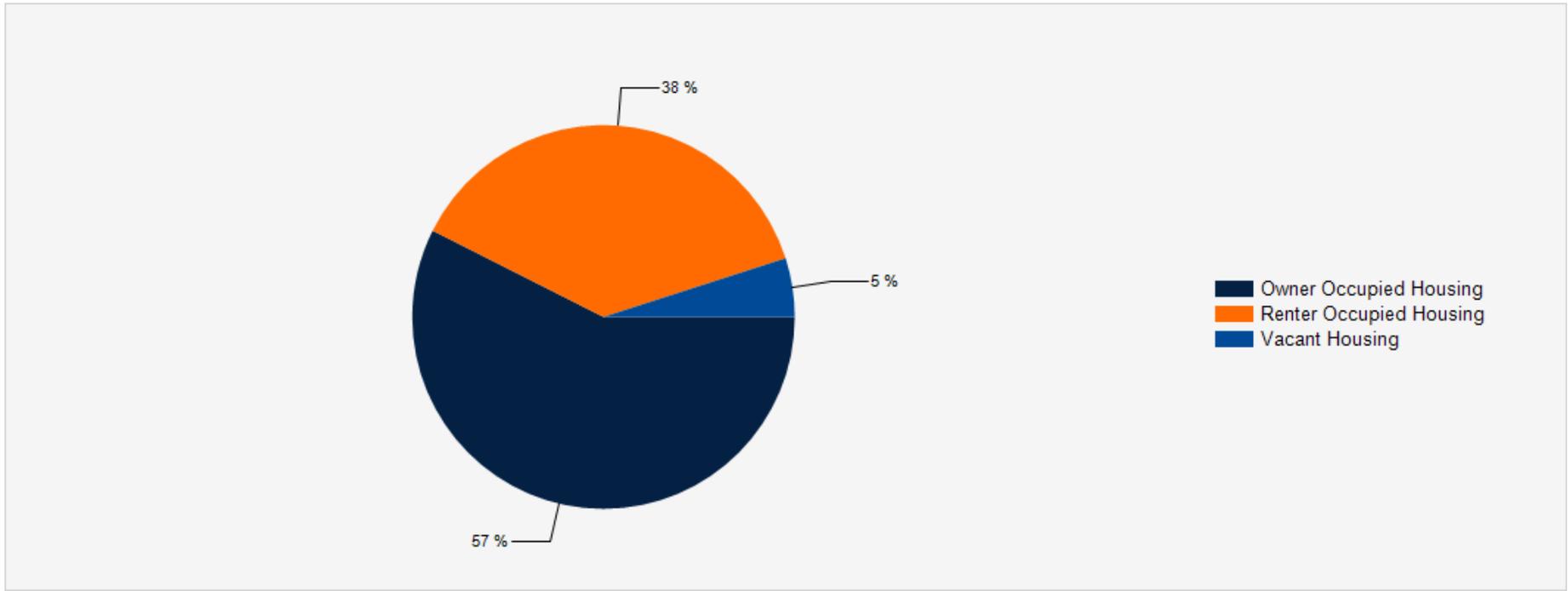
## 2019 Household Income



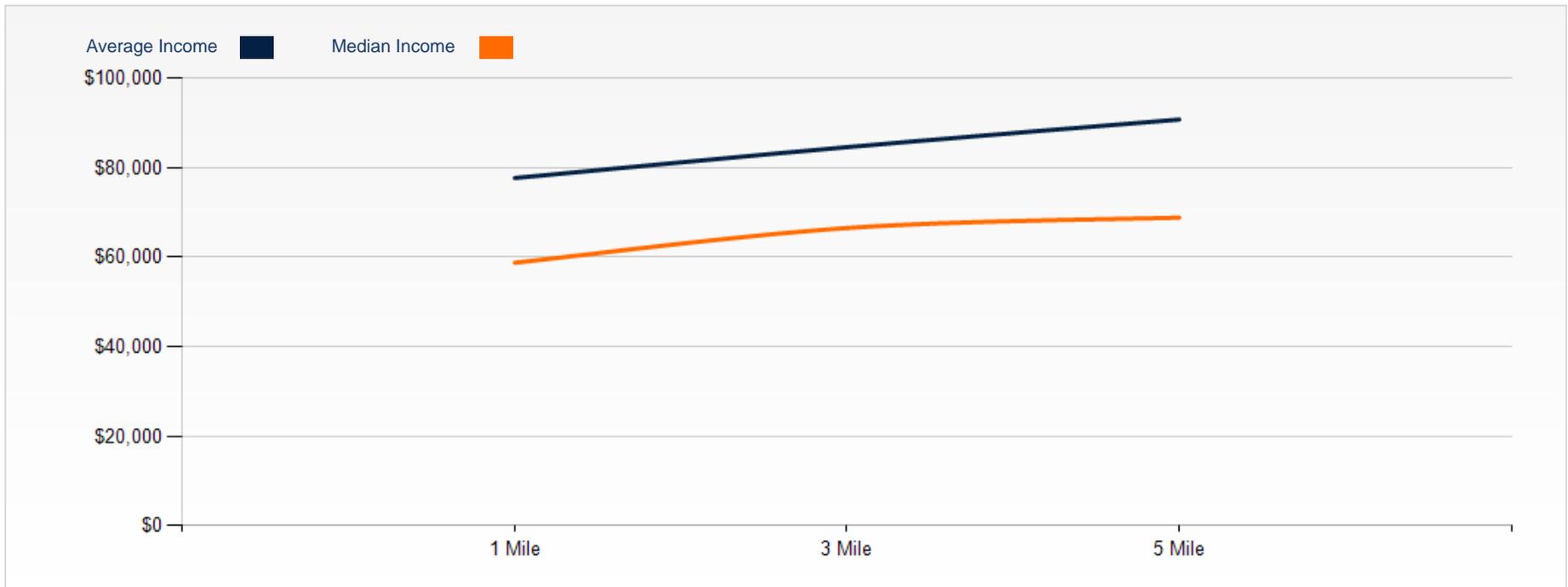
## 2019 Population by Race



## 2019 Household Occupancy - 1 Mile Radius



## 2019 Household Income Average and Median



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Exclusively Marketed by:



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