

# Melody Lane Shopping Center

1000 Melody Lane , Roseville CA 95678

High Volume Roseville Shopping Center



*Prepared By:*

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**MatrixCRE AI**

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**GQ**North  
real estate

# THE SPACE

Location	1000 Melody Lane Roseville , CA, 95678
Rent Per SF (Monthly)	\$1.35
Lease Type	NNN

# HIGHLIGHTS

- 28,396 sf Roseville Shopping Center Corner of Cirby - Riverside
- ONLY ONE RETAIL SUITE LEFT 900 SF - Suite 117
- Visible Monument Signage/Ample Parking/Restrooms Each Unit
- High Volume Shopping Center, Tenants Such as; Tenants; Sherwin Williams. Millennium Smoke Shop, Fika Art studios, CDEK shipping
- Susie's Country Kitchen, Chix Cabinets, Western Wear
- Behind Triple Crown Car Sales / Across From New Kaiser Hospital
- Easy Freeway Access to I-80 / 40,000 Traffic Daily
- Take A Virtual Youtube Tour At MatrixCRE.ai
- Call/Text Lu Ann Henderson 916-798-8559

## LU ANN HENDERSON

### SENIOR VICE PRESIDENT

DRE# 01912126

Commercial Real Estate Sales And Leasing

- 📞 San Francisco (415) 982-9496
- 📞 Los Angeles (310) 367-8933
- 📞 Sacramento (916) 798-8559
- ✉️ info@matrixcre.ai



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,789	127,516	351,469



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$77,721	\$84,624	\$90,788



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,627	47,506	129,598

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## PROPERTY FEATURES

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TOTAL UNITS	13
BUILDING SF	28,396
GLA (SF)	900
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	2
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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## Move in Incentives!

- Move-in Incentives! I 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 right off

- With Visible Monument signage and right off the I80 freeway, this is an excellent location for a business. 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

- Please take a virtual tour of this property on my YouTube Channel MatrixCRE.ai

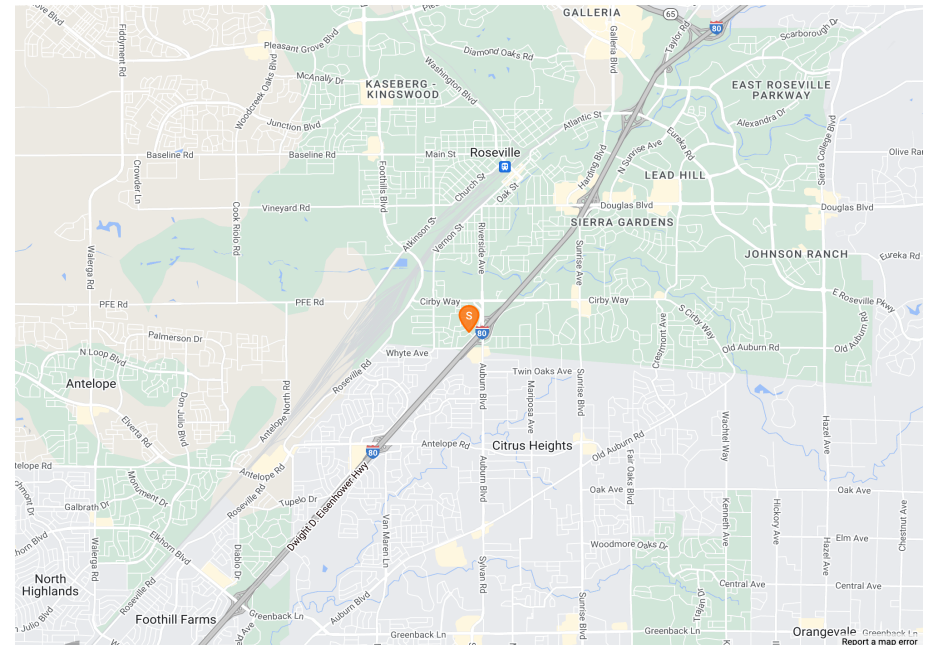
## MatrixCRE.ai

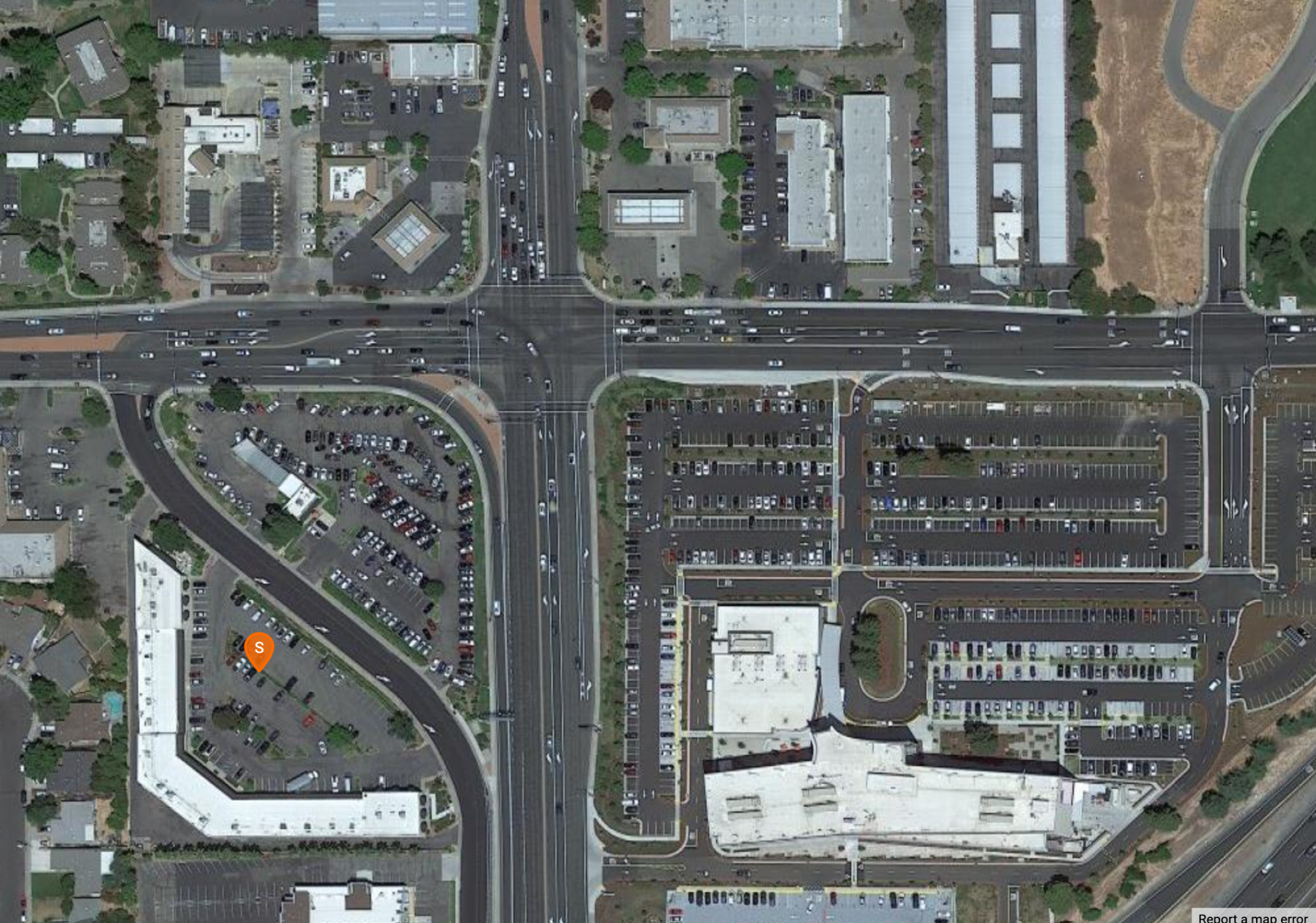
- For more details and properties, go to MatrixCRE.ai.

Locator Map



Regional Map





[Report a map error](#)

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 %



Take an Instant Walkthrough

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



Source: esri

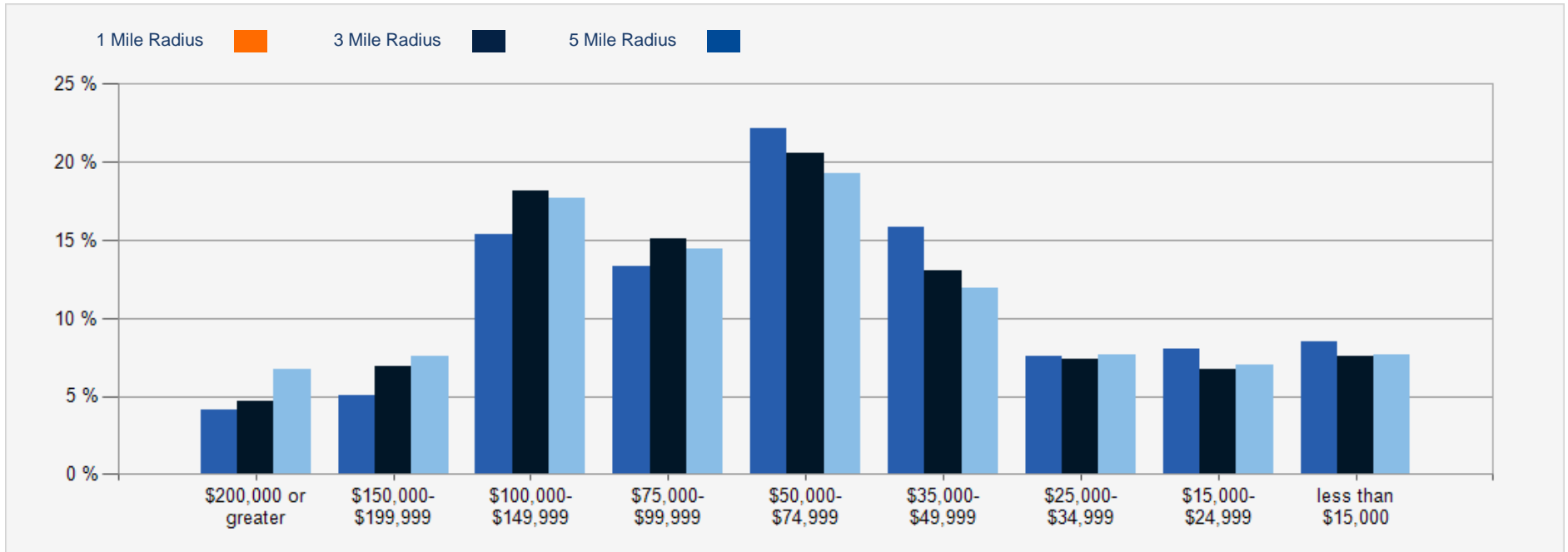
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	1,170	9,351	25,457
2019 Population Age 35-39	1,112	8,949	24,316
2019 Population Age 40-44	923	7,658	21,379
2019 Population Age 45-49	825	7,623	21,684
2019 Population Age 50-54	838	7,859	22,125
2019 Population Age 55-59	958	8,603	23,478
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

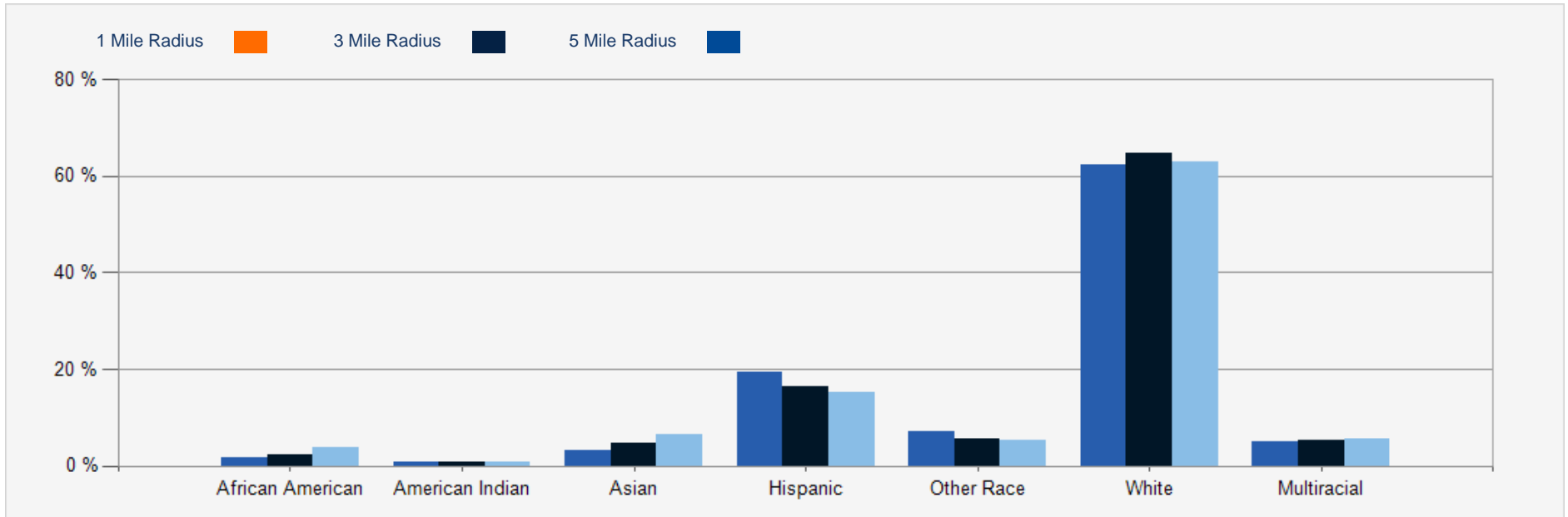
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,221	10,628	29,851
2024 Population Age 35-39	1,128	9,602	26,874
2024 Population Age 40-44	1,081	8,980	24,518
2024 Population Age 45-49	902	7,643	20,960
2024 Population Age 50-54	814	7,579	21,063
2024 Population Age 55-59	812	7,585	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

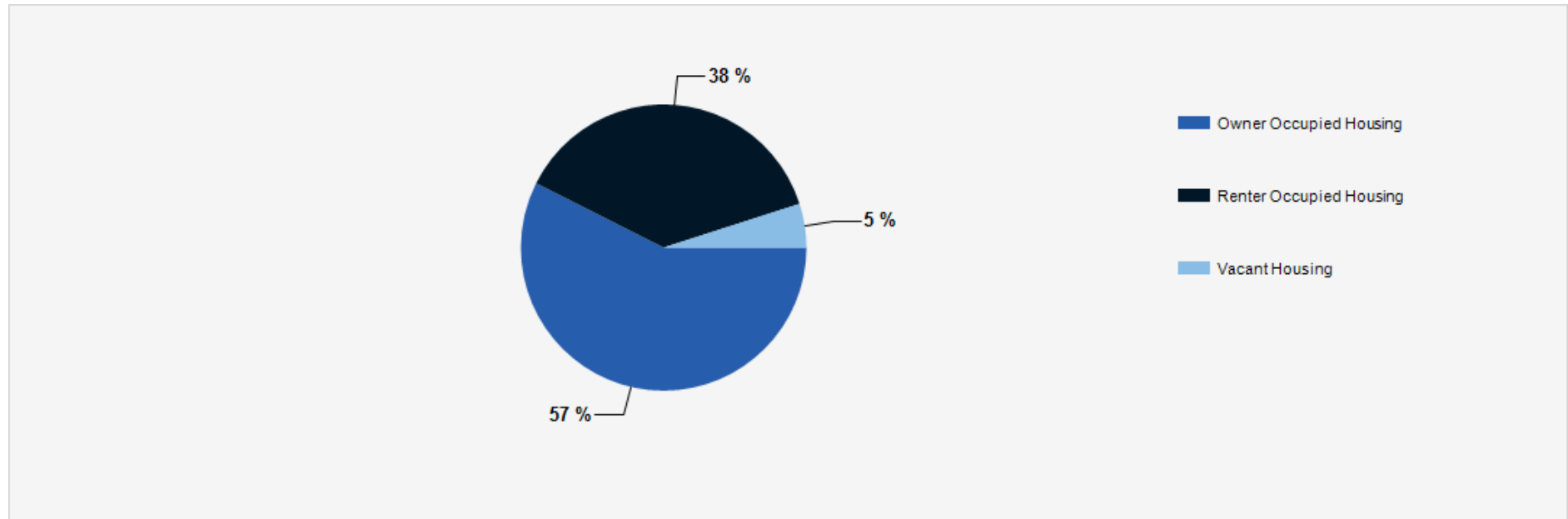


## 2019 Population by Race

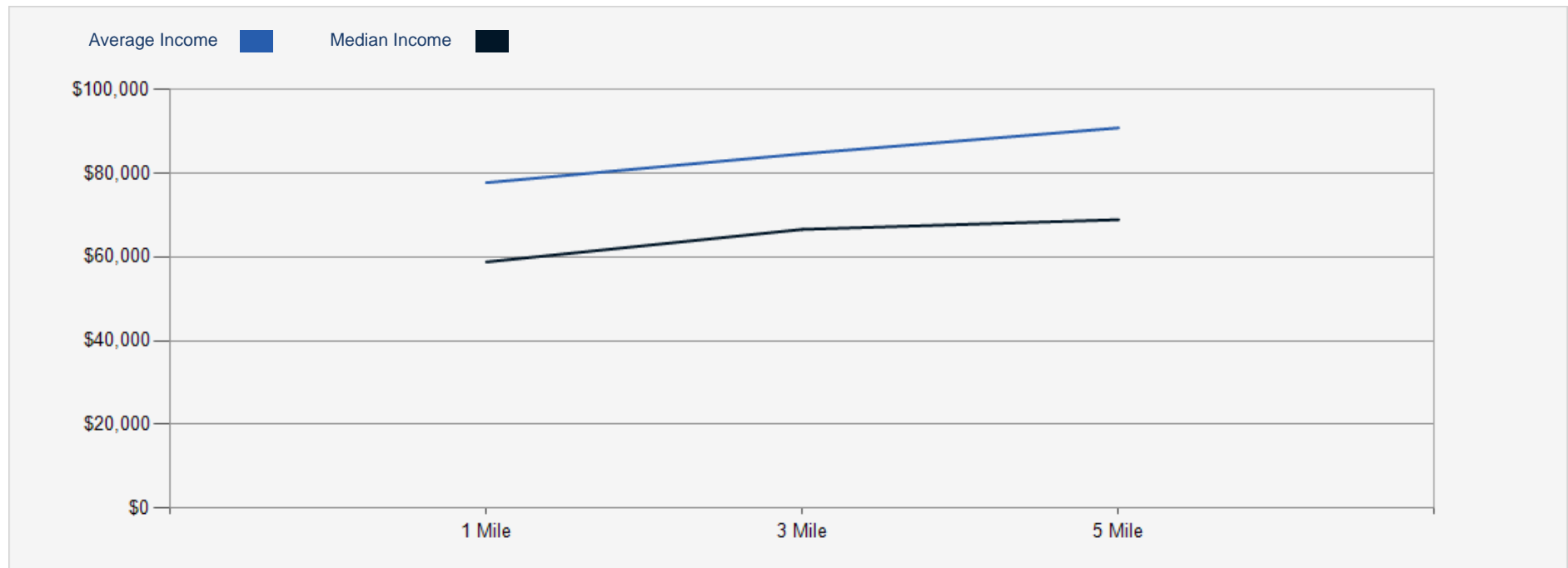




## 2019 Household Occupancy - 1 Mile Radius



## 2019 Household Income Average and Median





**Lu Ann Henderson**  
Senior Vice President

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. 85% 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 top producer by Costar/LoopNet for the second quarter of 2020.

In March 2023, she was recognized as a top-performing broker in Crexi's annual Platinum Broker Awards. Responsible for 28 million in California sales, specializing in industrial, retail, office, multi-unit, land development, and specialty assets. Lu Ann's overall transaction volumes are in the top 5% of brokers.

Responsible for multiple millions in California transactions, specializing in industrial, retail, office, land development, and specialty assets. She has become versatile in most sectors of business real estate as a two-year intern for an investor holding worldwide commercial assets. Learning from some of the savviest commercial investors along the way, she utilizes these strategies in her transactions.

In 2020, during the COVID pandemic shutdown, she realized there was still considerable demand for commercial space for people / small businesses on the brink of closure and needing to downsize to stay in business. Once again, her compassionate and entrepreneurial mindset has led her to create a new YouTube Channel, HendersonCRE.com; now MatrixCREai, she became the first local commercial agent to incorporate texting a walk-through video with live experience as if you were there in person and incorporated drone footage over the properties. She quickly sent clients property links, including a brochure and YouTube video for each property. The first to be technology-driven, she made it more efficient in commercial real estate brokerage, saving gas and unnecessary driving time, and she obtained a quicker client response. Her investors and clients expressed how happy they were to quickly send informative property links to their partners without going anywhere, further expanding her digital marketing and properties displayed globally. Surprisingly, she became busy via virtual walkthroughs!

Lu Ann has a proven strategy for a higher success rate of closings for all her clients and closing her 2021 year with 25 completed transactions, seven transactions totaling over \$7,000,000.00 in commercial sales, and eighteen in leasing transactions, most dual agency. In 2023, she has over \$30 million in sales, and most are dual agencies.

In 2023, she created MatrixCRE.ai to help support her beautiful California state. San Francisco was once California's highest-ranked city and was in a media spiral downturn with significant tech companies and families leaving. Lu Ann was born and raised in California, and she believes the town requires support and loyalty to help preserve the historical memories of San Francisco and help list the more challenging transactions. She is known to take a stance as a real estate advocate for the elderly and misinformed.

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Exclusively Marketed by:



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