

Melody Lane Shopping Center

1000 Melody Lane , Roseville CA 95678

High Volume Roseville Shopping Center



Prepared By:

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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
- 📞 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

PROPERTY FEATURES

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

NEIGHBORING PROPERTIES

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

TENANT INFORMATION

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



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.

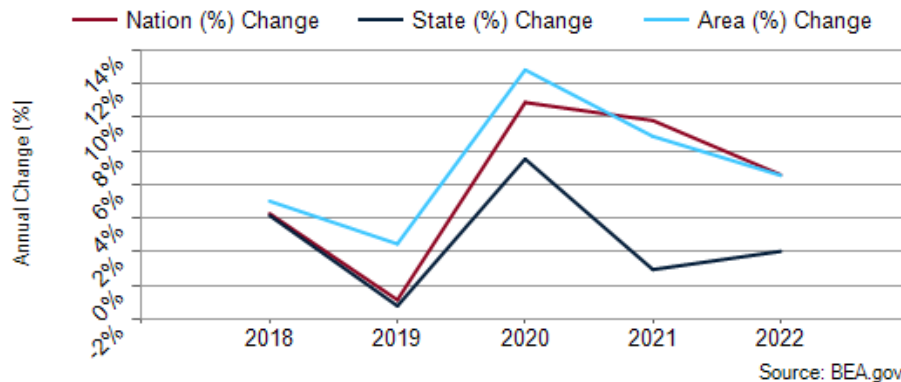
YouTube

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

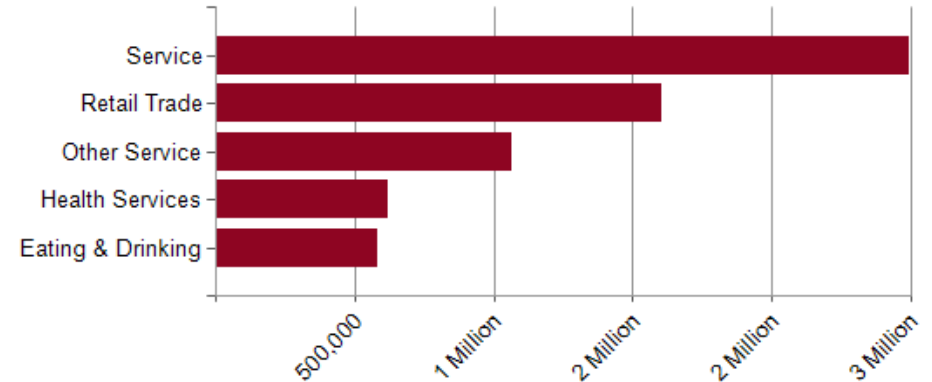
MatrixCRE.ai

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

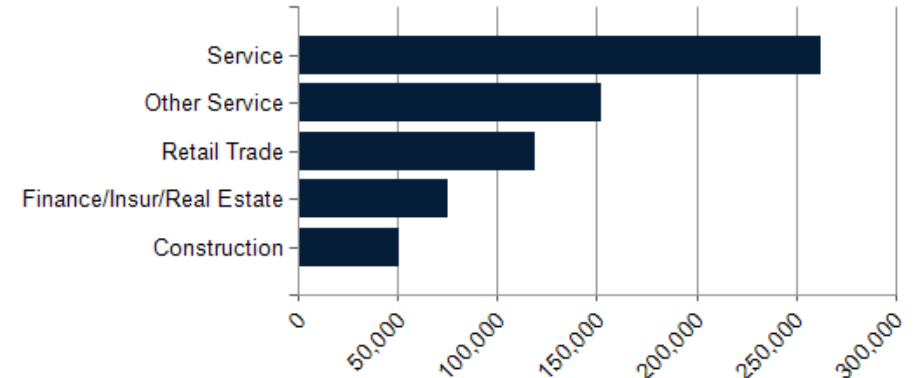
Placer County GDP Trend



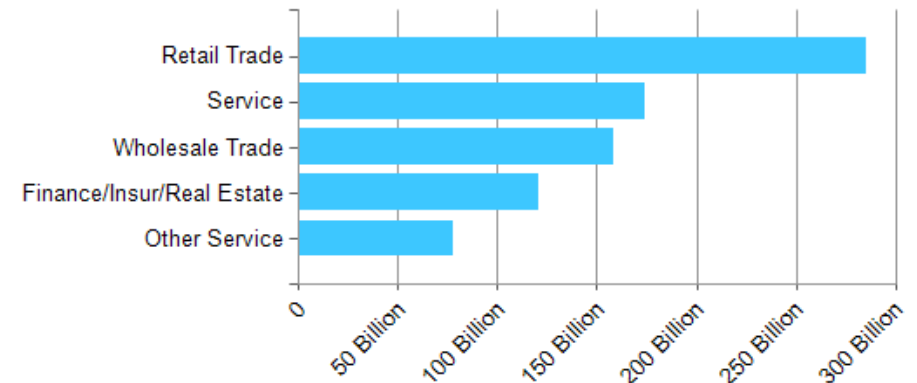
Major Industries by Employee Count

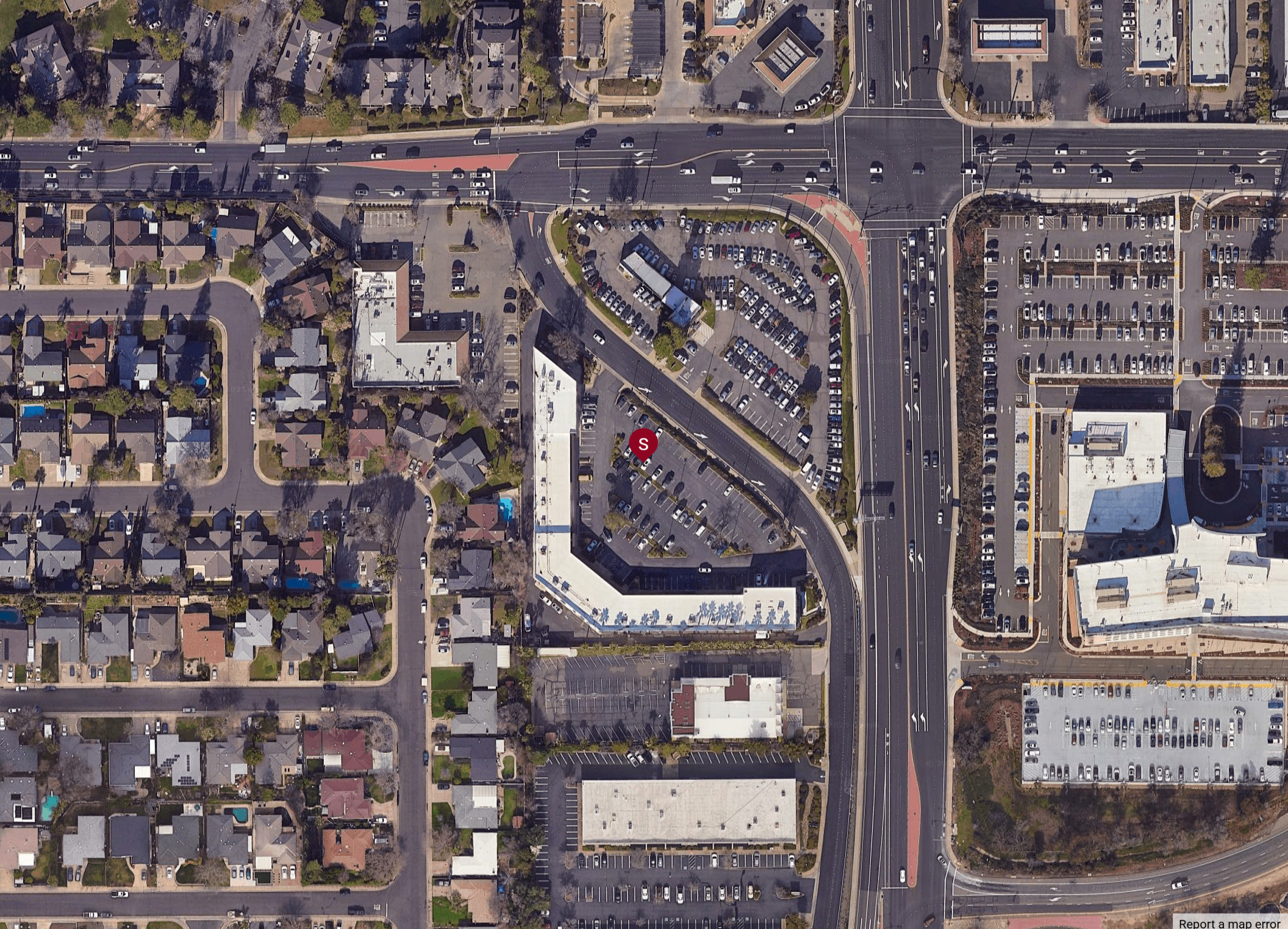


Major Industries by Business Count



Major Industries by Sales Amount



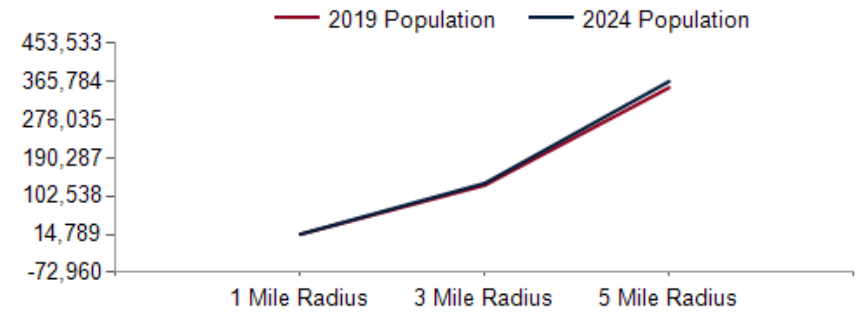


[Report a map error](#)

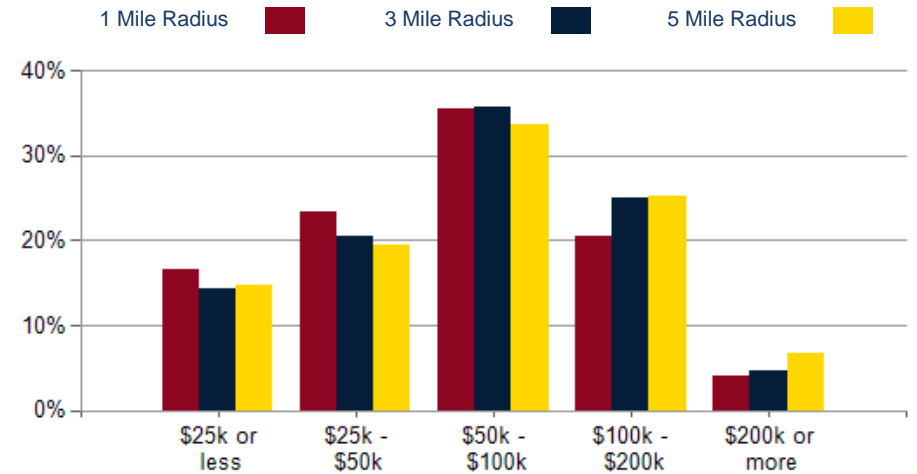
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,525	117,613	291,627
2010 Population	14,095	120,534	328,638
2019 Population	14,789	127,516	351,469
2024 Population	15,296	132,098	365,784
2019-2024: Population: Growth Rate	3.40%	3.55%	4.00%

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

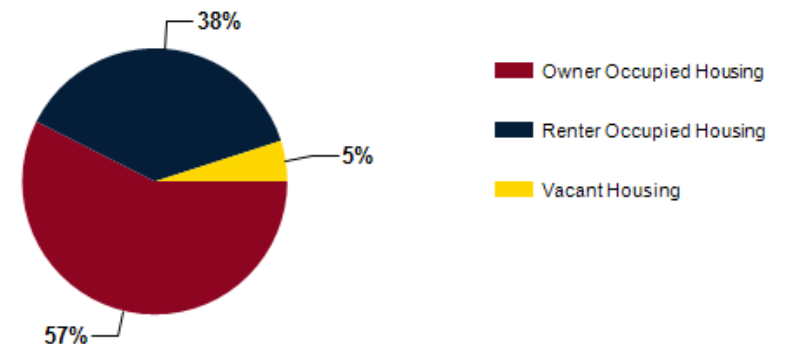
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,652	45,187	113,009
2010 Total Households	5,383	45,251	122,307
2019 Total Households	5,627	47,506	129,598
2024 Total Households	5,816	49,130	134,517
2019 Average Household Size	2.60	2.66	2.70
2019-2024: Households: Growth Rate	3.30%	3.35%	3.75%



2019 Household Income



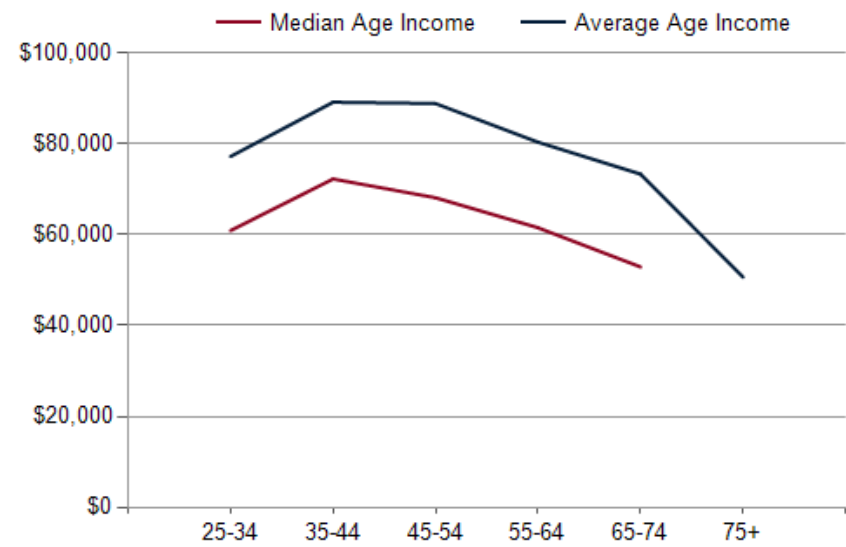
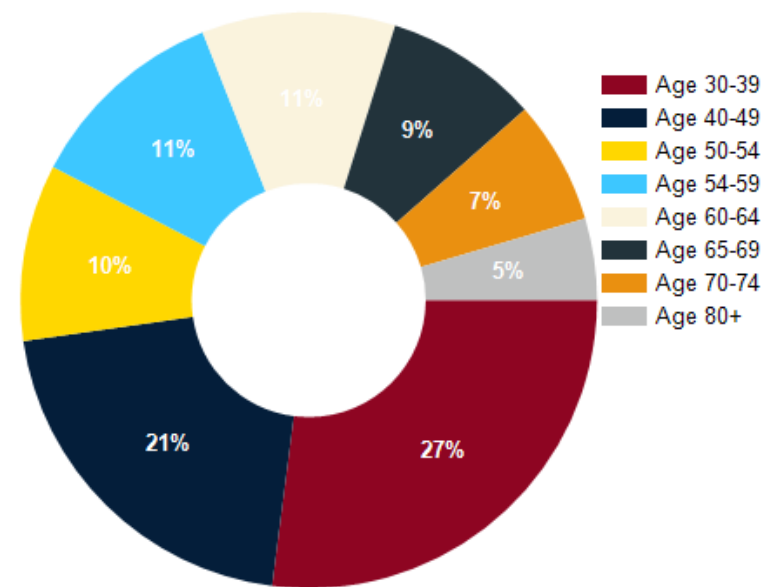
2019 Own vs. Rent - 1 Mile Radius



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
2024 Median Age	38	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





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 and visit the website at MatrixCRE.ai.

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Exclusively Marketed by:



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