

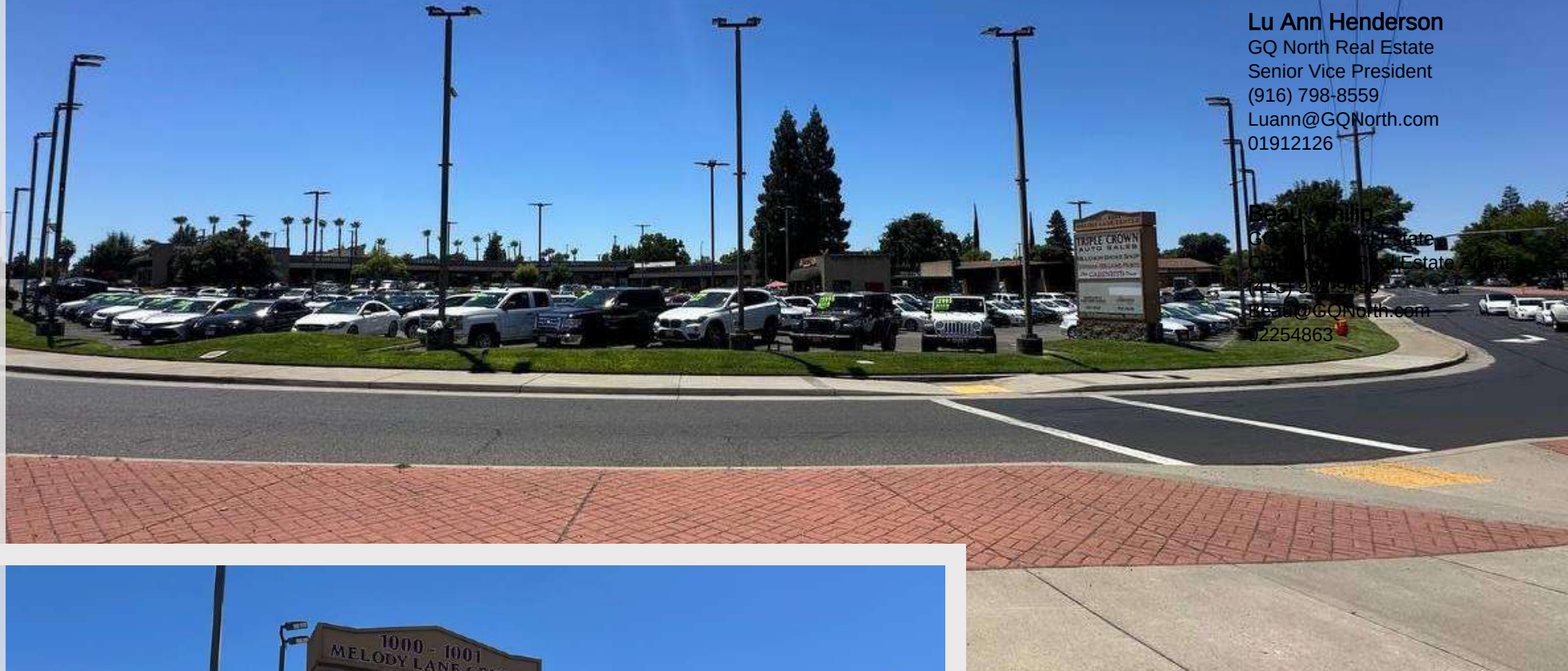


Highly Desirable Roseville Corner

ESTABLISHED HIGH DENSITY CLIENTELE AUTO DEALERSHIP

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1001 Melody Ln
Roseville, CA 95678



GQNorth
real estate



01 Building Summary

Building Summary

THE SPACE

Location	1001 Melody Ln Roseville, CA 95678
County	Placer
APN	472-260-024-000
Cross Street	Riverside Ave
Traffic Count	44,165 Daily

PROPERTY VIDEO

HIGHLIGHTS

- ✓ It Holds About 300- 400 Cars Comfortably on The 2 Acre lot
- ✓ 880 SF of Office with Four Private Offices or Breakroom
- ✓ One ADA Restroom and One Key Storage Room and Concrete Patio
- ✓ Neighboring Units at this Shopping Center is Susies Country cafe
- ✓ Millennium Smoke Shop Kaiser Hospital and Sherwin Williams
- ✓ Four Open Bays and a Storage Unit
- ✓ Paved Lot Throughout the 2 acres
- ✓ Vehicle Parking Tandem and /or Single
- ✓ Well Established Dealership Location
- ✓ Down the Street of The Old Town Roseville / Riverside Ave Car Lot Corridor.
- ✓ Possibilities for Added Office Space Please Check with Placer County / City of Roseville.
- ✓ Current use Auto Dealership / Open to Other Uses
- ✓ Vehicle Parking Tandem and /or Single
- ✓ Other Uses - Ideal for Drive-Thru
- ✓ Right off the Riverside / Cirby Freeway exit
- ✓ Undisclosed Price Please Call 916-798-8559
- ✓ This Property is For Lease Only

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
13,344	120,003	348,014

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$104,314	\$119,349	\$129,781

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,458	46,340	132,830

02

Property Description

Property Features
Location Summary
Local Business Map
Aerial View Map
Traffic Counts
Property Images

PROPERTY FEATURES

TOTAL TENANTS	1
BUILDING SF	880
LAND SF	87,120
LAND ACRES	2
YEAR BUILT	1987
ZONING TYPE	Retail Commercial
CURRENT USE	Car Dealership
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	300-400
NUMBER OF PADS	One Island
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Millennium Smoke shop
SOUTH	Kaiser Hospital
EAST	ARCO Gas Station
WEST	Susies Country Cafe

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No

CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Wood
EXTERIOR	Wood Stucco
PARKING SURFACE	Asphalt
ROOF	Flat
LANDSCAPING	Yes



Take an Instant Walkthrough.

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

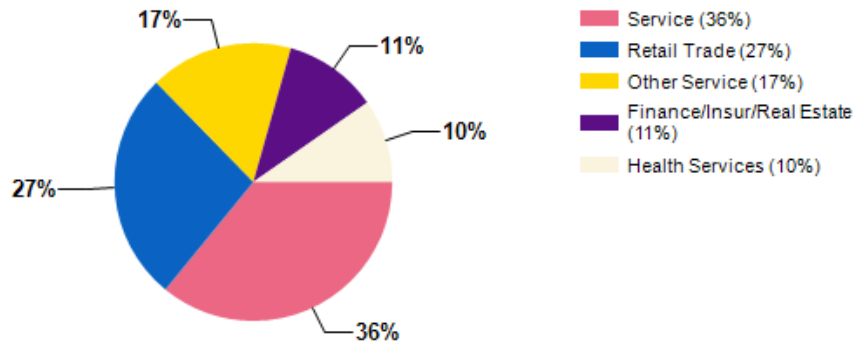


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Roseville City

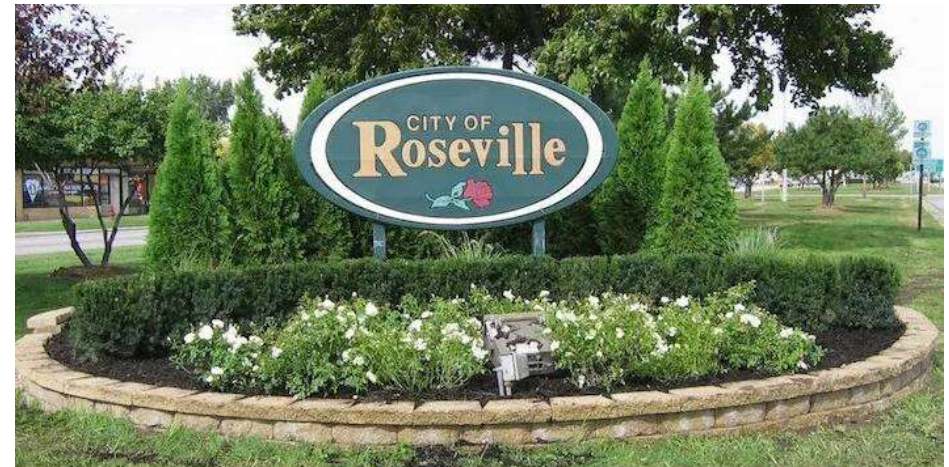
- ✓ The property is located in a prime commercial area of Roseville, CA, known for its vibrant retail scene. Nearby shopping centers such as Roseville Square and The Fountains offer a variety of popular retailers and restaurants. This area is characterized by high foot traffic and visibility, making it an attractive location for businesses seeking exposure to a diverse customer base. The property is situated in a well-established neighborhood with a mix of residential and commercial properties, providing a built-in customer base for potential tenants. Roseville is a rapidly growing city in the Sacramento metropolitan area, known for its strong economy and business-friendly environment, attracting both residents and businesses alike. The property is easily accessible from major roadways, including Interstate 80, enhancing convenience for both customers and employees.

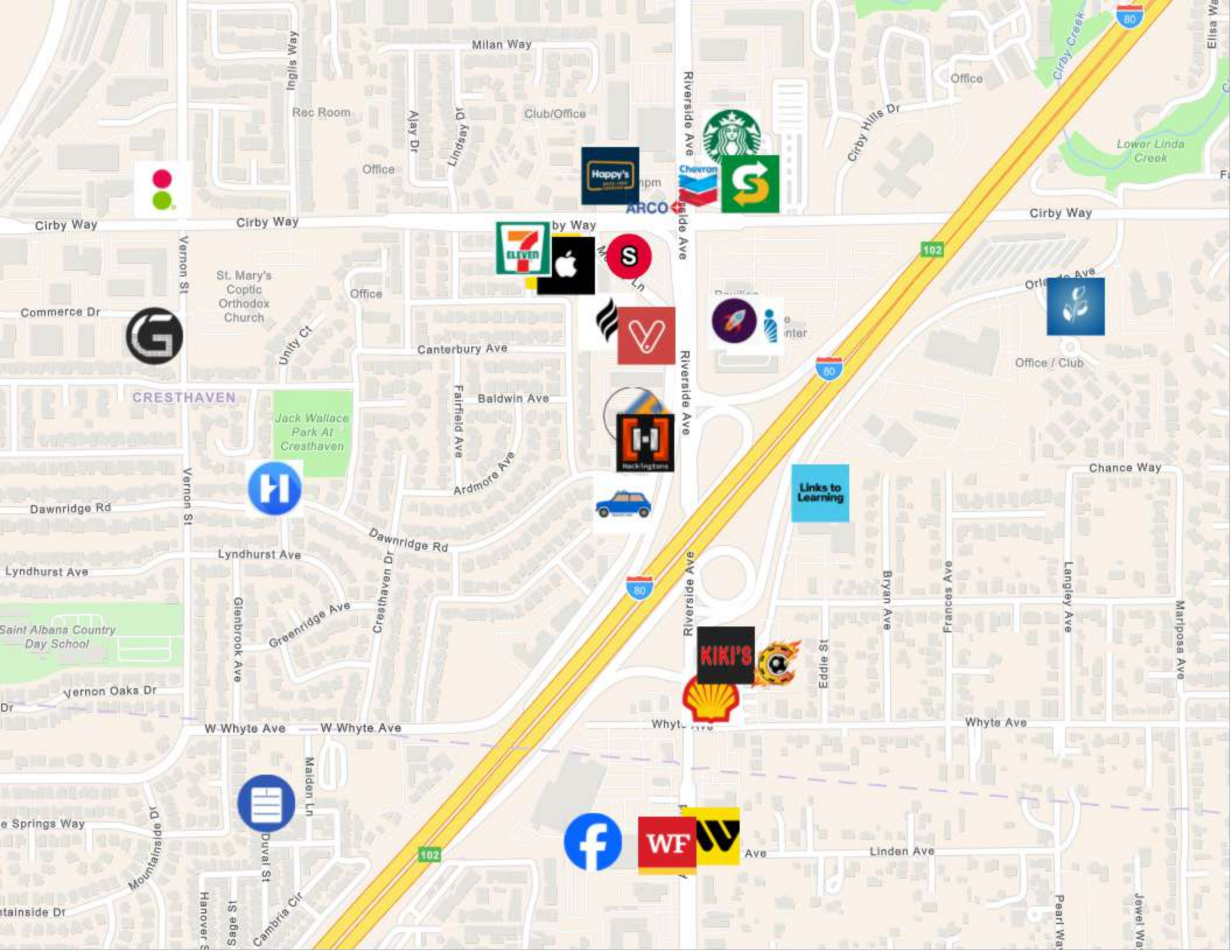
Major Industries by Employee Count

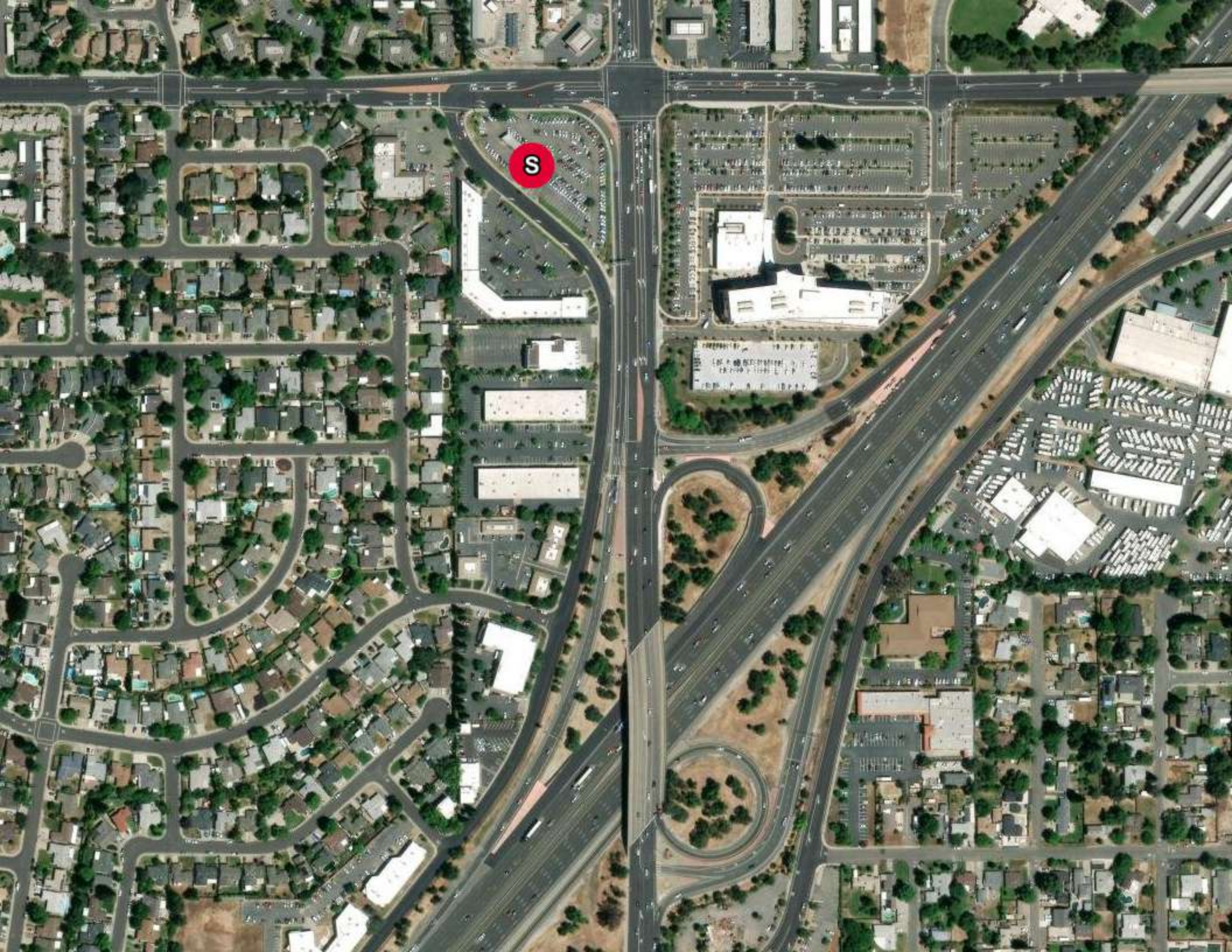


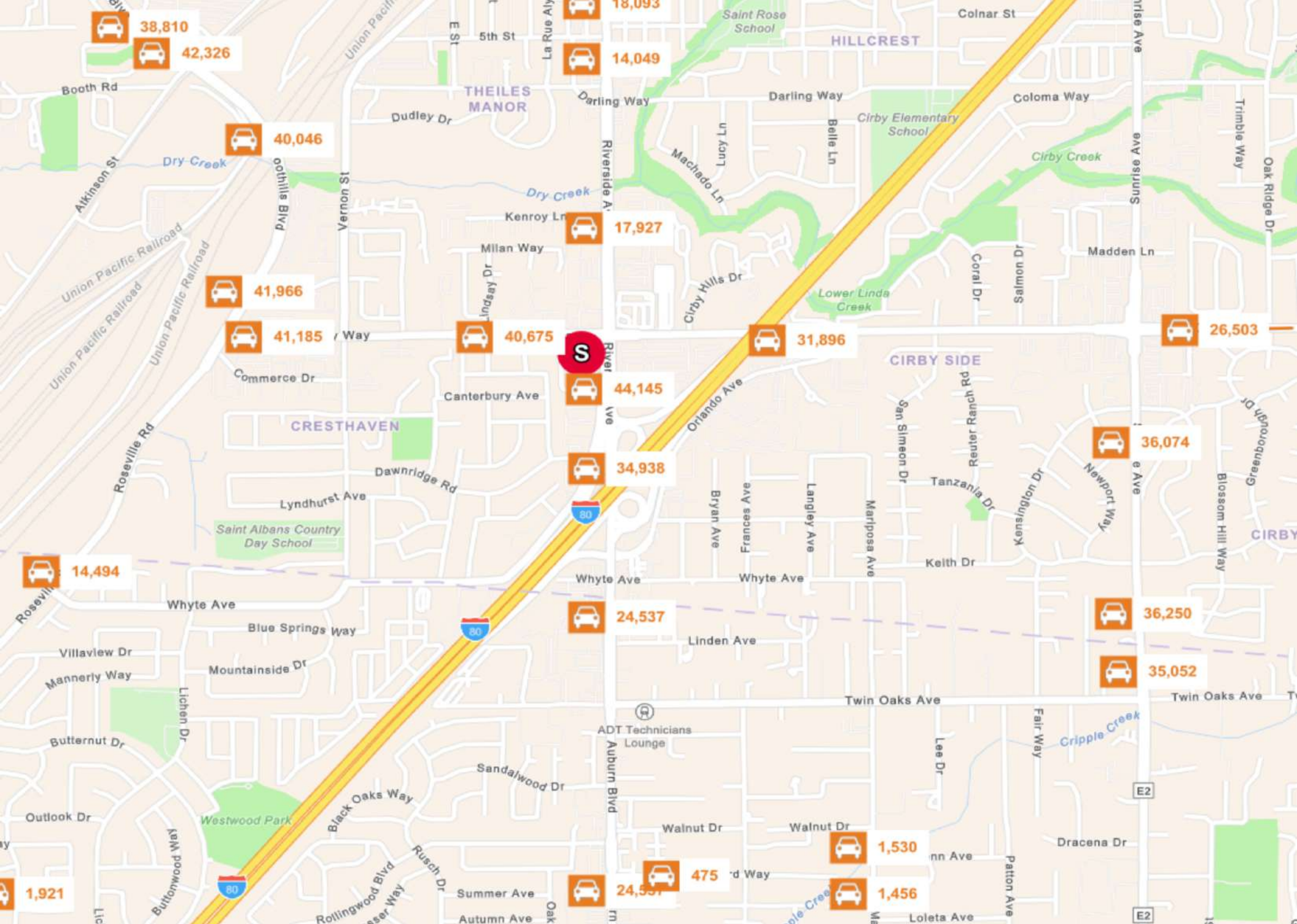
Largest Employers

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













03

Demographics

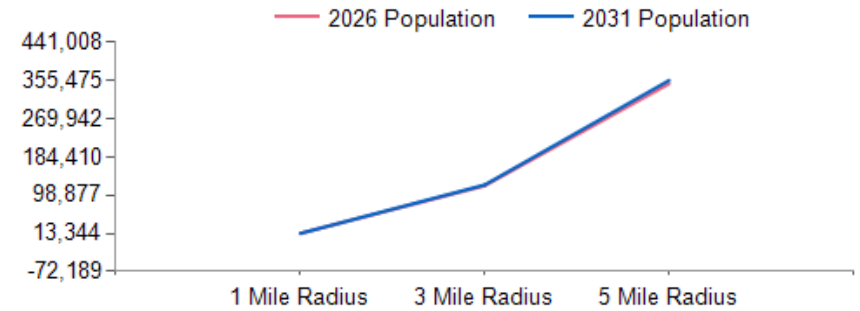
General Demographics

Race Demographics

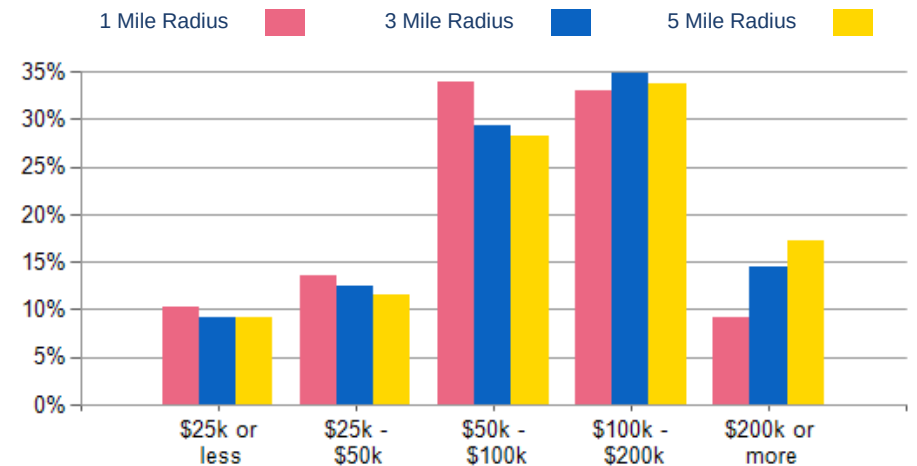


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,820	113,065	277,852
2010 Population	13,236	115,775	318,152
2026 Population	13,344	120,003	348,014
2031 Population	13,372	121,826	355,475
2026 African American	374	3,478	15,270
2026 American Indian	208	1,402	3,420
2026 Asian	689	8,345	33,960
2026 Hispanic	3,419	25,578	66,538
2026 Other Race	1,554	10,339	26,518
2026 White	8,561	78,591	218,376
2026 Multiracial	1,912	17,268	48,440
2026-2031: Population: Growth Rate	0.20%	1.50%	2.15%

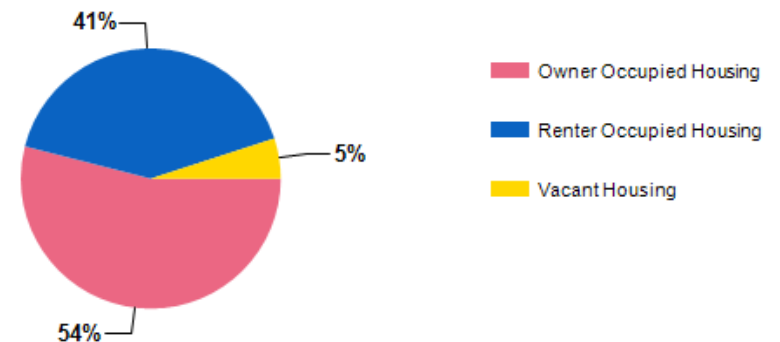
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	320	2,611	7,783
\$15,000-\$24,999	236	1,588	4,352
\$25,000-\$34,999	270	2,043	5,223
\$35,000-\$49,999	474	3,691	10,148
\$50,000-\$74,999	1,174	7,534	20,206
\$75,000-\$99,999	677	6,051	17,426
\$100,000-\$149,999	1,170	10,148	28,015
\$150,000-\$199,999	632	5,981	16,762
\$200,000 or greater	504	6,694	22,915
Median HH Income	\$82,860	\$98,168	\$101,587
Average HH Income	\$104,314	\$119,349	\$129,781



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

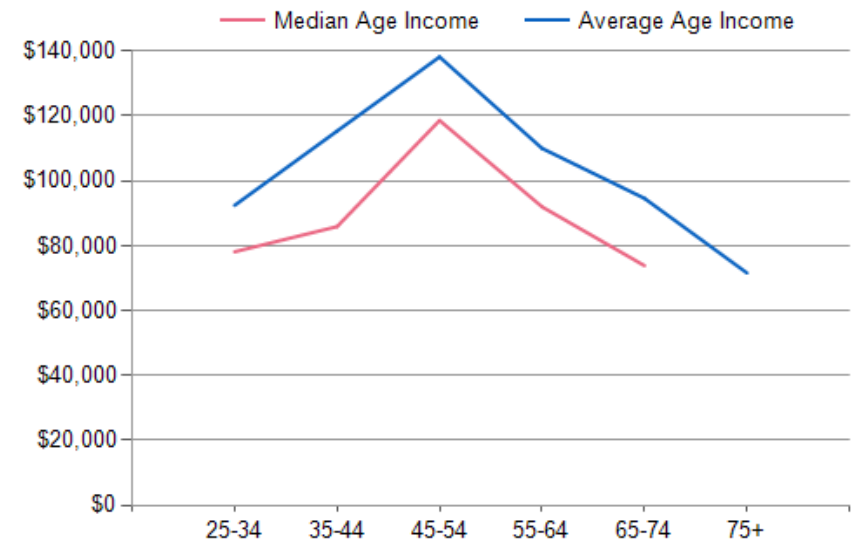
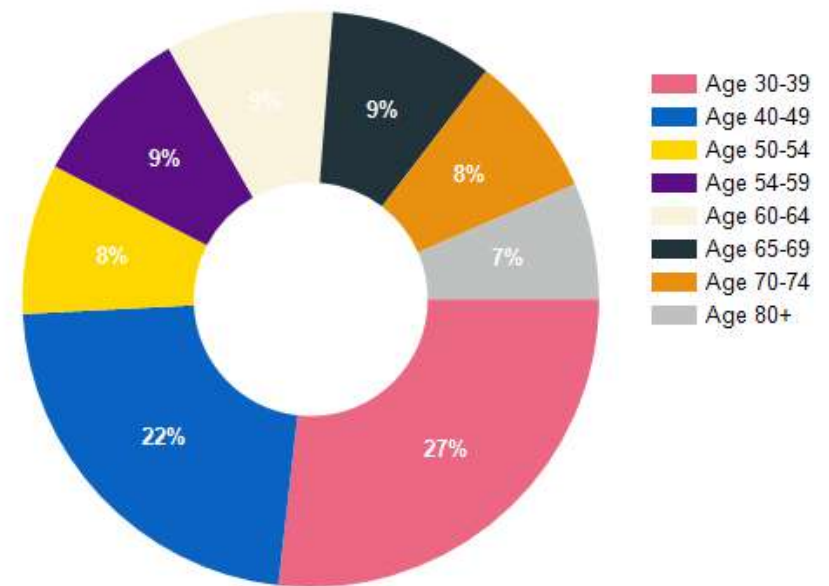


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,101	8,623	24,822
2026 Population Age 35-39	1,065	8,825	24,476
2026 Population Age 40-44	1,003	8,657	24,684
2026 Population Age 45-49	805	7,295	21,302
2026 Population Age 50-54	683	6,899	20,434
2026 Population Age 55-59	741	6,941	20,278
2026 Population Age 60-64	761	7,324	21,271
2026 Population Age 65-69	744	7,073	19,882
2026 Population Age 70-74	650	6,149	16,615
2026 Population Age 75-79	528	4,964	13,528
2026 Population Age 80-84	326	3,096	8,099
2026 Population Age 85+	352	3,126	7,896
2026 Population Age 18+	10,611	95,462	274,377
2026 Median Age	40	41	40
2031 Median Age	42	42	41

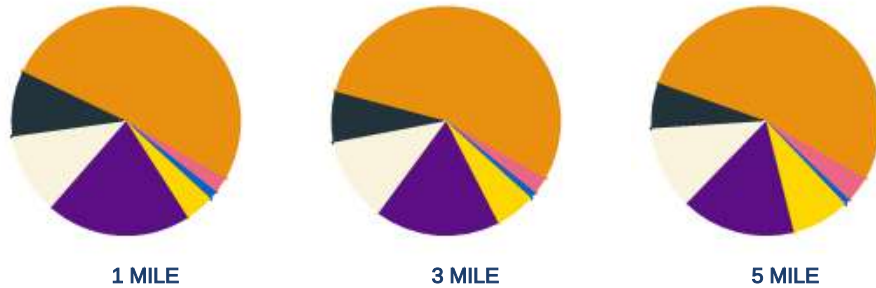
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,135	\$95,745	\$94,350
Average Household Income 25-34	\$92,450	\$108,081	\$112,441
Median Household Income 35-44	\$85,897	\$111,202	\$116,721
Average Household Income 35-44	\$115,369	\$140,005	\$151,334
Median Household Income 45-54	\$118,629	\$135,274	\$138,553
Average Household Income 45-54	\$138,216	\$157,834	\$165,362
Median Household Income 55-64	\$92,001	\$105,302	\$111,748
Average Household Income 55-64	\$110,030	\$122,875	\$139,715
Median Household Income 65-74	\$73,856	\$75,144	\$82,969
Average Household Income 65-74	\$94,597	\$104,517	\$115,835
Average Household Income 75+	\$71,595	\$80,741	\$89,738

Population By Age



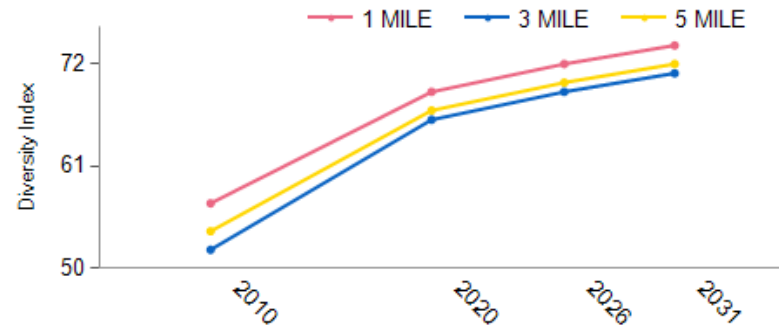
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	74	71	72
Diversity Index (current year)	72	69	70
Diversity Index (2020)	69	66	67
Diversity Index (2010)	57	52	54

POPULATION BY RACE



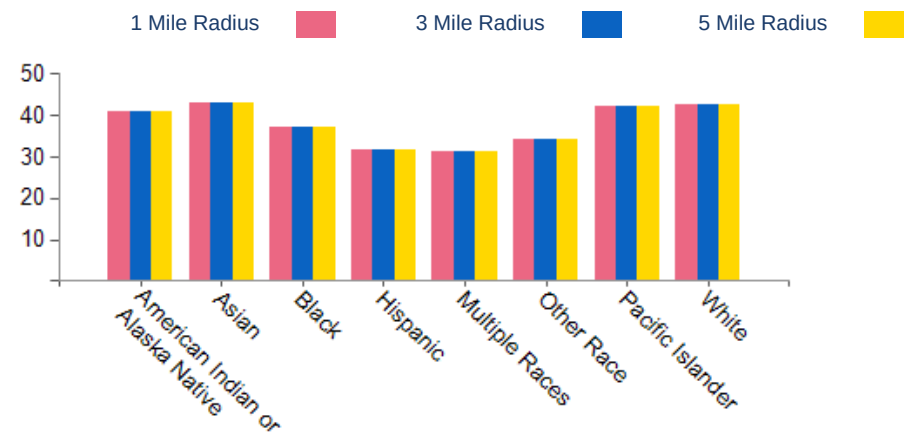
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	2%	4%
American Indian	1%	1%	1%
Asian	4%	6%	8%
Hispanic	20%	18%	16%
Multiracial	11%	12%	12%
Other Race	9%	7%	6%
White	51%	54%	53%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	41	40	39
Median Asian Age	43	42	41
Median Black Age	37	39	37
Median Hispanic Age	32	32	31
Median Multiple Races Age	31	31	29
Median Other Race Age	34	35	34
Median Pacific Islander Age	42	38	37
Median White Age	43	44	44

2026 MEDIAN AGE BY RACE



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