



FOR LEASE

# Melody Lane Shopping Center

ROSEVILLE SHOPPING CENTER - ONE SUITE LEFT

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1000 Melody Lane  
Roseville , CA 95678



Available



# THE SPACE

Location	1000 Melody Lane Roseville , CA 95678
Cross Street	Cirby / Riverside
Size	1,575 SF
Space	FOR LEASE
Rent Per SF (Monthly)	\$16.20 PSF (Yearly)
Lease Type	NNN

**Notes** One big open space with two small offices to the right and one big open office space or showroom. Open to new configuration to satisfy the new tenant.

## HIGHLIGHTS

- ✓ 28,396 sf Roseville Shopping Center Corner of Cirby - Riverside
- ✓ ONLY ONE RETAIL SUITE LEFT 1,575 SF - Suite 115 - Restrooms Each Unit
- ✓ Visible Monument Signage / Ample Parking Right off the Freeway
- ✓ Across the Street From Kaiser Hospital
- ✓ High Volume Shopping Center, Tenants Such as; Tenants; Sherwin Williams. Millenium Smoke Shop, Fika Art studios, CDEK shipping
- ✓ Sherwin Williams, Susie's Country Kitchen, Chix Cabinets, Western Wear
- ✓ Mushy Love and Haus Salon.
- ✓ Easy Freeway Access to I-80 / 40,000 Traffic Daily
- ✓ Behind Triple Crown Car Sales / Across From New Kaiser Hospital
- ✓ Youtube Tour At MatrixCRE.ai
- ✓ Call/Text Lu Ann Henderson 916-798-8559

## LU ANN HENDERSON

**SENIOR VICE PRESIDENT**  
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### POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	13,712	120,606	347,686

### AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$102,455	\$115,418	\$122,870

### NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	5,553	45,914	131,608

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## PROPERTY FEATURES

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CURRENT OCCUPANCY	95.00%
TOTAL UNITS	13
BUILDING SF	28,396
GLA (SF)	1,575
LAND SF	108,900
LAND ACRES	2.5 Acres
YEAR BUILT	1988
ZONING TYPE	Retail Trade
SUPER FLAT FLOORS	Yes
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	Two
NUMBER OF PARKING SPACES	AMPLE
CORNER LOCATION	Cirby and Riverside
NUMBER OF INGRESSES	Two
NUMBER OF EGRESSES	Two

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## NEIGHBORING PROPERTIES

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NORTH	Triple Crown Auto Sales
SOUTH	Millenium Smoke Shop
EAST	Kaiser Hospital
WEST	7-11

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## TENANT INFORMATION

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MAJOR TENANT/S	Sherwin Williams
SHADOW ANCHOR	Susies Country Kitchen
LEASE TYPE	NNN

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Take an Instant Walkthrough

<https://www.youtube.com/@matrixCREAI>



## Move in Incentives!

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

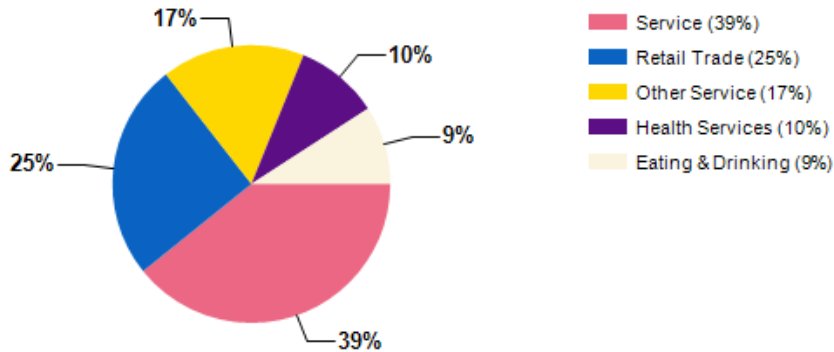
## With Visible Monument Signage

- ✓ With Visible Monument signage and located right off the I80 freeway, this is an excellent location for a retail location. With neighboring companies such as Kaiser Hospital, Sherwin Williams, Arco Gas Stations, Susie's Country Café, 7-11, and Triple Crown Car Sales, this is most definitely a high-traffic location for business.

## YouTube

- ✓ Take a virtual tour of this property on my YouTube - Channel [MatrixCRE.ai](#)

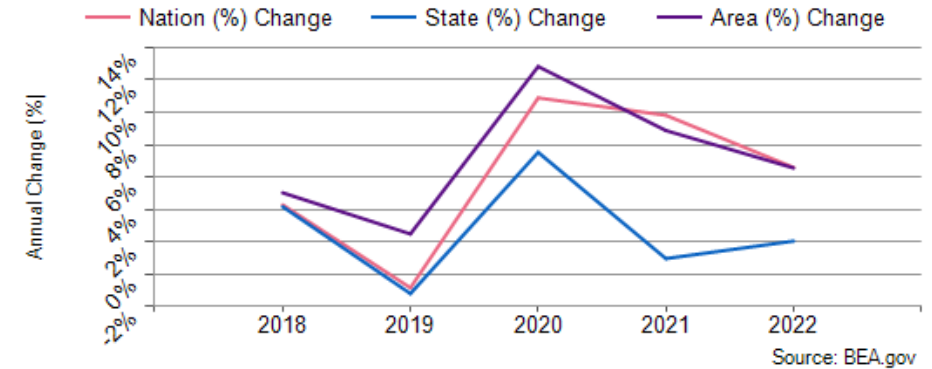
## Major Industries by Employee Count

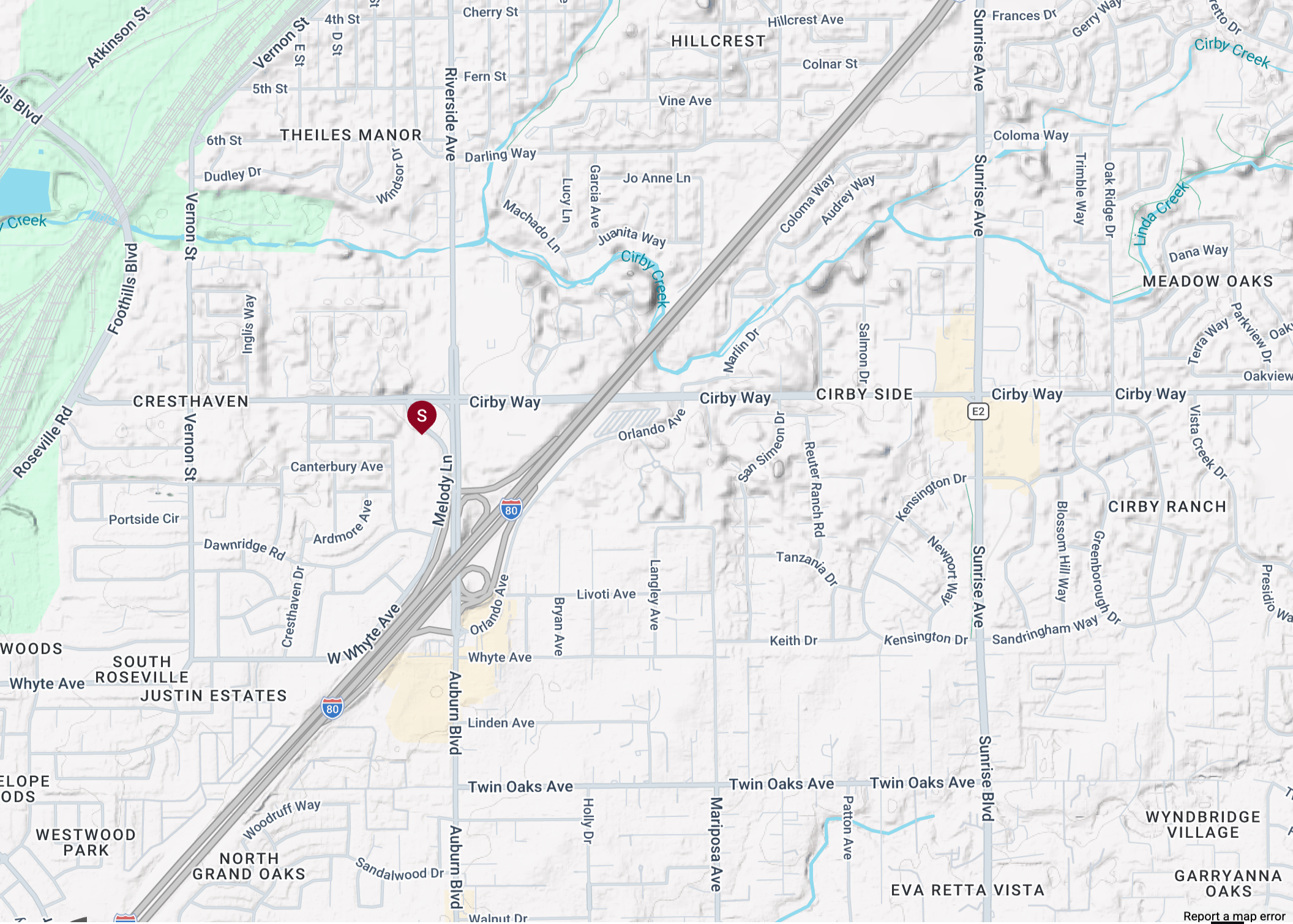


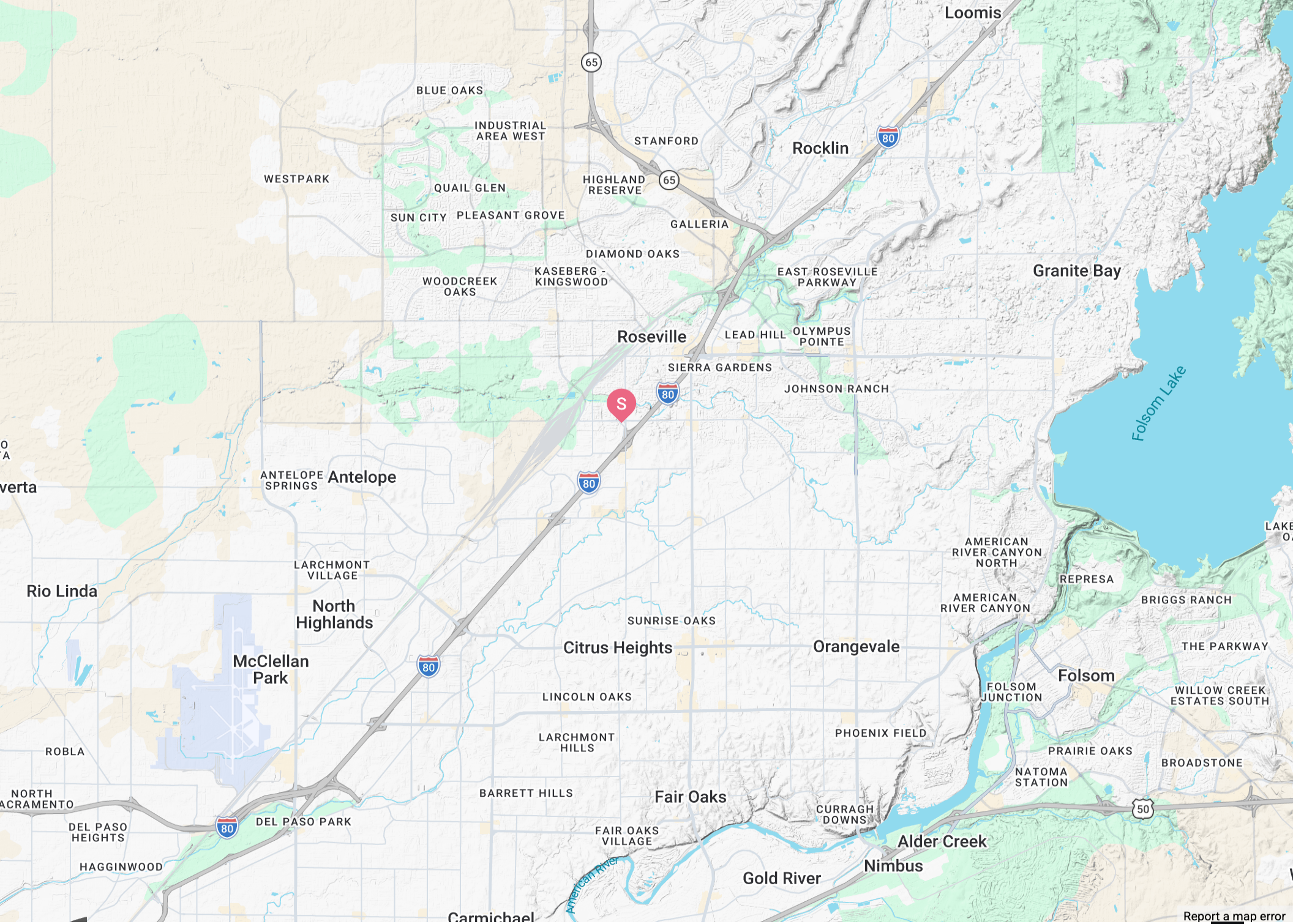
## Largest Employers

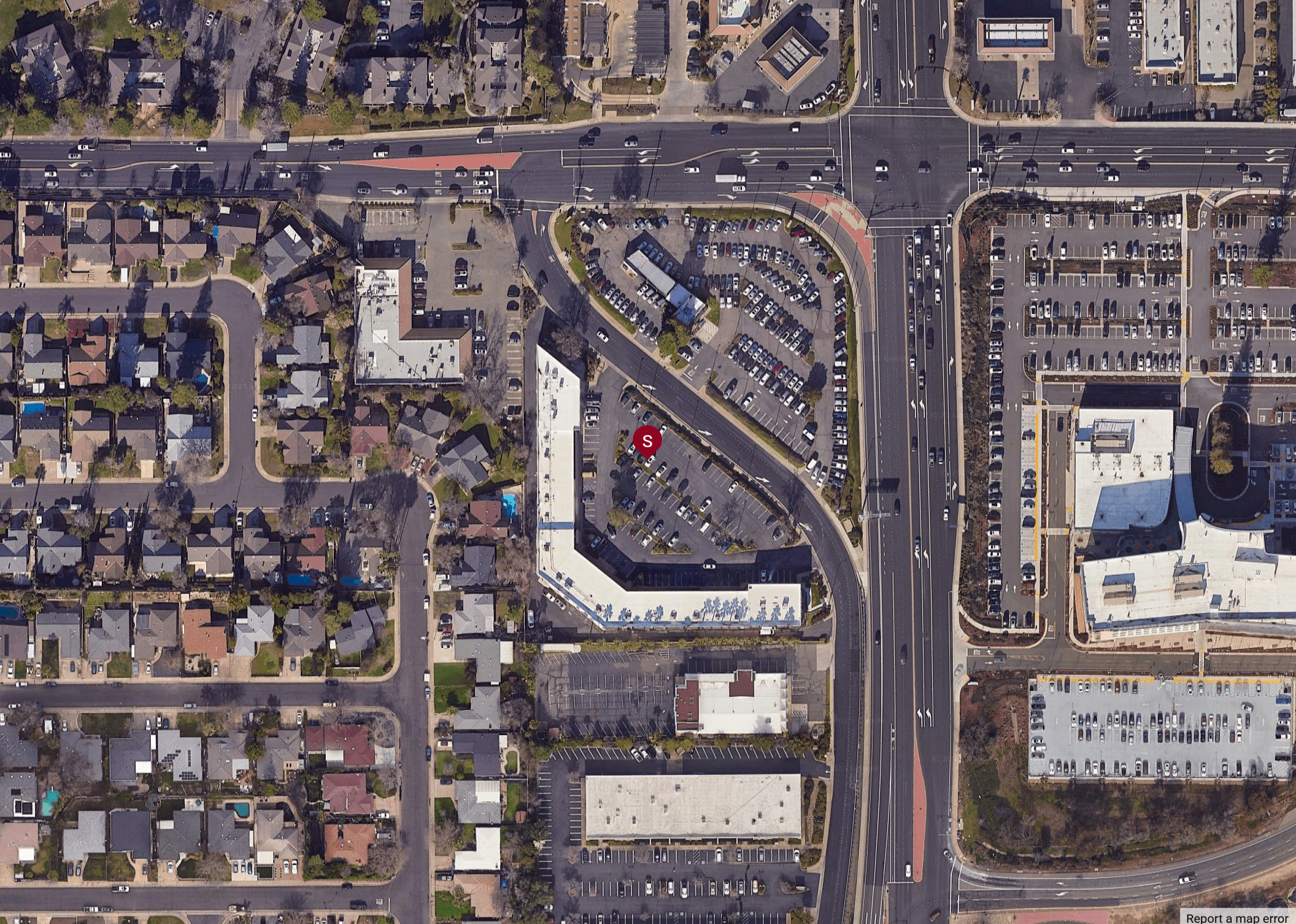
Kaiser Permanente	5,760
Sutter Roseville Medical Center	5,080
TopGolf	1,970
City of Roseville	1,620
Adventist Health	1,620
Roseville City School District	1,240
Roseville Joint Union High School District	1,084
Flexcare LLC	1,000

## Placer County GDP Trend

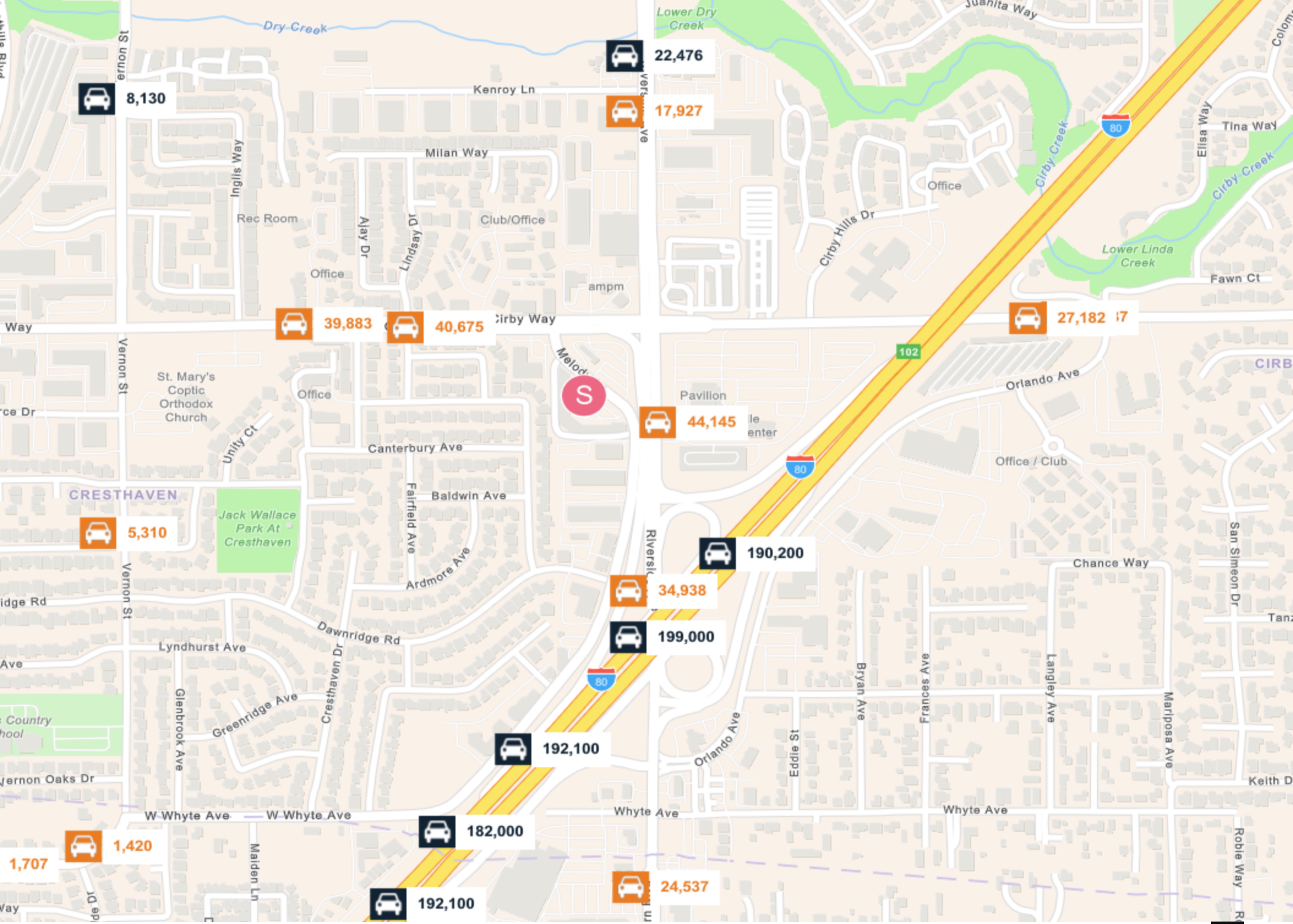








[Report a map error](#)





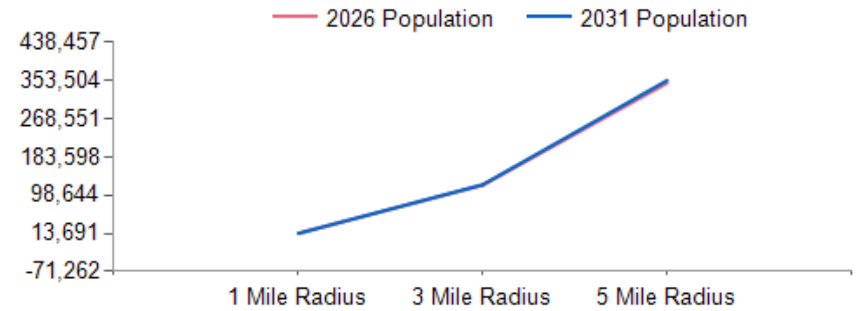




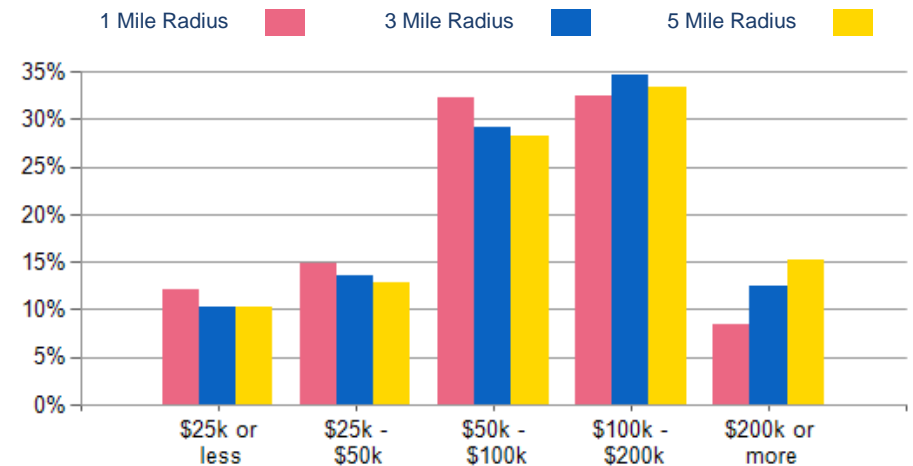


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,125	113,153	279,408
2010 Population	13,561	115,842	319,128
2026 Population	13,712	120,606	347,686
2031 Population	13,691	121,928	353,504
2026 African American	367	3,468	15,332
2026 American Indian	220	1,467	3,572
2026 Asian	701	8,304	33,213
2026 Hispanic	3,500	25,854	67,201
2026 Other Race	1,591	10,451	26,783
2026 White	8,851	79,176	218,850
2026 Multiracial	1,936	17,162	47,922
2026-2031: Population: Growth Rate	-0.15%	1.10%	1.65%

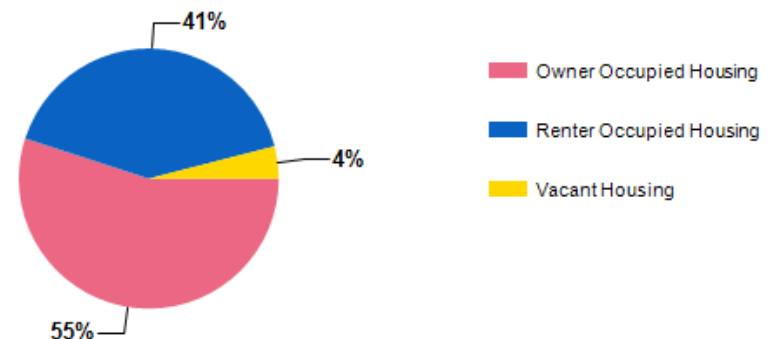
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	327	2,601	7,934
\$15,000-\$24,999	340	2,115	5,631
\$25,000-\$34,999	306	2,224	6,087
\$35,000-\$49,999	520	3,959	10,741
\$50,000-\$74,999	1,034	6,829	18,520
\$75,000-\$99,999	756	6,554	18,745
\$100,000-\$149,999	1,147	9,720	26,869
\$150,000-\$199,999	654	6,170	17,181
\$200,000 or greater	468	5,743	19,899
Median HH Income	\$81,715	\$93,749	\$96,853
Average HH Income	\$102,455	\$115,418	\$122,870



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

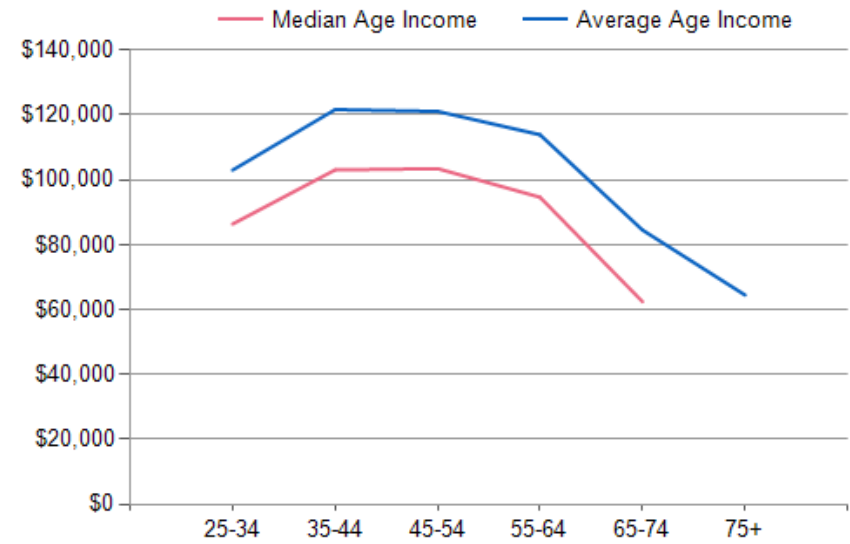
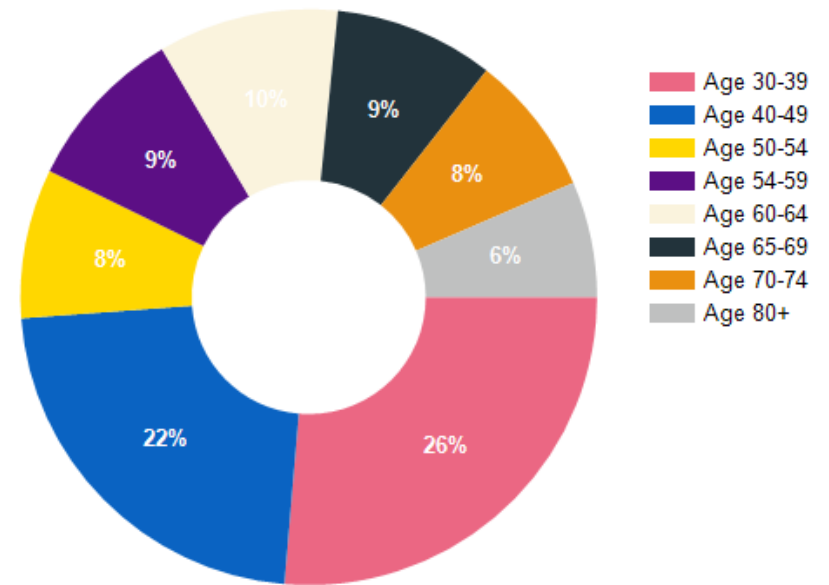


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,125	8,709	24,883
2026 Population Age 35-39	1,032	8,784	24,347
2026 Population Age 40-44	1,032	8,591	24,460
2026 Population Age 45-49	808	7,207	21,018
2026 Population Age 50-54	687	6,989	20,653
2026 Population Age 55-59	760	7,034	20,439
2026 Population Age 60-64	828	7,507	21,419
2026 Population Age 65-69	733	7,065	19,771
2026 Population Age 70-74	649	6,068	16,457
2026 Population Age 75-79	532	4,874	13,101
2026 Population Age 80-84	345	3,022	7,972
2026 Population Age 85+	347	3,072	7,817
2026 Population Age 18+	10,884	95,755	273,593
2026 Median Age	39	41	40
2031 Median Age	41	42	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,370	\$98,989	\$97,969
Average Household Income 25-34	\$103,016	\$116,678	\$119,527
Median Household Income 35-44	\$103,051	\$114,751	\$116,001
Average Household Income 35-44	\$121,672	\$138,082	\$142,774
Median Household Income 45-54	\$103,471	\$117,558	\$122,661
Average Household Income 45-54	\$121,120	\$141,182	\$151,869
Median Household Income 55-64	\$94,638	\$107,702	\$112,414
Average Household Income 55-64	\$113,922	\$129,629	\$141,006
Median Household Income 65-74	\$62,426	\$74,602	\$78,086
Average Household Income 65-74	\$84,517	\$95,938	\$102,898
Average Household Income 75+	\$64,489	\$69,359	\$73,633

Population By Age





Lu Ann Henderson  
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at [Infor@MatrixCRE.ai](mailto:Infor@MatrixCRE.ai) and visit the website at [MatrixCRE.ai](https://MatrixCRE.ai).



**MatrixCRE.AI**

Beau Philip  
Commercial Real Estate Agent

Beau Philip joined GQ North Real Estate in March 2025. Although new to the industry, he brings two years of internship experience in commercial sales and leasing, as well as practical insight from his own commercial investments.

Before transitioning into commercial real estate, Beau earned a baseball scholarship to Oregon State University. In 2019, he was selected in the second round of the MLB Draft and spent five years in the Atlanta Braves organization as a professional baseball player. His experience as a shortstop and pitcher sharpened his competitive drive and attention to detail—qualities that now enhance his performance in commercial real estate transactions.

Beau’s natural rapport with clients has contributed to a strong start in his career. In his first year, he closed multiple retail and industrial transactions and secured numerous new commercial listings. Committed to versatility, he continues to build experience across all aspects of commercial sales and leasing. Beau specializes in industrial, Retail, and commercial investments. Outside of work, Beau enjoys golfing, coaching baseball, flying planes, and pursuing ongoing education, while prioritizing time with his family.

# Melody Lane Shopping Center

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Exclusively Marketed by:



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