

# ROSEVILLE, ON SUNRISE AVE WITH SIX INDIVIDUAL OFFICE SUITES

## OFFERING MEMORANDUM



For Sale/Owner User income Producing

800 Sunrise Blvd  
Roseville CA 95661

Lu Ann Henderson  
Senior Vice President  
(916) 798-8559  
Luann@GQNorth.com  
Lic: DRE# 01912126

HendersonCRE Virtual Tour  
(310) 367-8933  
Luann@GQNorth.com

GQ North  
real estate



# For Sale/Owner User income Producing

## CONTENTS

### 01 Executive Summary

Investment Summary  
Location Summary

### 02 Property Description

Property Features  
Aerial Map  
Property Images

### 03 Rent Roll

Rent Roll

### 04 Demographics

Demographics  
Demographic Charts  
Advisor Profile

*Exclusively Marketed by:*



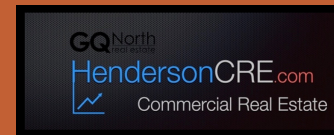
#### Lu Ann Henderson

Senior Vice President  
(916) 798-8559  
Luann@GQNorth.com  
Lic: DRE# 01912126



#### HendersonCRE Virtual Tour

(310) 367-8933  
Luann@GQNorth.com





01 Executive Summary  
Investment Summary  
Location Summary

**OFFERING SUMMARY**

ADDRESS	800 Sunrise Blvd Roseville CA 95661
MARKET	Roseville
SUBMARKET	Cirby Side
BUILDING SF	5,700 SF
NET RENTABLE AREA (SF)	5,670
LAND ACRES	.968
LAND SF	42,174 SF
YEAR BUILT	1980
APN	471-210-001-000

**FINANCIAL SUMMARY**

OFFERING PRICE	\$780,000
PRICE PSF	\$137.57

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	13,673	111,087	310,866
2020 Median HH Income	\$70,000	\$75,587	\$78,914
2020 Average HH Income	\$97,352	\$98,750	\$103,147

# Lu Ann Henderson

## Senior Vice President

DRE# 01912126

California Commercial Real Estate

Southern 310-367-8933 / Northern 916-798-8559

Call/Text

[Invest@HendersonCRE.com](mailto:Invest@HendersonCRE.com)

## Six Individual Office Suites

- Three Suites are street-facing Sunrise Ave and Three Suites are located in the quiet and landscaped back area of the building.

Suite A) 1,060 SF with a large open floorplan and one large office. Currently leased and facing Sunrise Ave.

Suite B) Facing Sunrise Ave and Currently Leased.

Suite C) 1,029 SF with a large reception/lobby area and three private offices. Currently leased and facing Sunrise Ave.

Suite D) Vacant and facing Back landscaped parking lot. Perfect for the owner users.

Suite E) One open area and two offices. Currently leased and facing Back landscaped parking lot.

Suite F) Reception/lobby area and five private offices. Vacant and facing Back landscaped parking lot. Perfect for the owner users.



## Monument and Building Signage

- All Suites have Front Building advertising signage as well as street monument signage on Sunrise Ave. 40,839 Cars Per Day

## Two Parking Lots / Redeveloped neighborhood

- The office building has two parking lots for your convenience. One street-facing Sunrise Ave and the other one in the back of the building are conveniently located in front of the other three suites.

Recently, office buildings surrounding this building were redeveloped with new faces. It's really made the quiet streets and neighborhoods look beautiful.

## ADA Restrooms

- The building recently added two beautiful ADA restroom updates to its common area.

## Roseville Galleria Mall

- Close to the Roseville Galleria Mall and Douglas Blvd. Across the street from the Spaghetti Factory and Cirby Way.

## YouTube

- Take a Virtual Tour of this property on my YouTube channel: HendersonCRE.com

Regional Map



Locator Map







- 02 Property Description
  - Property Features
  - Aerial Map
  - Parcel Map
  - Stacking Plan
  - Additional Maps
  - Pictures with Captions



## PROPERTY FEATURES

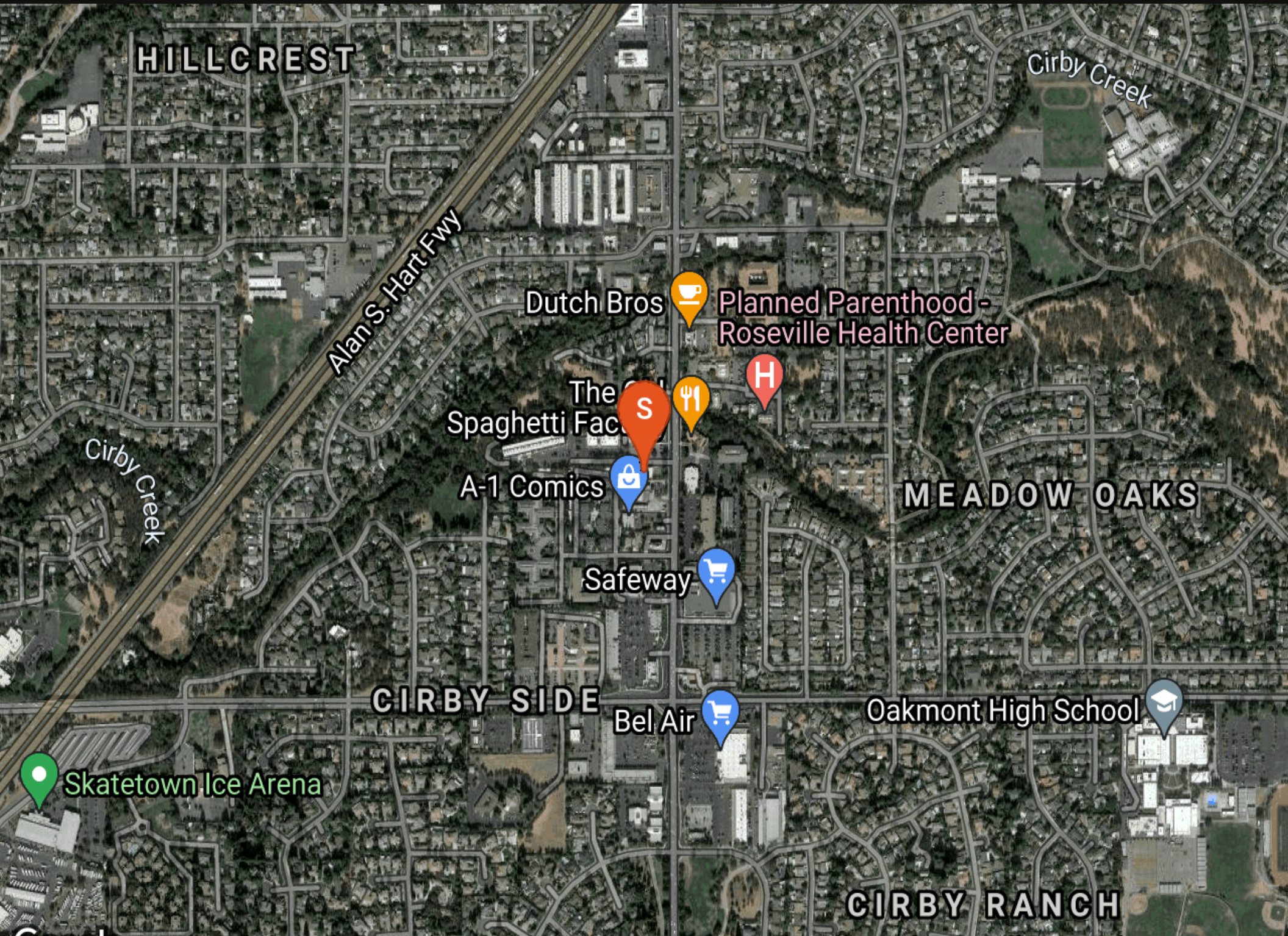
NUMBER OF TENANTS	6
BUILDING SF	5,700
NET RENTABLE AREA (SF)	5,670
LAND SF	42,174
LAND ACRES	.968
YEAR BUILT	1980
# OF PARCELS	1
ZONING TYPE	CC
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	AMPLE
TRAFFIC COUNTS	40,000
ADA COMPLIANT	Yes

## NEIGHBORING PROPERTIES

NORTH	Medical Office Complex
SOUTH	Bob's Car Wash
EAST	Spaghetti Factory
WEST	Office Buildings







HILLCREST

Cirby Creek

Alan S. Hart Fwy

Dutch Bros

Planned Parenthood -  
Roseville Health Center

The Spaghetti Factory

S

A-1 Comics

Safeway

MEADOW OAKS

CIRBY SIDE

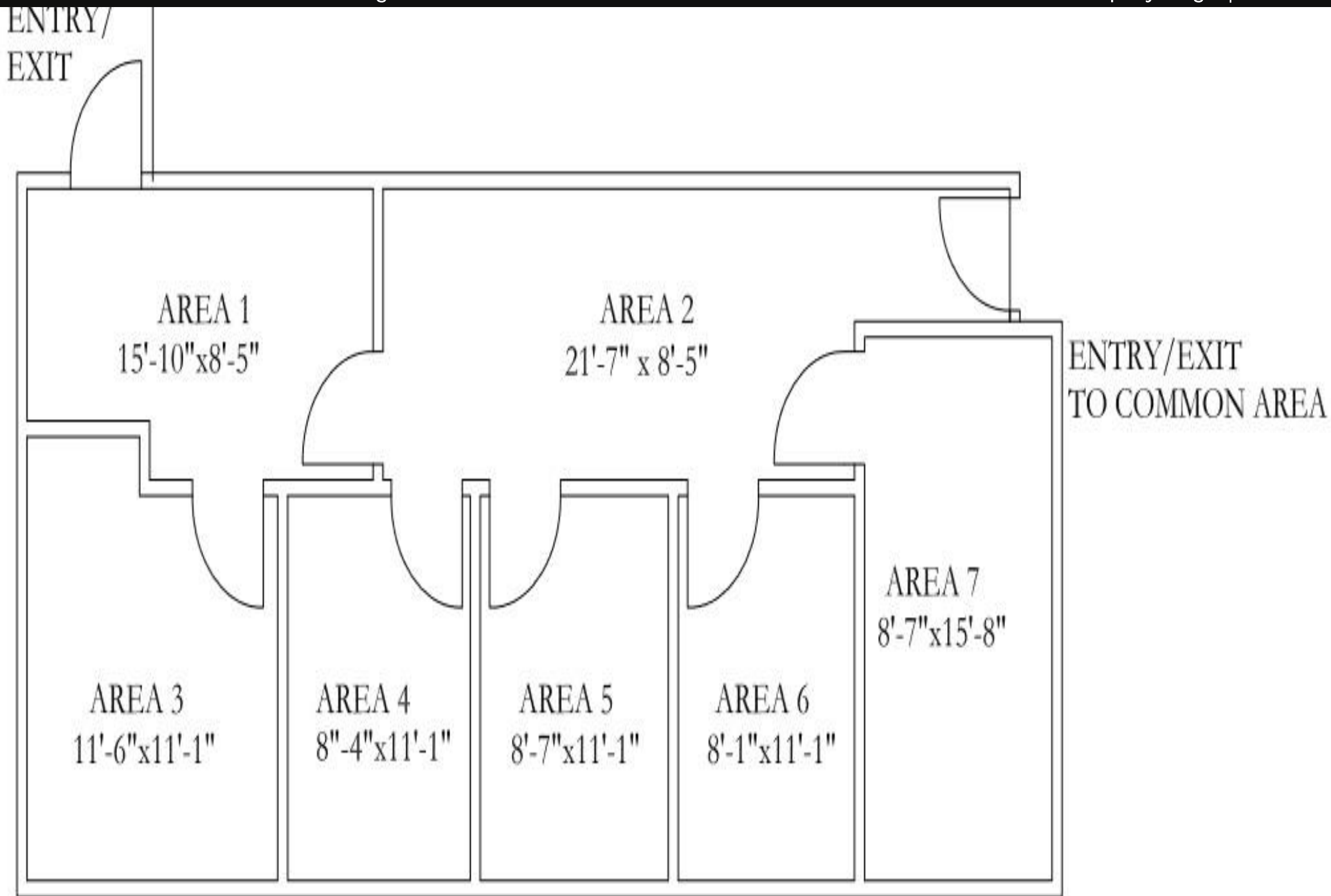
Bel Air

Oakmont High School

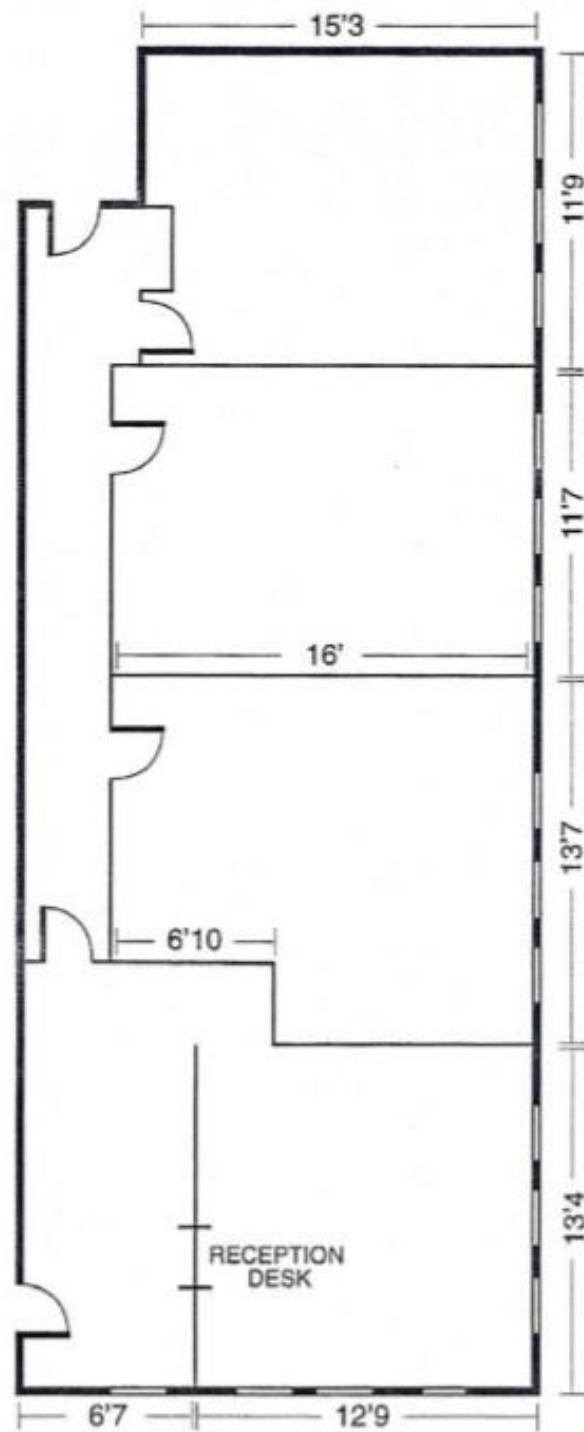
Skatetown Ice Arena

CIRBY RANCH



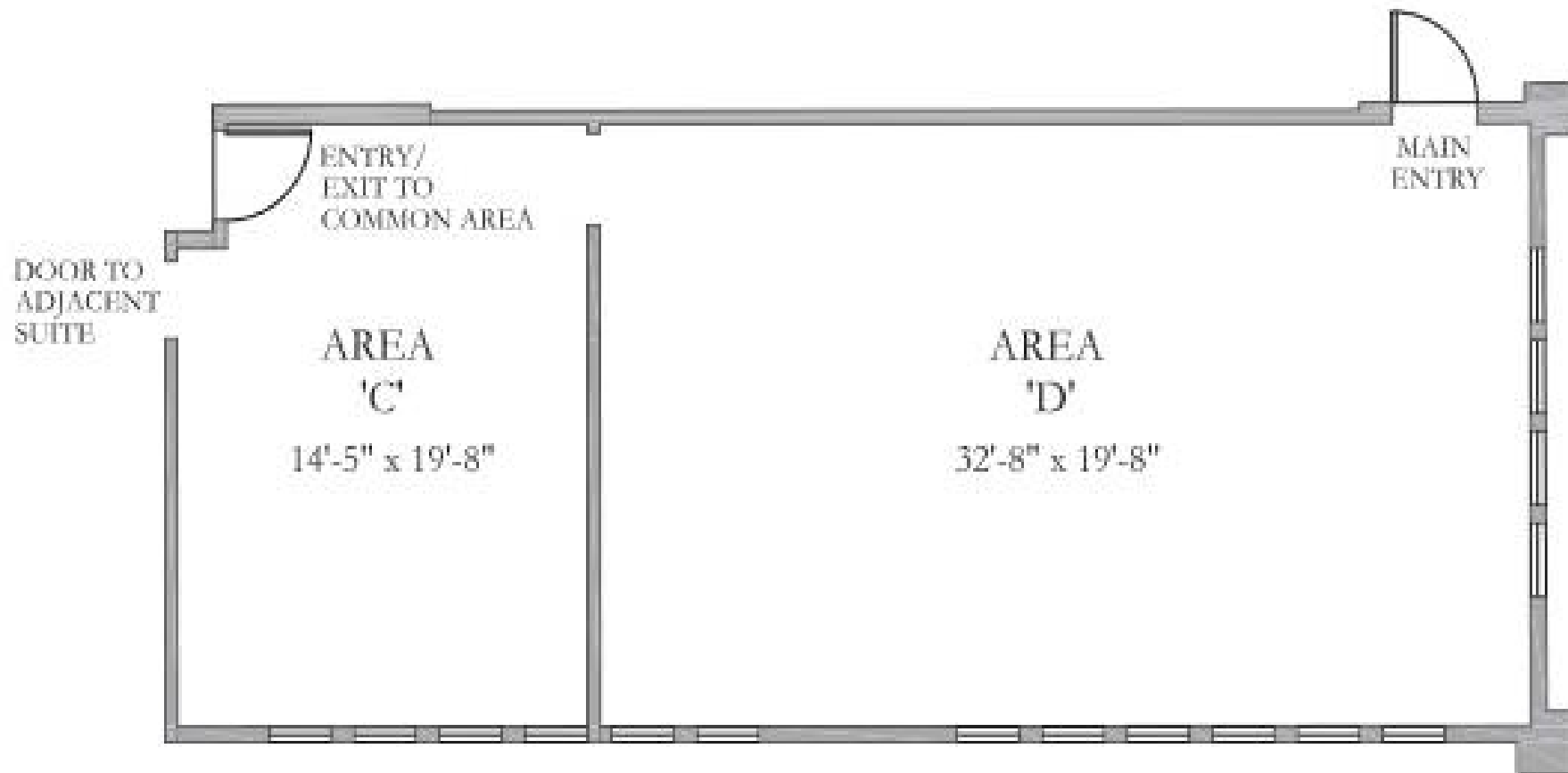


800 SUNRISE AVENUE, SUITE F  
Suite F



Suite C





Suite A



03 Rent Roll

Rent Roll Details



Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Begin Date	Rental Rates				Lease Type	Options/Notes
				Lease Start	Lease End		Monthly	PSF	Annual	PSF		
A	CPR Training	1,060	18.69%	09/01/19	08/31/22	CURRENT	\$1,224	\$1.16	\$14,692	\$13.86	Pro rata share	This lease expires on August 31, 2022. It currently has a 5% annual increase. There is a one, three year option and rates will be negotiated at that time.
						09/01/2021	\$1,286	\$1.21	\$15,426	\$14.52		
B	State Farm Insurance 694		12.24%	06/01/18	05/31/23	CURRENT	\$898	\$1.29	\$10,779	\$15.53	Pro rata share	This lease has a 3% annual increase. There is no option to extend the lease.
						07/01/2022	\$925	\$1.33	\$11,102	\$15.96		
C	Torrence Tax Consulting	1,029	18.15%	05/01/20	04/30/22	CURRENT	\$1,307	\$1.27	\$15,684	\$15.24	Pro rata share	This lease has a 5% annual increase and will expire April 30, 2022. There is no option for this lease.
						05/01/2021	\$1,372	\$1.33	\$16,469	\$15.96		
D	Vacant	1,060	18.69%									
E	Maid in America	738	13.02%	02/01/20	01/31/22	CURRENT	\$989	\$1.34	\$11,868	\$16.08	Pro rata share	The current monthly lease rate is \$989.00 a month and there is no option to extend the lease at the expiration date.
						02/01/2021	\$1,019	\$1.38	\$12,224	\$16.56		
F	Vacant	1,089	19.21%									
<b>Totals</b>		<b>5,670</b>					<b>\$4,419</b>		<b>\$53,023</b>			









POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,343	100,323	249,266
2010 Population	13,486	103,903	290,422
2020 Population	13,673	111,087	310,866
2025 Population	13,971	115,670	323,755
2020 African American	304	2,692	9,814
2020 American Indian	102	1,003	2,598
2020 Asian	481	6,529	24,497
2020 Hispanic	2,583	21,206	52,597
2020 Other Race	850	7,115	17,543
2020 White	11,288	86,676	235,157
2020 Multiracial	623	6,670	19,926
2020-2025: Population: Growth Rate	2.15 %	4.05 %	4.10 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	532	3,079	7,722
\$15,000-\$24,999	420	2,860	7,265
\$25,000-\$34,999	489	3,233	8,357
\$35,000-\$49,999	625	4,740	12,022
\$50,000-\$74,999	868	7,272	19,273
\$75,000-\$99,999	802	6,186	16,914
\$100,000-\$149,999	962	8,284	22,397
\$150,000-\$199,999	330	3,302	10,873
\$200,000 or greater	578	3,805	11,256
Median HH Income	\$70,000	\$75,587	\$78,914
Average HH Income	\$97,352	\$98,750	\$103,147

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,809	38,567	96,886
2010 Total Households	5,465	39,850	108,751
2020 Total Households	5,606	42,762	116,080
2025 Total Households	5,755	44,545	120,755
2020 Average Household Size	2.36	2.57	2.66
2000 Owner Occupied Housing	3,513	23,973	61,243
2000 Renter Occupied Housing	2,107	13,461	32,211
2020 Owner Occupied Housing	3,480	26,435	74,247
2020 Renter Occupied Housing	2,126	16,327	41,833
2020 Vacant Housing	537	2,063	4,844
2020 Total Housing	6,143	44,825	120,924
2025 Owner Occupied Housing	3,589	27,728	77,653
2025 Renter Occupied Housing	2,166	16,816	43,103
2025 Vacant Housing	595	2,275	5,301
2025 Total Housing	6,350	46,820	126,056
2020-2025: Households: Growth Rate	2.65 %	4.10 %	3.95 %

Take a Virtual Tour  
[HendersonCRE.com](https://HendersonCRE.com)





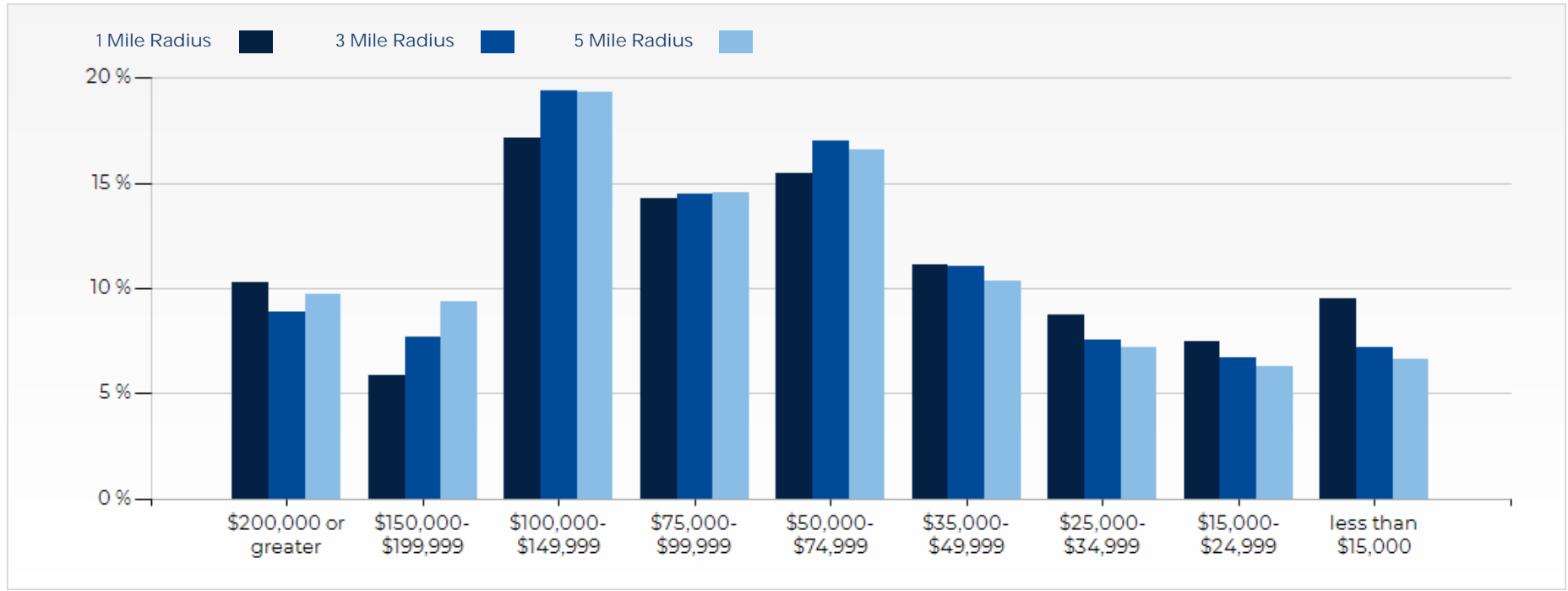
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	854	8,000	22,427
2020 Population Age 35-39	870	7,966	21,659
2020 Population Age 40-44	764	6,885	19,047
2020 Population Age 45-49	709	6,585	19,272
2020 Population Age 50-54	798	6,815	20,039
2020 Population Age 55-59	922	7,302	20,973
2020 Population Age 60-64	922	6,965	19,301
2020 Population Age 65-69	827	6,033	15,913
2020 Population Age 70-74	816	4,815	12,712
2020 Population Age 75-79	635	3,167	8,284
2020 Population Age 80-84	458	2,140	5,609
2020 Population Age 85+	751	2,642	6,425
2020 Population Age 18+	11,289	87,451	242,570
2020 Median Age	45	39	38

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,626	\$76,896	\$76,749
Average Household Income 25-34	\$95,197	\$93,618	\$93,549
Median Household Income 35-44	\$90,064	\$91,955	\$96,601
Average Household Income 35-44	\$117,524	\$113,505	\$116,596
Median Household Income 45-54	\$92,967	\$98,016	\$105,023
Average Household Income 45-54	\$122,695	\$127,051	\$133,586
Median Household Income 55-64	\$82,282	\$81,226	\$86,996
Average Household Income 55-64	\$109,258	\$106,074	\$113,653
Median Household Income 65-74	\$63,521	\$61,010	\$63,160
Average Household Income 65-74	\$89,667	\$83,459	\$86,478
Average Household Income 75+	\$64,415	\$61,461	\$61,192

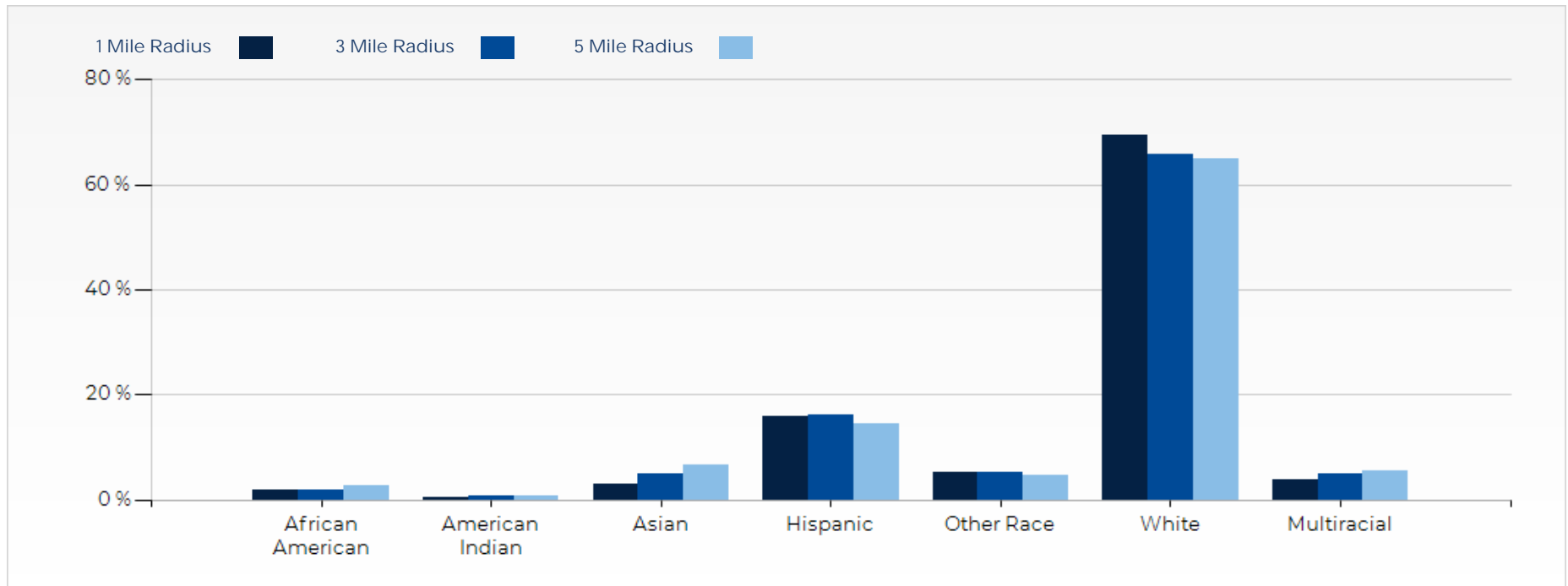
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	966	8,966	26,174
2025 Population Age 35-39	870	8,408	24,353
2025 Population Age 40-44	873	8,094	22,006
2025 Population Age 45-49	779	6,938	18,882
2025 Population Age 50-54	714	6,461	18,511
2025 Population Age 55-59	791	6,537	18,852
2025 Population Age 60-64	915	6,957	19,882
2025 Population Age 65-69	916	6,542	18,124
2025 Population Age 70-74	794	5,483	14,735
2025 Population Age 75-79	820	4,348	11,431
2025 Population Age 80-84	564	2,671	6,811
2025 Population Age 85+	767	2,764	6,822
2025 Population Age 18+	11,529	91,293	254,075
2025 Median Age	46	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,345	\$81,439	\$82,668
Average Household Income 25-34	\$97,674	\$101,888	\$104,413
Median Household Income 35-44	\$94,561	\$100,962	\$104,746
Average Household Income 35-44	\$122,962	\$125,377	\$131,533
Median Household Income 45-54	\$94,989	\$103,061	\$110,174
Average Household Income 45-54	\$126,659	\$136,897	\$145,123
Median Household Income 55-64	\$85,287	\$88,481	\$97,078
Average Household Income 55-64	\$114,060	\$118,192	\$129,242
Median Household Income 65-74	\$68,524	\$67,407	\$71,575
Average Household Income 65-74	\$96,393	\$93,616	\$99,845
Average Household Income 75+	\$74,625	\$71,419	\$71,409

2020 Household Income

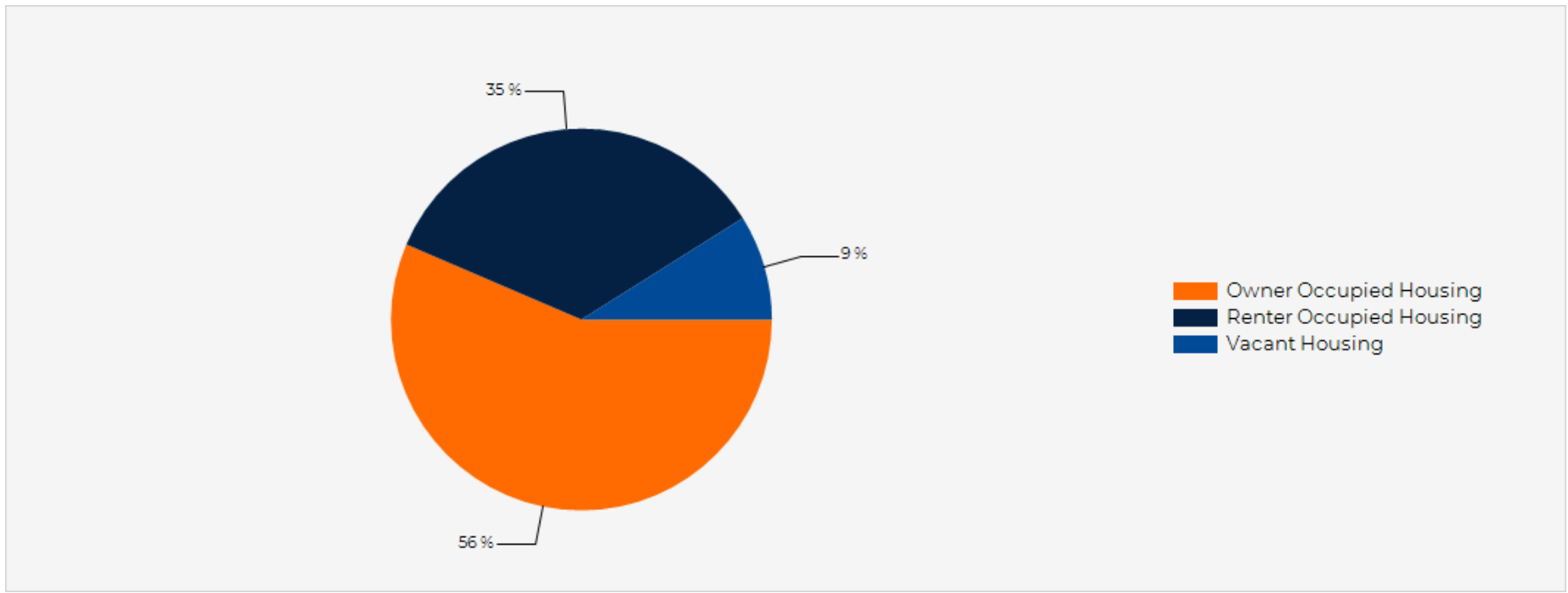


2020 Population by Race

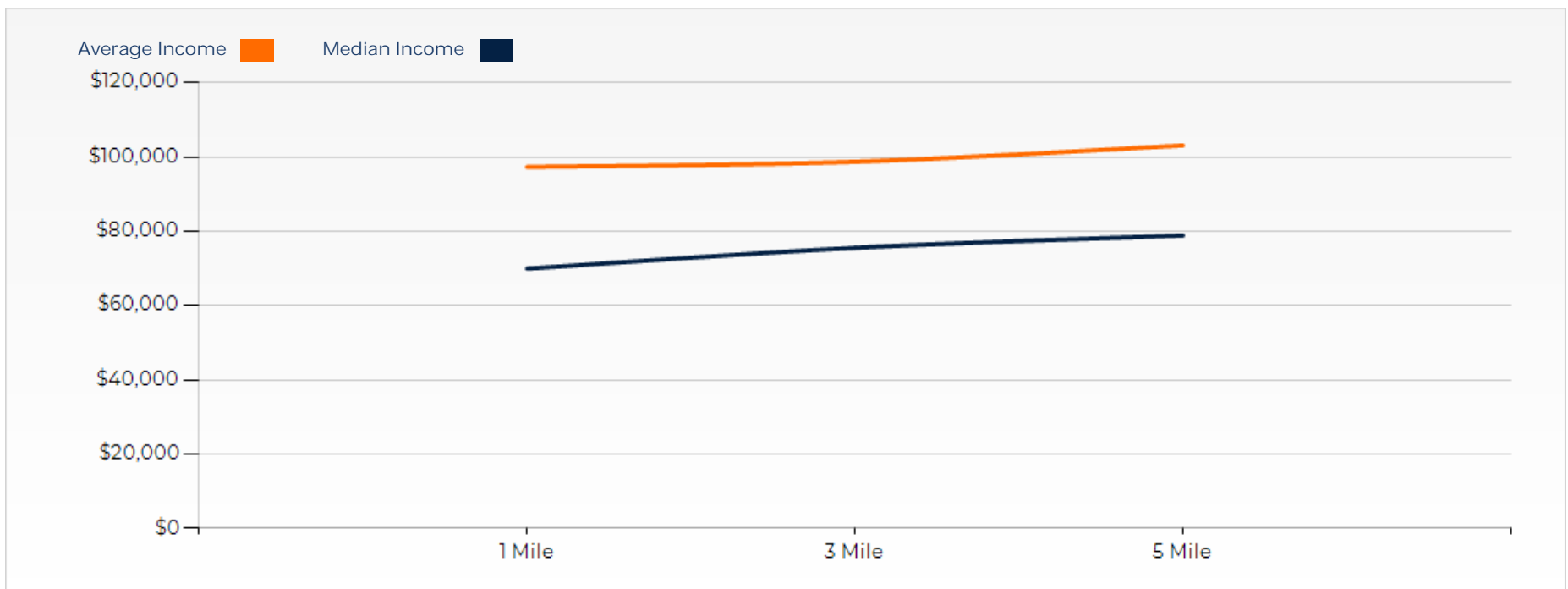




2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median





Lu Ann Henderson  
Senior Vice President

Lu Ann Henderson, BRE License #01912126, Senior Vice President of Commercial Sales and Leasing Services at GQ North Real Estate. She is a Board Member for the Citrus Heights Chamber of Commerce. Lu Ann is a CCIM candidate and has received three of the four CCIM certificates.

Lu Ann is an exclusive California listing agent, servicing the Sacramento, Bay Area, and Los Angeles markets. She comes with a wide range of local and international investors. 80% of her sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining her buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named top producer by Costar/LoopNet for the second quarter of 2020.

In California, Lu Ann has been responsible for multi-millions in sales, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate. Lu Ann started her California commercial real estate career in 2013 as a two-year intern for an investor that holds commercial assets worldwide. Learning from one of the savviest private commercial investors, she now utilizes these strategies in her transactions, which she is known for her top closing commercial real estate success rate and her top transaction volume being in the top 5% of brokers.

First receiving her Nevada Real Estate License in 2005, Lu Ann started with the Blasco Development group and attended several commercial meetings on various development – transnational projects underway. Usually, the only female in the group exposed to a wealth of knowledge, she quickly learned that her passion was in commercial real estate. Her first project was assisting the sellers in the sale transaction of the Spanish Palm Apartments, located at 5250 S. Rainbow Blvd., Las Vegas NV. 89118. The buyer utilized her assistance in selling the first two phases of a 376-unit Apartment sale transaction for \$52.6 million. The buyers purchased the apartments for a condominium conversion.

In 2015, the City of Sacramento opened a map naming Industrial approved zoning for cultivation in the cannabis industry. Lu Ann was one of the first courageous commercial agents in the region to take on uncharted territory while actively attending city ordinance meetings obtaining all necessary rules and regulations into this new real estate arena for her clients. A true entrepreneur in all aspects of the business.

Currently, in 2020, Lu Ann uses various digital marketing platforms and traditional media to generate global exposure to potential tenants, buyers, or sellers of commercial property, utilizing Costar/LoopNet, Crexi, and Retailsphere, which has direct contact with major retailers.

Recently, during the COVID pandemic, she started a new YouTube Channel, HendersonCRE, which further expands her digital marketing and property display globally. Surprisingly, she became busy via virtual walkthroughs! She is a big believer in various marketing platforms as it draws a diverse set of people, situations and affords global reach for buyers and potential tenants.

In January 2021, Lu Ann was approached by a Los Angeles business brokerage firm looking to collaborate with her. Known for her skilled nature, integrity, and professionalism, she has now collaborated with a reputable team offering a full evaluation of your business, which includes Business Sales, Mergers & Acquisitions, Business Valuation, Opinion of Value Report, Pre-Sale Consultation, and Exit Strategy.



# For Sale/Owner User Income Producing

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GQ North Real Estate and it should not be made available to any other person or entity without the written consent of GQ North Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



**Lu Ann Henderson**

Senior Vice President  
(916) 798-8559  
Luann@GQNorth.com  
Lic: DRE# 01912126



**HendersonCRE Virtual Tour**

(310) 367-8933  
Luann@GQNorth.com

