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800

State Farm

Edward Jones Investments

Maid in America RESIDENTIAL/
COMMERCIAL

800 Sunrise Ave
Roseville, CA 95661



Sunrise Office Suites Roseville

HIGH VISIBILITY SUNRISE AVE OFFICE SUITES

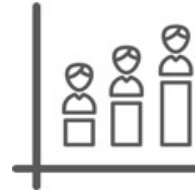
GQNorth
real estate

THE SPACE

Location	800 Sunrise Ave, Roseville , CA, 95661
Cross Street	Cirby Way
Traffic Count	40,839 Cars Per Day

HIGHLIGHTS

- One Office Suite with Five Private Offices
- One Reception Area and Second Open Area
- 1.089 SF and common area
- Newly Updated Restrooms
- One Corner Back View Suite Left!!
- Building & Monument Signage Facing Sunrise Ave
- Fantastic Easy Parking
- On Sunrise Avenue 40,839 Cars Per Day
- HendersonCRE Virtual Tour on Youtube
- Restaurants & Shopping Within Walking Distance
- PRICE: \$1.35psf - Modified Gross



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,799	111,248	311,100



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$92,041	\$91,542	\$96,513



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,588	42,491	115,385

PROPERTY FEATURES

TOTAL TENANTS	6
GLA (SF)	5,700
ZONING TYPE	CC Office
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

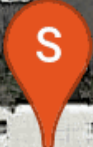
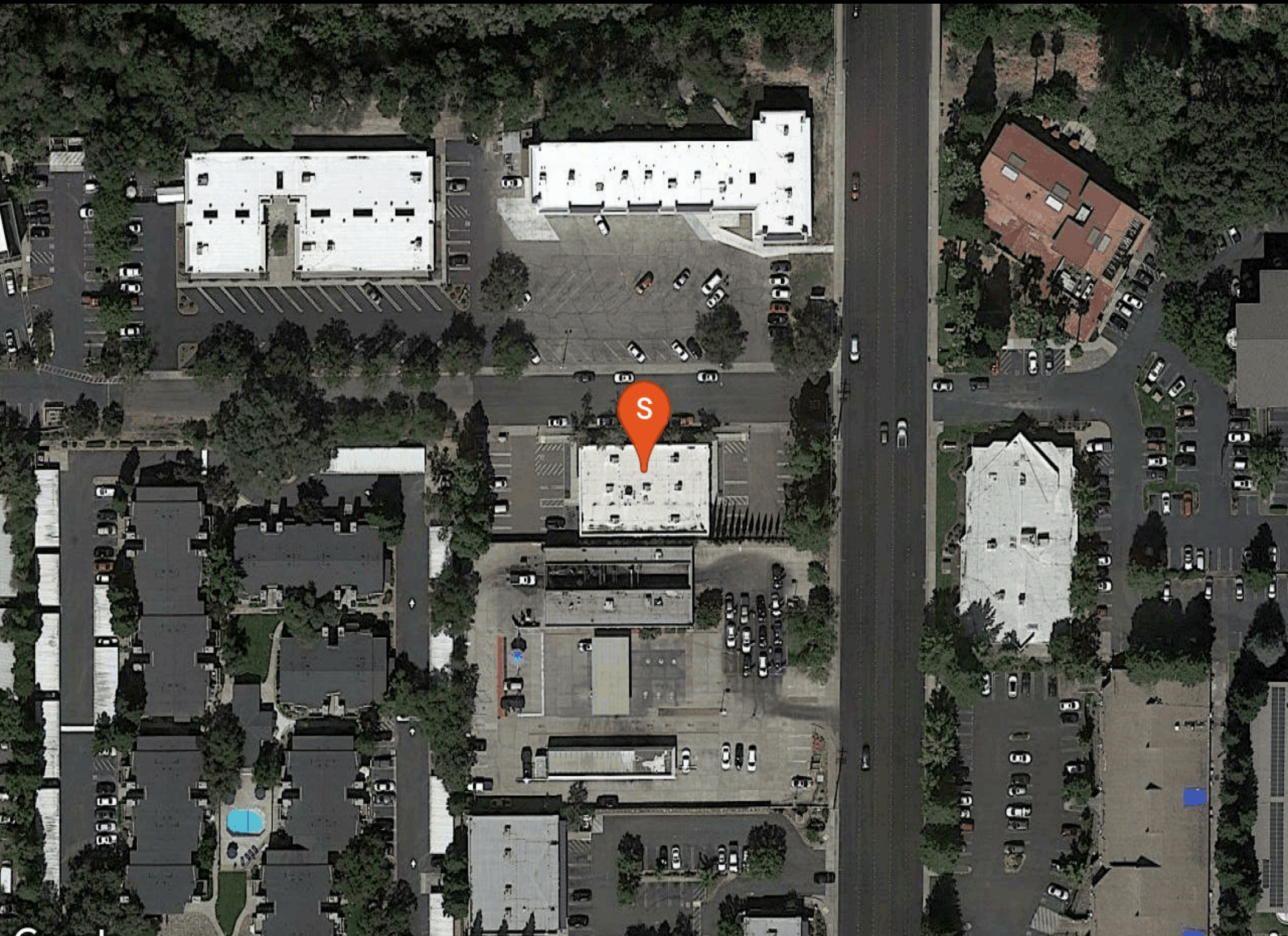
Roseville Office on Sunrise Ave

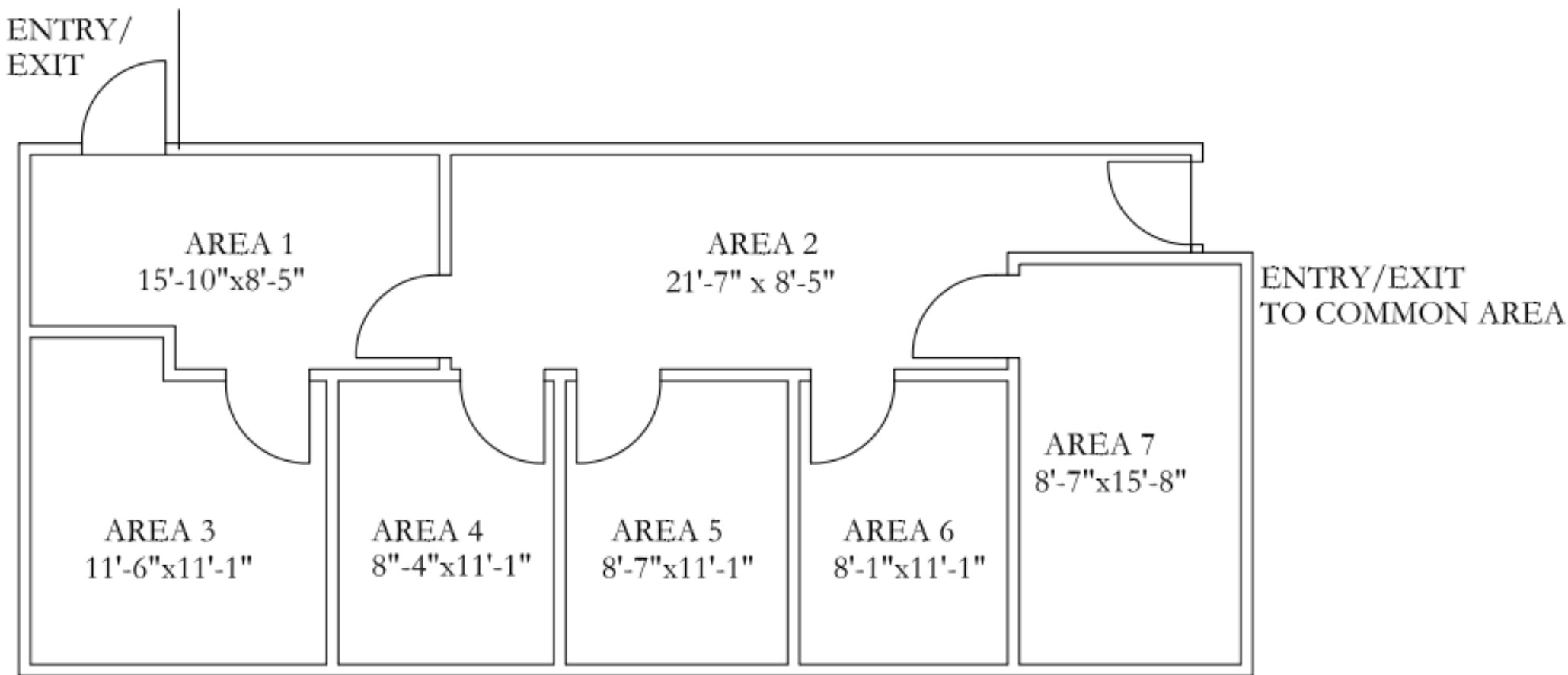
- This office complex is located on the busy Sunrise Ave across the street from the Old Spaghetti Factory in Roseville. With intersections close to Cirby Way and Douglas Blvd, it's a perfect location for your new business. This complex has long term tenants such as Edward Jones, State Farm Insurance, Maid In America, and CPR Class office. This property is managed by PCH Properties and very friendly with tenants.

Great on-site parking, surveillance cameras inside the common area, and outside the building for a safe and friendly environment. You also get to take advantage of Monument signage and front building signage. This is key when you have over 40,839 of daily traffic.

This location is very close to I80 for easy access.
Please take a Virtual tour at my Youtube Channel Hendersoncre or my website at HendersonCRE.com
Call for details on each unit! Lu Ann 916-798-8559







800 SUNRISE AVENUE, SUITE F







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,343	100,323	249,020
2010 Population	13,486	103,903	290,488
2019 Population	13,799	111,248	311,100
2024 Population	14,166	116,194	324,322
2019 African American	305	2,681	9,755
2019 American Indian	103	1,001	2,603
2019 Asian	467	6,293	23,739
2019 Hispanic	2,574	20,998	51,931
2019 Other Race	846	7,044	17,314
2019 White	11,437	87,304	236,902
2019 Multiracial	616	6,523	19,462
2019-2024: Population: Growth Rate	2.65 %	4.35 %	4.20 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	582	3,424	8,338
\$15,000-\$24,999	406	2,892	7,393
\$25,000-\$34,999	407	2,947	8,130
\$35,000-\$49,999	614	4,930	12,747
\$50,000-\$74,999	1,007	8,451	21,419
\$75,000-\$99,999	858	6,139	16,822
\$100,000-\$149,999	884	7,764	21,580
\$150,000-\$199,999	365	3,025	9,881
\$200,000 or greater	464	2,919	9,075
Median HH Income	\$67,739	\$69,384	\$74,445
Average HH Income	\$92,041	\$91,542	\$96,513

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,809	38,567	96,794
2010 Total Households	5,465	39,850	108,760
2019 Total Households	5,588	42,491	115,385
2024 Total Households	5,752	44,356	119,994
2019 Average Household Size	2.39	2.59	2.68
2000 Owner Occupied Housing	3,513	23,973	61,224
2000 Renter Occupied Housing	2,107	13,461	32,140
2019 Owner Occupied Housing	3,432	26,084	73,393
2019 Renter Occupied Housing	2,156	16,407	41,992
2019 Vacant Housing	518	2,063	5,039
2019 Total Housing	6,106	44,554	120,424
2024 Owner Occupied Housing	3,550	27,417	76,895
2024 Renter Occupied Housing	2,202	16,939	43,100
2024 Vacant Housing	548	2,129	5,132
2024 Total Housing	6,300	46,485	125,126
2019-2024: Households: Growth Rate	2.90 %	4.30 %	3.95 %

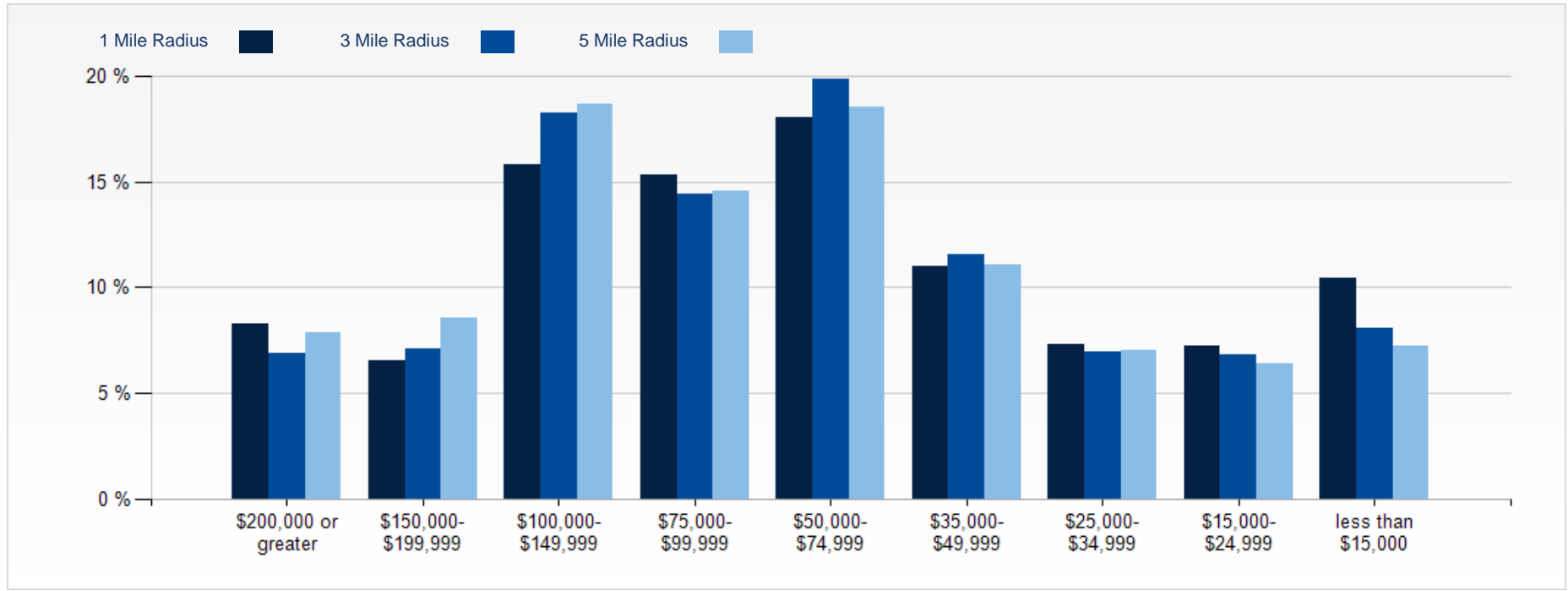
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	871	8,070	22,278
2019 Population Age 35-39	851	7,813	21,456
2019 Population Age 40-44	741	6,695	18,958
2019 Population Age 45-49	743	6,685	19,669
2019 Population Age 50-54	818	6,871	20,168
2019 Population Age 55-59	952	7,486	21,168
2019 Population Age 60-64	924	7,042	19,159
2019 Population Age 65-69	852	6,013	15,794
2019 Population Age 70-74	803	4,684	12,306
2019 Population Age 75-79	620	3,112	8,143
2019 Population Age 80-84	467	2,123	5,548
2019 Population Age 85+	750	2,629	6,337
2019 Population Age 18+	11,409	87,658	242,046
2019 Median Age	45	39	38

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	990	9,160	26,197
2024 Population Age 35-39	866	8,391	24,014
2024 Population Age 40-44	868	7,937	21,858
2024 Population Age 45-49	760	6,728	18,696
2024 Population Age 50-54	759	6,629	19,032
2024 Population Age 55-59	820	6,688	19,121
2024 Population Age 60-64	948	7,204	20,224
2024 Population Age 65-69	922	6,637	18,023
2024 Population Age 70-74	816	5,451	14,502
2024 Population Age 75-79	802	4,214	10,950
2024 Population Age 80-84	559	2,618	6,674
2024 Population Age 85+	768	2,736	6,690
2024 Population Age 18+	11,720	91,880	254,040
2024 Median Age	46	39	39

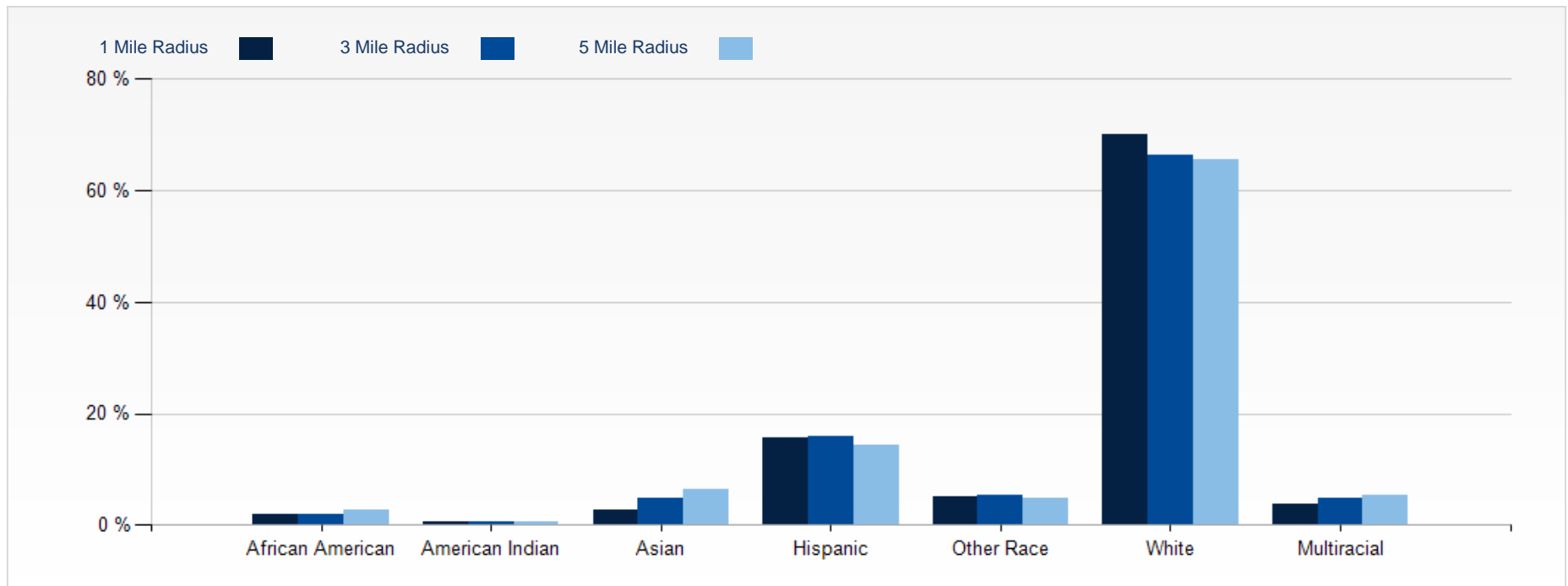
2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,934	\$68,928	\$69,688
Average Household Income 25-34	\$91,709	\$86,268	\$87,143
Median Household Income 35-44	\$86,823	\$85,211	\$90,775
Average Household Income 35-44	\$112,032	\$105,744	\$110,431
Median Household Income 45-54	\$88,524	\$88,408	\$97,772
Average Household Income 45-54	\$115,780	\$115,707	\$122,813
Median Household Income 55-64	\$78,173	\$76,389	\$81,201
Average Household Income 55-64	\$102,259	\$98,807	\$105,706
Median Household Income 65-74	\$65,420	\$60,505	\$62,040
Average Household Income 65-74	\$87,979	\$80,313	\$83,324
Average Household Income 75+	\$56,755	\$54,920	\$55,792

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,979	\$79,809	\$80,841
Average Household Income 25-34	\$107,170	\$101,071	\$102,683
Median Household Income 35-44	\$99,756	\$100,146	\$103,776
Average Household Income 35-44	\$130,529	\$123,273	\$128,846
Median Household Income 45-54	\$101,265	\$101,022	\$107,682
Average Household Income 45-54	\$135,115	\$131,541	\$138,958
Median Household Income 55-64	\$86,621	\$87,028	\$94,220
Average Household Income 55-64	\$118,890	\$116,079	\$124,851
Median Household Income 65-74	\$76,091	\$70,393	\$73,426
Average Household Income 65-74	\$103,594	\$95,212	\$100,004
Average Household Income 75+	\$73,379	\$68,245	\$68,417

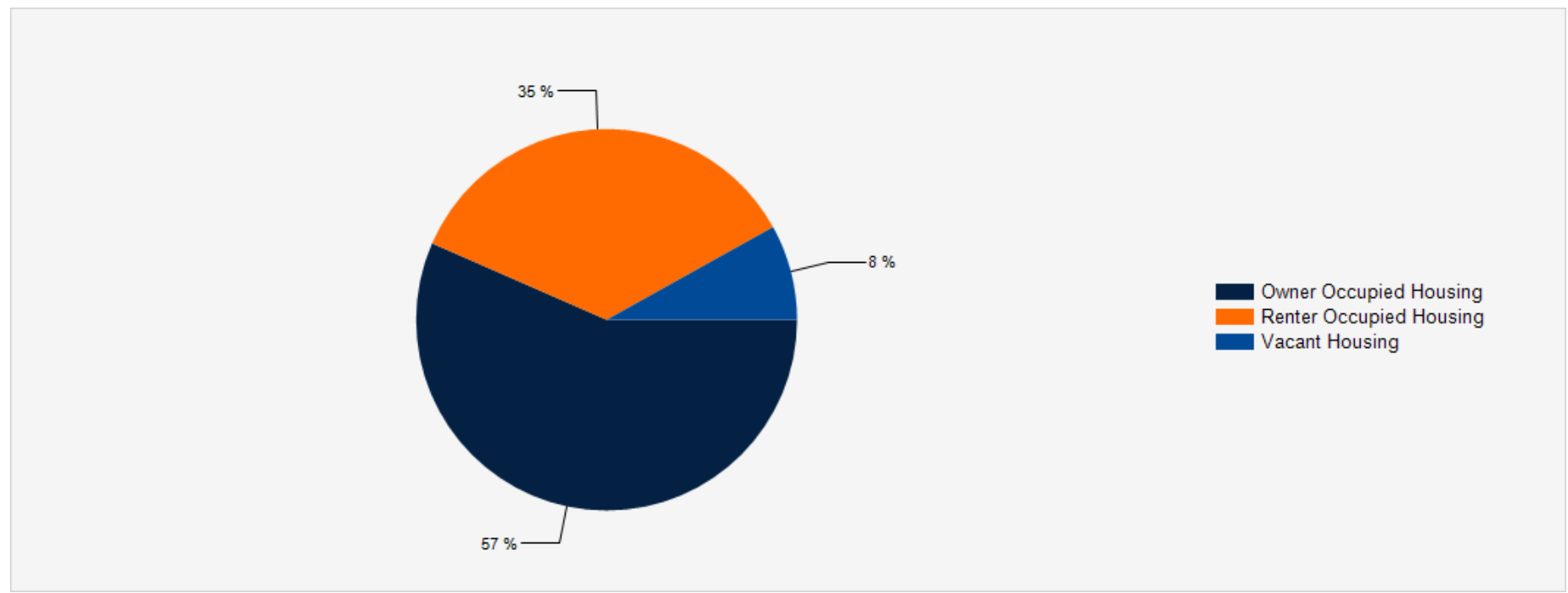
2019 Household Income



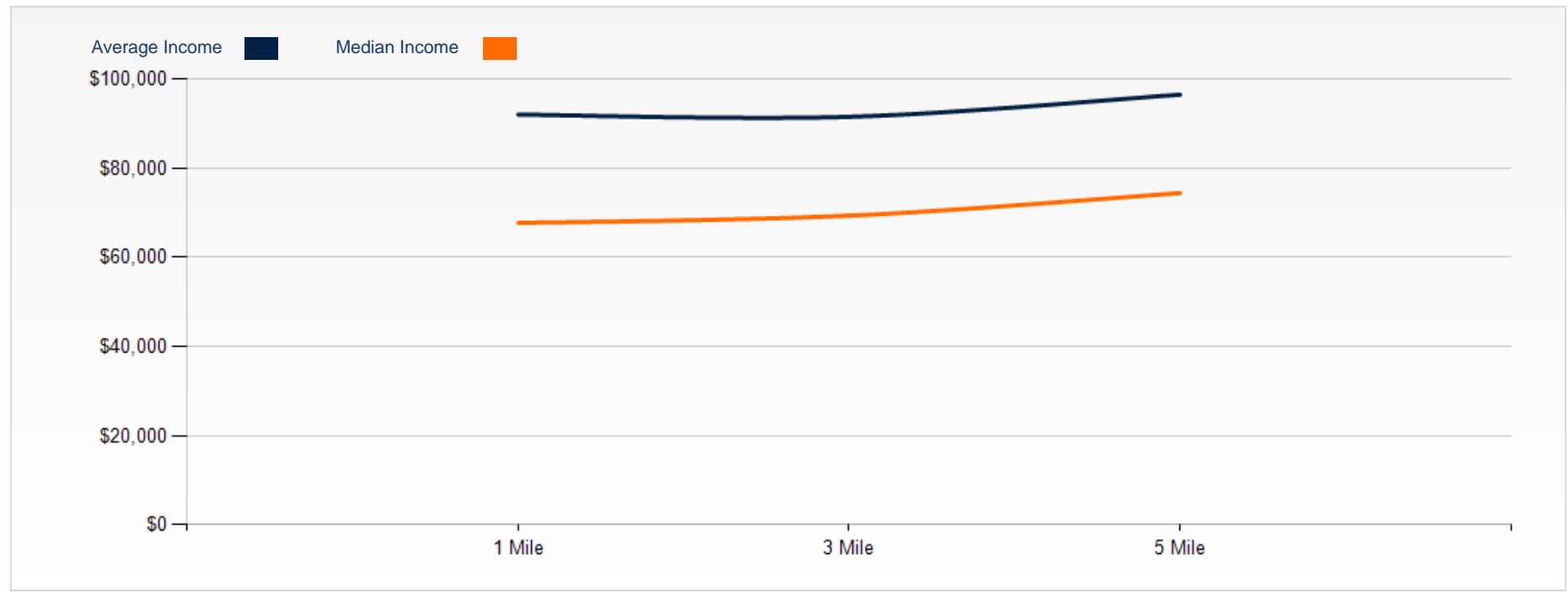
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median





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Costar/LoopNet- Q2 2020 Power Broker Quarterly Deals Winner!

She is a Board Member for the Citrus Heights Chamber of Commerce and is Chair for the Economics Development committee. Lu Ann also serves as a PAC member and Government Issues member for the city of Citrus Heights. Lu Ann started her California commercial real estate career in 2015 and became a top producer in 2016/2017/2018. With her past commercial real estate experience since 2005 in Las Vegas, Nevada, she has become versatile in most sectors of business real estate. In California, Lu Ann has been responsible for over \$15 million in sales, specializing in Industrial, retail, office, land, and specialty assets.

Lu Ann is a CCIM candidate (Certified Commercial Investment Member), who has received three of the four CCIM certificates. She is based in Sacramento, California, with investors Los Angeles, Las Vegas, San Francisco, Patterson, Oklahoma, Florida, and Colombia.

She is specializing in Industrial, Land Development, Retail, Office, Cannabis Zoned Real Estate, and Special-Use properties. BRE License #01912126
Website: HendersonCRE.com Download current listing brochures.
Virtual YouTube tours: [Channel HendersonCRE](https://www.youtube.com/channel/UC...)

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Exclusively Marketed by:



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