

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

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



104 Lincoln St.
Roseville, CA 95678

Quaint Office Space In Downtown Roseville

THE SPACE

Location	104 Lincoln St., Roseville, CA, 95678
COUNTY	Placer
APN	013-072-009-000
Cross Street	Vernon Street
Square Feet	1,670
Rent PSF (Monthly)	\$1.10
Lease Type	MG

HIGHLIGHTS

- SUITE 100 1,670 SF - \$1.10 PSF MG
- Fully Renovated Office Space in the Heart Of Downtown Roseville
- Five Spacious Private Offices, Conference Room/Break Room, Work Area
- Kitchen Area With Refrigerator & Sink
- Private Restroom
- Convenient Oak Street Parking
- Garage across the street and Street Parking
- Accessible Ramp Front Entrance and Rear Entrance
- Open to a variety of Uses/ Businesses
- Take a YouTube Virtual Tour - HendersonCRE.com
- Do Not Disturb tenants at Lucy's salon and spa. Call for an appointment for any showings
- Lu Ann Henderson 916-798-8559

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



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,377	110,840	300,251



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$81,099	\$106,373	\$111,853



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,382	42,582	111,054

PROPERTY FEATURES

CURRENT OCCUPANCY	50.00 %
TOTAL TENANTS	2
GLA (SF)	2,886
LAND SF	3,488
ZONING TYPE	Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	220 Amps
LIGHTING	Updated Lighting



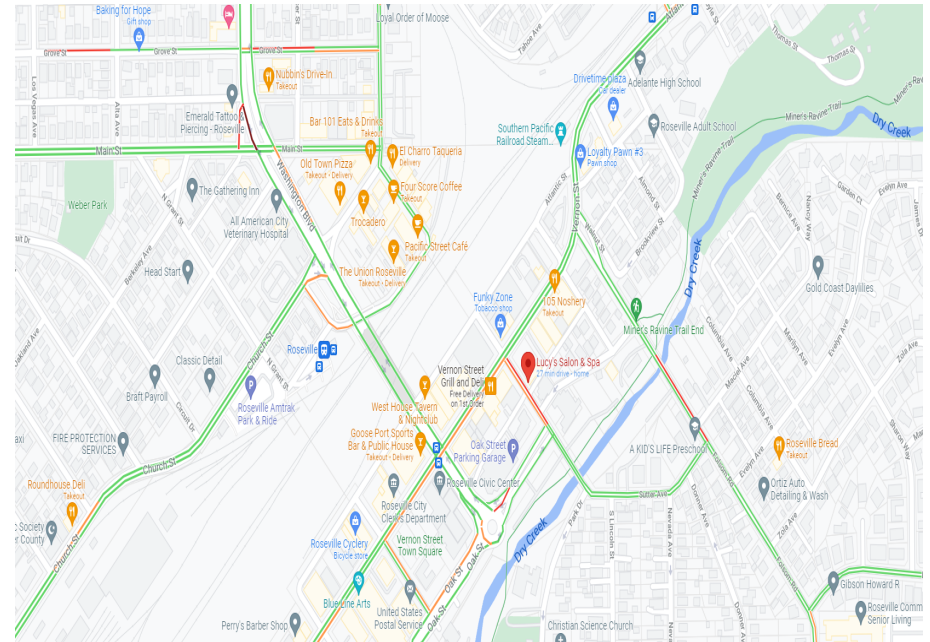
Ideal Location

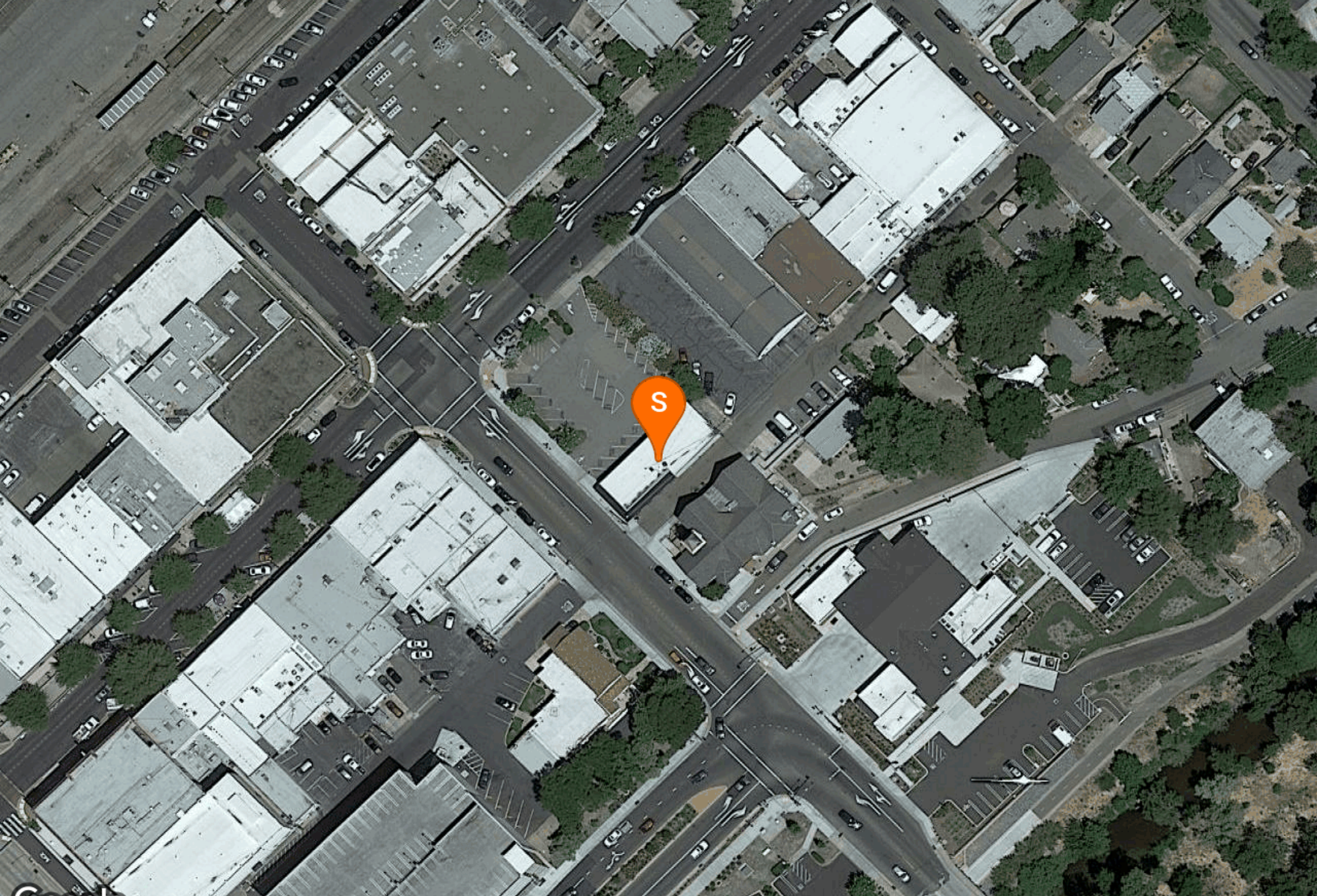
- Multiple Restaurants and Eateries from Walking Distance or Short Drive
- Scenic Trail for Walking or Biking
- Off Highly Trafficked Vernon St
- Close Proximity to Galleria Mall and I-80 Freeway
- Variety of Shopping and Leisure Activities Nearby
- Active Night Life & Weekend Activity
- Landmark Mural on Vernon St, Side of Building
- Perfect Location for a Multitude of Users
- In the Heart of Downtown Roseville with immediate vicinity of City Offices and Sierra College

Price Negotiable

- Prices may be negotiable for qualified and long term tenants. Call for details

Locator Map





Google

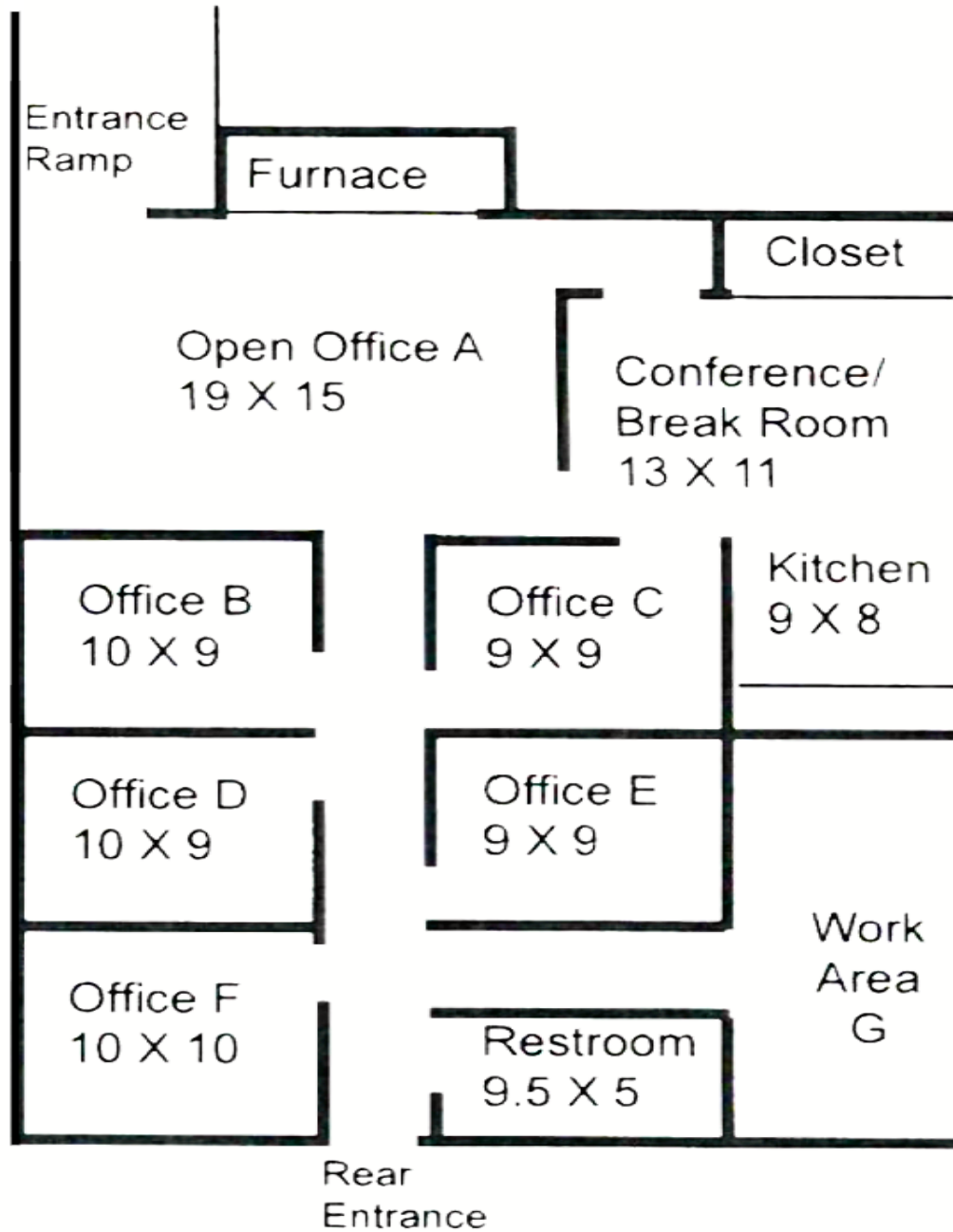
Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

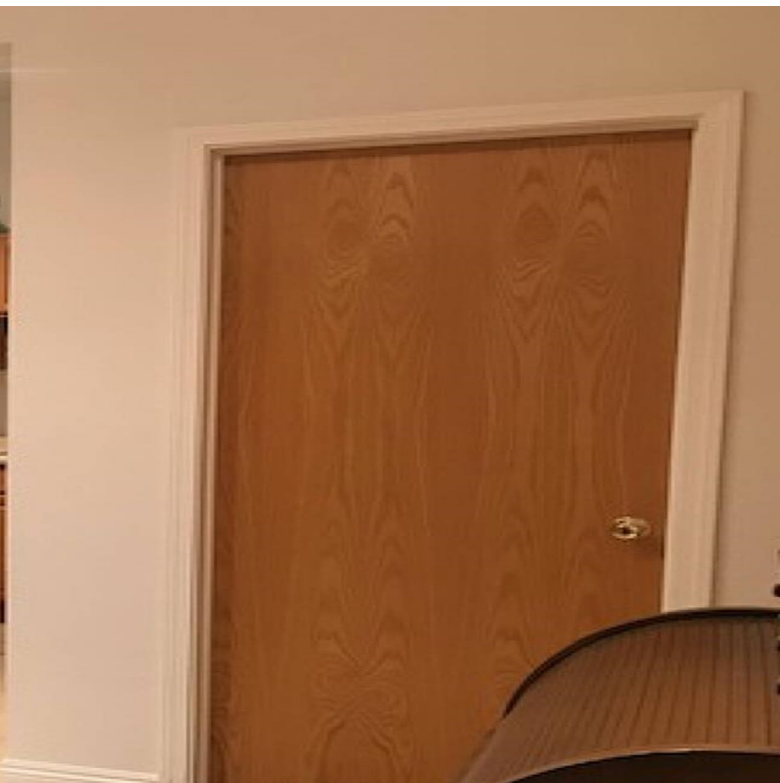


Lu Ann Henderson
Senior Vice President
(916) 798-8559
Luann@GQNorth.com
Lic: DRE# 01912126

GQ North Real Estate
10018 Fair Oaks Blvd., Fair Oaks, CA 95762

Aerial Map | Quaint Office Space In Downtown Roseville





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,907	90,906	219,170
2010 Population	12,630	103,947	275,159
2021 Population	13,377	110,840	300,251
2026 Population	13,972	116,402	314,911
2021 African American	249	2,859	9,170
2021 American Indian	195	964	2,326
2021 Asian	368	8,289	27,600
2021 Hispanic	4,084	21,526	49,688
2021 Other Race	1,584	6,957	16,014
2021 White	10,113	84,499	224,634
2021 Multiracial	834	6,915	19,269
2021-2026: Population: Growth Rate	4.35 %	4.90 %	4.80 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	549	2,498	5,625
\$15,000-\$24,999	612	2,523	5,833
\$25,000-\$34,999	588	2,616	6,494
\$35,000-\$49,999	600	3,931	9,847
\$50,000-\$74,999	887	7,207	18,505
\$75,000-\$99,999	832	6,582	16,931
\$100,000-\$149,999	731	8,774	23,404
\$150,000-\$199,999	201	3,943	11,233
\$200,000 or greater	381	4,505	13,183
Median HH Income	\$57,514	\$82,824	\$86,777
Average HH Income	\$81,099	\$106,373	\$111,853

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,440	35,257	85,026
2010 Total Households	5,057	39,805	102,010
2021 Total Households	5,382	42,582	111,054
2026 Total Households	5,640	44,767	116,414
2021 Average Household Size	2.42	2.58	2.69
2000 Owner Occupied Housing	2,684	21,829	55,958
2000 Renter Occupied Housing	2,548	12,191	25,550
2021 Owner Occupied Housing	2,669	25,481	74,553
2021 Renter Occupied Housing	2,713	17,100	36,501
2021 Vacant Housing	460	2,289	4,991
2021 Total Housing	5,842	44,871	116,045
2026 Owner Occupied Housing	2,860	26,769	78,380
2026 Renter Occupied Housing	2,780	17,997	38,034
2026 Vacant Housing	502	2,565	5,493
2026 Total Housing	6,142	47,332	121,907
2021-2026: Households: Growth Rate	4.70 %	5.05 %	4.75 %

Take a Virtual Tour

HendersonCRE.com



Source: esri

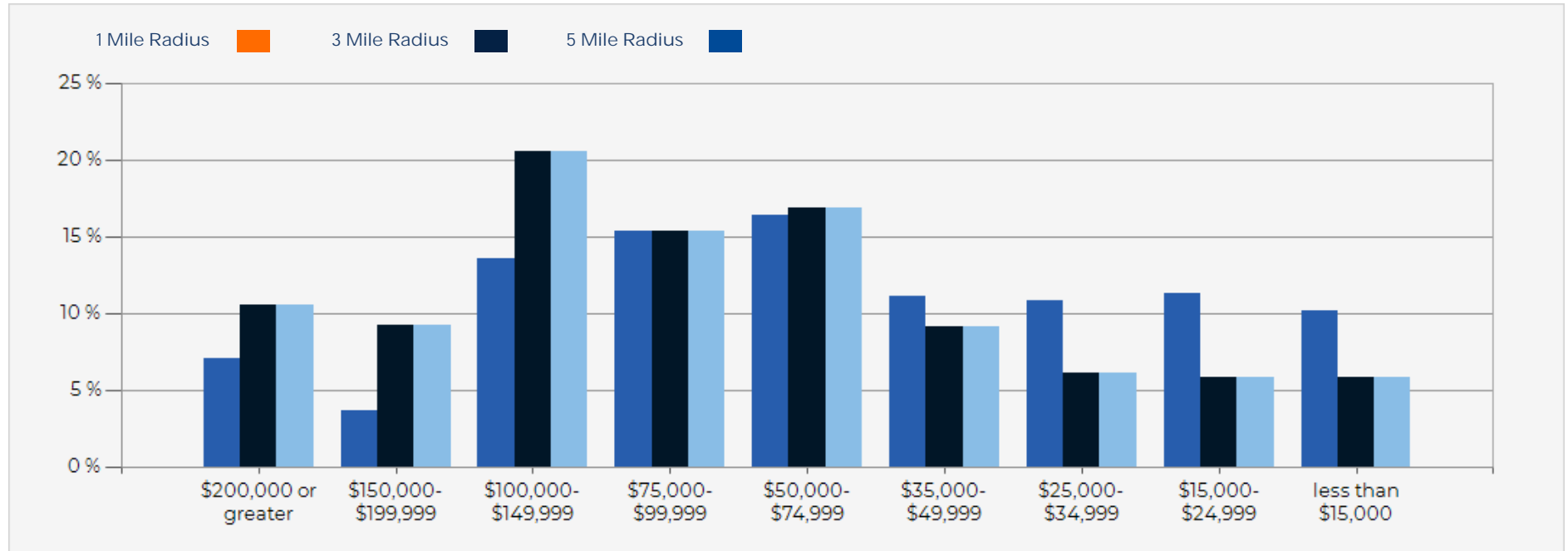
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	941	8,344	21,206
2021 Population Age 35-39	1,032	8,462	21,259
2021 Population Age 40-44	883	7,089	19,347
2021 Population Age 45-49	738	6,506	18,616
2021 Population Age 50-54	788	6,644	18,973
2021 Population Age 55-59	816	7,058	19,220
2021 Population Age 60-64	791	6,751	17,983
2021 Population Age 65-69	715	5,556	15,015
2021 Population Age 70-74	521	4,481	12,671
2021 Population Age 75-79	371	2,961	8,565
2021 Population Age 80-84	265	1,938	5,876
2021 Population Age 85+	426	2,365	6,765
2021 Population Age 18+	10,433	86,654	232,536
2021 Median Age	38	38	38

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,865	\$83,539	\$82,629
Average Household Income 25-34	\$84,918	\$105,272	\$102,961
Median Household Income 35-44	\$76,022	\$98,843	\$104,370
Average Household Income 35-44	\$94,986	\$121,132	\$127,285
Median Household Income 45-54	\$71,225	\$105,759	\$111,900
Average Household Income 45-54	\$96,728	\$130,657	\$140,420
Median Household Income 55-64	\$59,732	\$89,954	\$97,050
Average Household Income 55-64	\$84,078	\$113,862	\$124,248
Median Household Income 65-74	\$46,382	\$69,185	\$73,360
Average Household Income 65-74	\$75,209	\$91,487	\$96,022
Average Household Income 75+	\$46,245	\$66,498	\$69,615

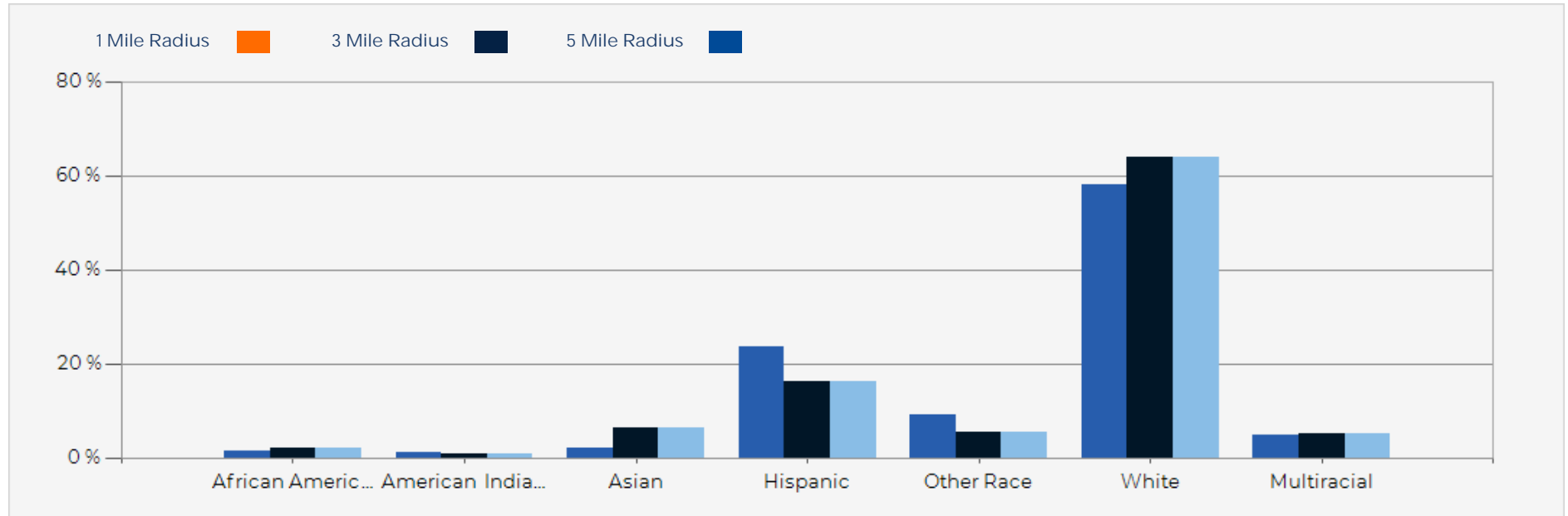
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	996	9,363	24,823
2026 Population Age 35-39	949	8,939	24,013
2026 Population Age 40-44	1,002	8,397	22,033
2026 Population Age 45-49	894	7,024	19,225
2026 Population Age 50-54	753	6,232	17,644
2026 Population Age 55-59	773	6,401	17,751
2026 Population Age 60-64	787	6,651	18,133
2026 Population Age 65-69	738	6,279	17,005
2026 Population Age 70-74	646	4,989	13,997
2026 Population Age 75-79	473	4,048	11,566
2026 Population Age 80-84	315	2,454	7,008
2026 Population Age 85+	410	2,517	7,327
2026 Population Age 18+	10,911	91,447	245,181
2026 Median Age	39	38	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,000	\$93,817	\$93,125
Average Household Income 25-34	\$92,495	\$118,661	\$117,995
Median Household Income 35-44	\$80,797	\$107,033	\$111,894
Average Household Income 35-44	\$102,933	\$135,953	\$142,871
Median Household Income 45-54	\$79,370	\$112,702	\$120,033
Average Household Income 45-54	\$108,219	\$144,040	\$155,398
Median Household Income 55-64	\$68,977	\$101,712	\$107,840
Average Household Income 55-64	\$96,673	\$129,623	\$142,462
Median Household Income 65-74	\$52,271	\$79,053	\$83,337
Average Household Income 65-74	\$85,539	\$105,493	\$112,446
Average Household Income 75+	\$54,760	\$80,304	\$83,498

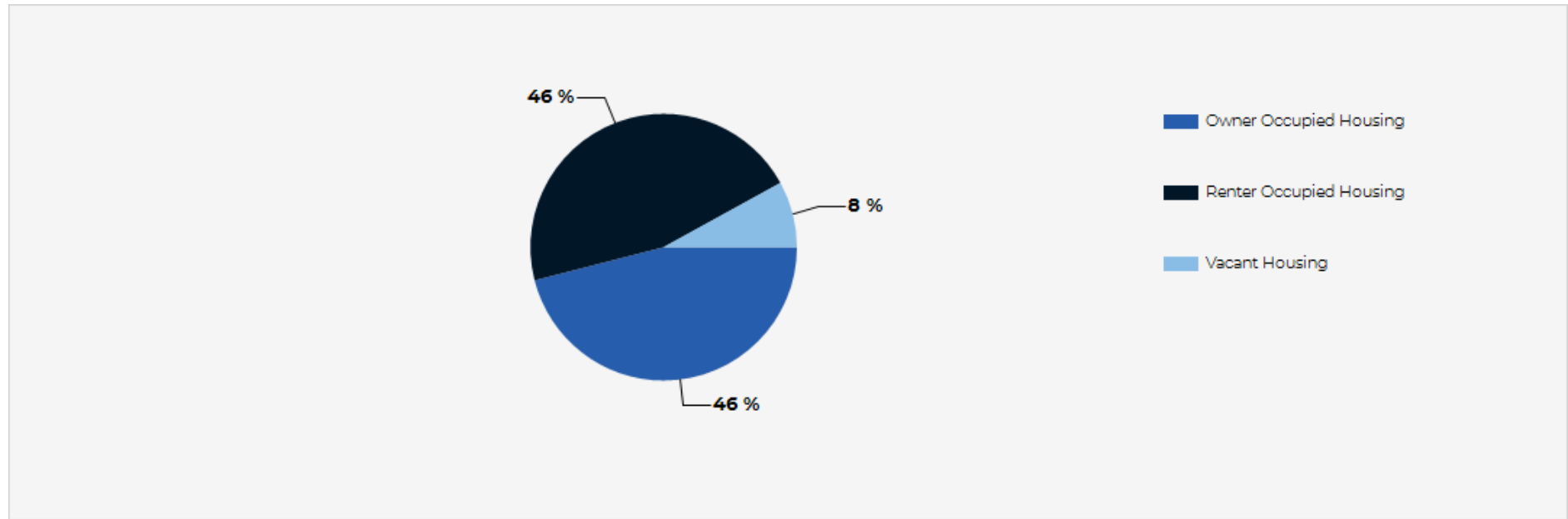
2021 Household Income



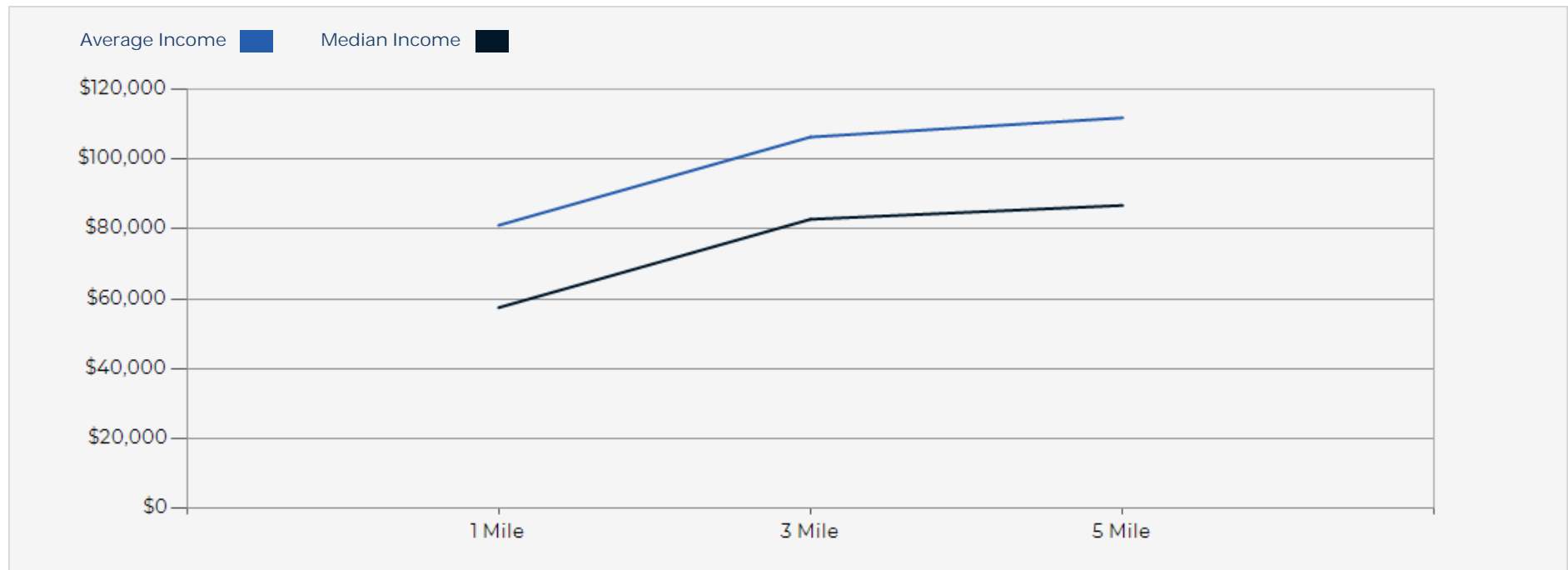
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median





Lu Ann Henderson
Senior Vice President

Lu Ann Henderson, BRE License #01912126, Senior Vice President of Commercial Real Estate Sales and Leasing at GQ North Real Estate and HendersonCRE.com. Lu Ann is a CCIM candidate and has received three CCIM certificates.

Lu Ann is an exclusive “boutique” California Commercial Real Estate listing agent, servicing the Sacramento, Bay Area, and Los Angeles markets selling over \$26. Millions in sales and a 92% average in closing her exclusive listings. 90% of her boutique sales and leasing transactions are dual agency because, besides a high closing portfolio, her strong suit is obtaining buyers and tenants. Lu Ann became a top producer in her company in 2016/2017/2018 and was named Power Broker by Costar/LoopNet for the second quarter of 2020.

She’s nearing the 2021 year with 25 completed transactions with seven transactions of over \$7,000,000.00 in commercial sales and eighteen in leasing transactions, most dual agency. Lu Ann has been responsible for multiple millions in California, 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 Nevada commercial real estate career in 2005 with original Las Vegas family developers. She continued her California commercial real estate career in 2013 as a two-year intern for an investor that holds commercial assets worldwide. Learning from some of the savviest private investors, she now utilizes these strategies in all her transactions, which keeps her known for her top closing commercial real estate success rate and overall transaction volumes are in the top 5% of brokers.

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 and obtaining all necessary rules and regulations for this new real estate arena for her clients. Additionally, Lu Ann uses various digital marketing platforms and traditional media to generate global exposure to potential buyers and tenants to benefit from her commercial listings, utilizing Costar/LoopNet, Crexi, and her database.

In 2020, during the COVID pandemic shut down, she realized there was still considerable demand for commercial space. Once again, her entrepreneur mindset has led her to create a new YouTube Channel, HendersonCRE.com, which further expands her digital marketing and property display globally. In January 2021, Lu Ann was approached by a Los Angeles business brokerage firm looking to collaborate with her. Lu Ann has collaborated with a reputable team offering a complete evaluation of your business, including Business Sales, Mergers & Acquisitions, Business Valuation, Opinion of Value Report, Pre-Sale Consultation, and Exit Strategy.

Quaint Office Space In Downtown Roseville

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 Video
(310) 367-8933
Luann@GQNorth.com

