



7-ELEVEN ANCHORED STRIP CENTER

500 CIRBY WAY
ROSEVILLE, CA 95678

**Jahn-Rich Commercial
Real Estate**

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PROPERTY SUMMARY

Offering Price	\$3,215,000.00
Building SqFt	13,680 SqFt
Cap Rate	6.9%
NOI	\$221,620
Year Built	1979
Lot Size (acres)	1.30
Parcel ID	472-270-044-000
Zoning Type	Commercial
County	Placer
Coordinates	38.728853,-121.292561

INVESTMENT SUMMARY

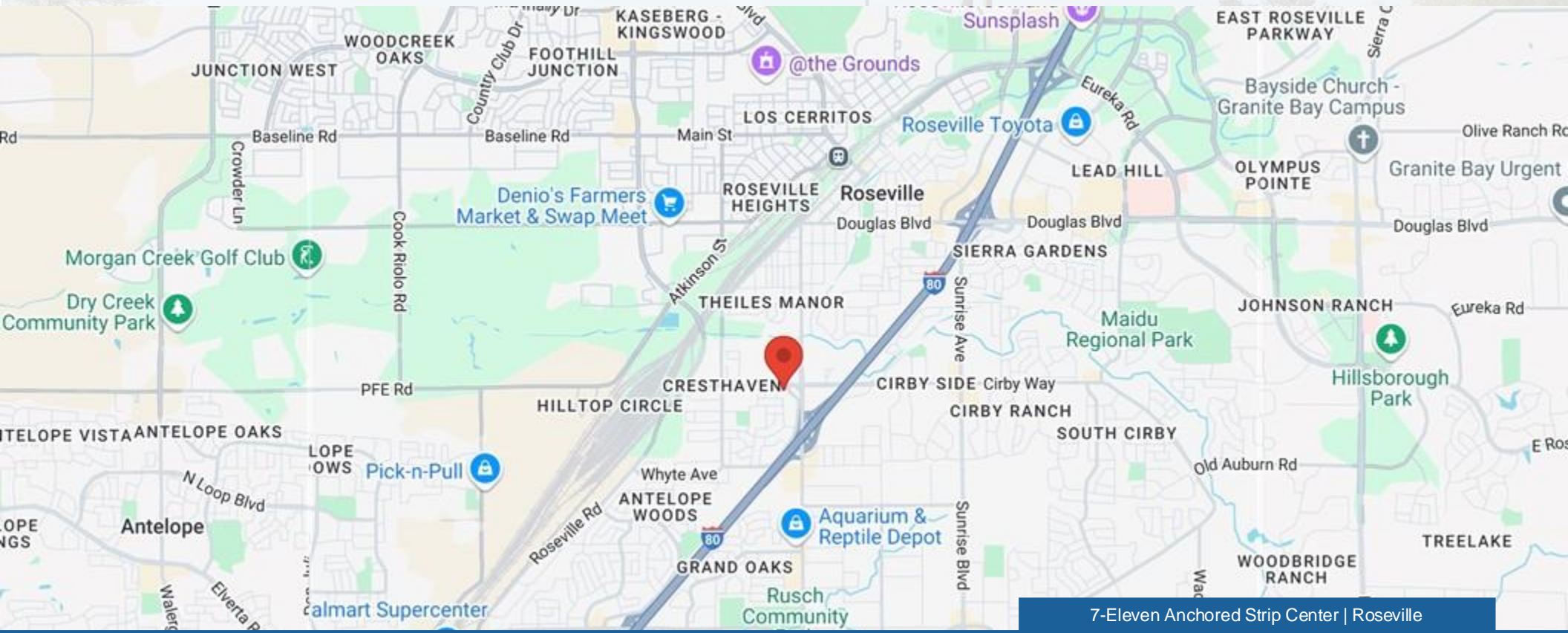
Rosedale Plaza, located at 500 Cirby Way, Roseville, California 95678, is a 13,680 square foot strip center with five service-based tenants. Situated at the intersection of Cirby Way and Riverside Boulevard, the center benefits from being in a high traffic location, with easy access to Interstate 80. The anchor tenant, a 7-11, has been there for over 30 years and outperforms other stores in the region due to this advantageous location. Nearby major establishments include Kaiser Permanente Roseville Medical Center. The demographic profile of Roseville shows a population of approximately 160,000 with a significant portion aged 25-54, a median household income of over \$117,000, and over 40% of residents holding a bachelor's degree or higher. Consumer spending in the area is notably high, particularly in sectors like healthcare, food services, and general merchandise, which aligns with the local economic stability and consumer base.



7-Eleven Anchored Strip Center | Roseville

INVESTMENT HIGHLIGHTS

- Fully stabilized, 100% leased strip center
- Across the street from Kaiser Medical
- Anchored by 7-11 which has occupied the building for more than 30 years
- High traffic counts
- Located directly off Interstate 80 and Riverside Avenue



LOCATION HIGHLIGHTS

- Retail spending is particularly high, with Roseville ranking thirteenth in California for retail sales, supported by large retail centers and shopping opportunities.
- Approximately 44.3% of the population holds a bachelor's degree or higher, suggesting a well-educated workforce.
- The median household income is approximately \$117,000, which reflects a 9.36% growth from 2021 to 2022, indicating a robust economic environment.
- Roseville's strategic location, with Interstate 80 running through it and State Route 65 on its northern edge, enhances its appeal for both residents and businesses.



3 MILE RADIUS



POPULATION
160,546



DAYTIME POPULATION
119,782



HOUSEHOLDS
45,663

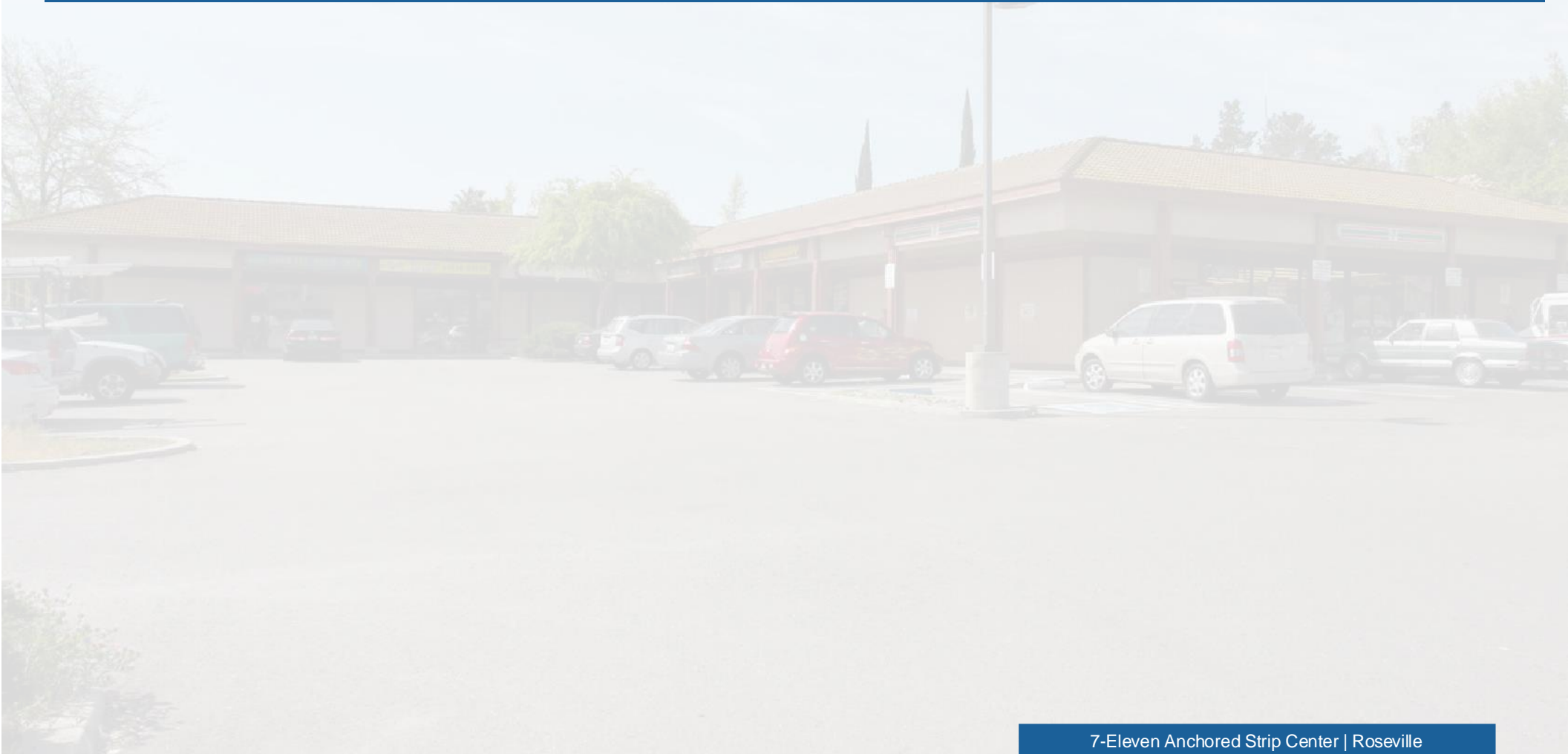


AVG. HOUSEHOLD INCOME
\$ 117,085

7-Eleven Anchored Strip Center | Roseville

RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
A	7-Eleven	2,400	\$70,800.00	\$29.50	NNN - \$15,475.00	02/13/2025	2027
F,G	Taqueria Panderia	4,500	\$73,008.00	\$16.22	Other Income - \$18,900.00	06/01/2022	5/27/27
B	Coin Laundry	960	\$21,828.00	\$22.74	Other Income - \$19,200.00	12/13/2021	12/30/2027
D,E	Apple Fix Pros	4,860	\$50,928.00	\$10.48	Other Income - \$24,000.00	05/12/2023	10/15/2028
C	Karina Castillo	960	\$19,152.00	\$19.95	Other Income - \$3,600.00	02/13/2025	-
	Total Occupied	13680	\$235,716.00				
TOTAL		13680	\$235,716.00		\$81,175.00		



CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$235,716.00	\$235,716.00
ABSORPTION & TURNOVER VACANCY		\$(7,071.48)
SCHEDULED BASE RENTAL REVENUE	\$235,716.00	\$228,644.52
NNN/OTHER INCOME	\$81,175.00	\$81,175.00
TOTAL POTENTIAL GROSS REVENUE	\$316,891.00	\$309,819.52
GENERAL VACANCY FACTOR	\$(7,071.48)	\$(7,071.48)
EFFECTIVE GROSS REVENUE	\$309,819.52	\$302,748.04
OPERATING EXPENSES		
PROPERTY TAX	\$40,800.00	\$40,800.00
INSURANCE	\$4,800.00	\$4,800.00
MANAGEMENT FEE	\$3,600.00	\$3,600.00
CAM	\$39,000.00	\$39,000.00
TOTAL OPERATING EXPENSES	\$88,200.00	\$88,200.00
NET OPERATING INCOME	\$221,619.52	\$214,548.04
CAP RATE		6.9%

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

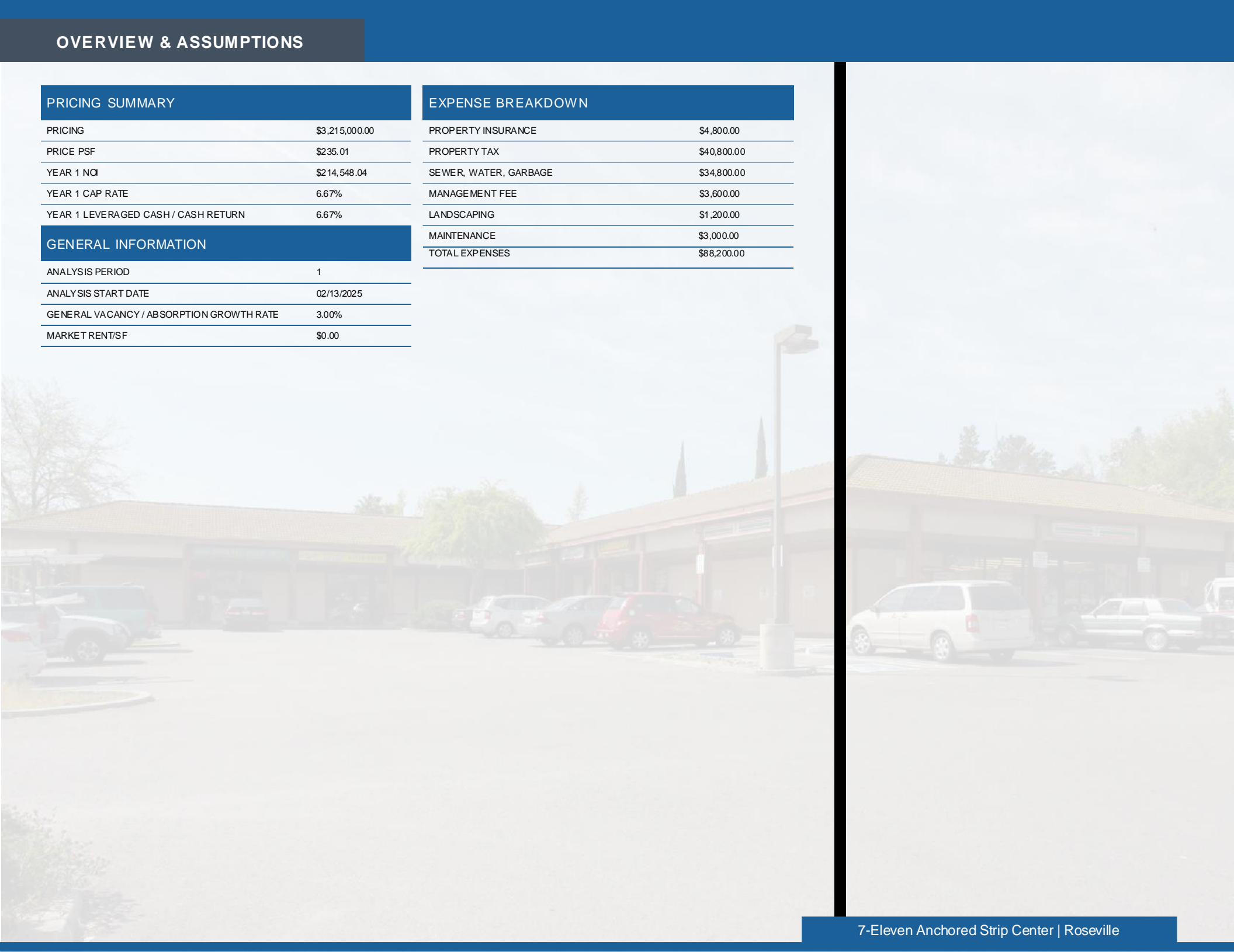
PRICING	\$3,215,000.00
PRICE PSF	\$235.01
YEAR 1 NOI	\$214,548.04
YEAR 1 CAP RATE	6.67%
YEAR 1 LEVERAGED CASH / CASH RETURN	6.67%

GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	02/13/2025
GENERAL VACANCY / ABSORPTION GROWTH RATE	3.00%
MARKET RENT/SF	\$0.00

EXPENSE BREAKDOWN

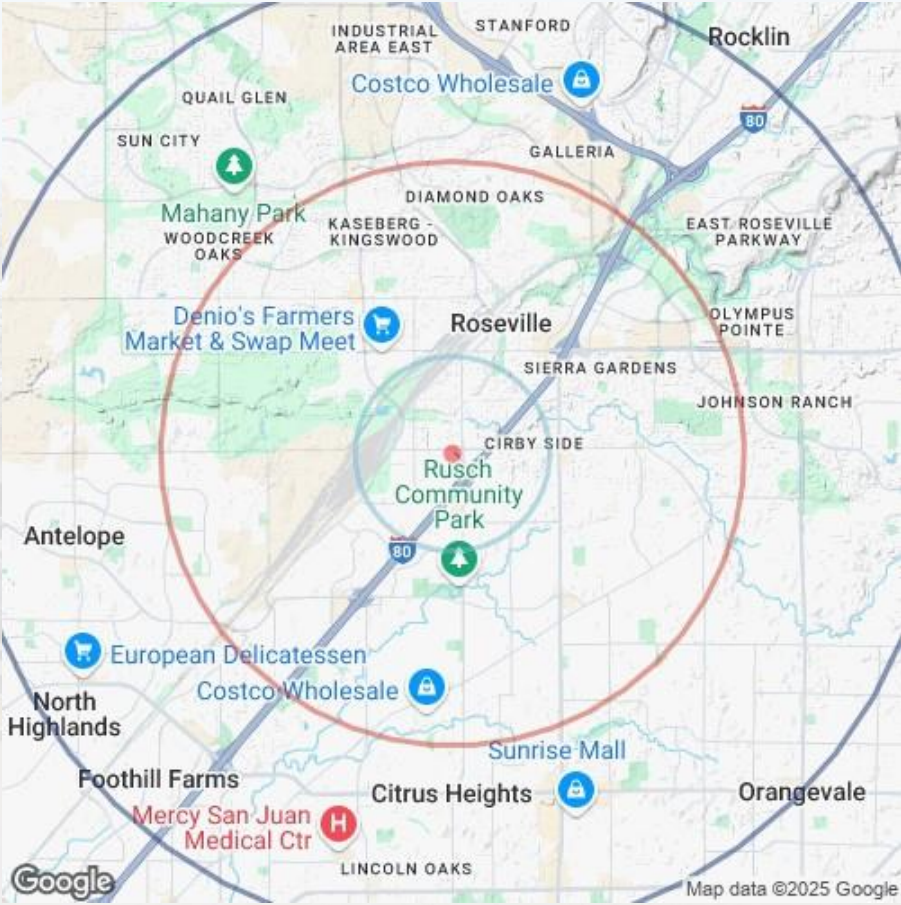
PROPERTY INSURANCE	\$4,800.00
PROPERTY TAX	\$40,800.00
SEWER, WATER, GARBAGE	\$34,800.00
MANAGEMENT FEE	\$3,600.00
LANDSCAPING	\$1,200.00
MAINTENANCE	\$3,000.00
TOTAL EXPENSES	\$88,200.00



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,070	113,017	278,460
2010 Population	12,592	116,654	319,167
2024 Population	12,853	121,546	348,591
2029 Population	12,911	123,346	355,841
2024-2029 Growth Rate	0.09 %	0.29 %	0.41 %
2024 Daytime Population	12,657	119,782	320,290

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	274	2,261	7,037
\$15000-24999	302	2,225	5,783
\$25000-34999	380	2,639	6,606
\$35000-49999	463	3,793	10,306
\$50000-74999	1,031	7,852	20,807
\$75000-99999	718	6,677	19,296
\$100000-149999	993	9,189	25,952
\$150000-199999	587	5,669	16,254
\$200000 or greater	366	5,357	18,348
Median HH Income	\$ 77,870	\$ 88,456	\$ 92,608
Average HH Income	\$ 101,035	\$ 117,085	\$ 125,701

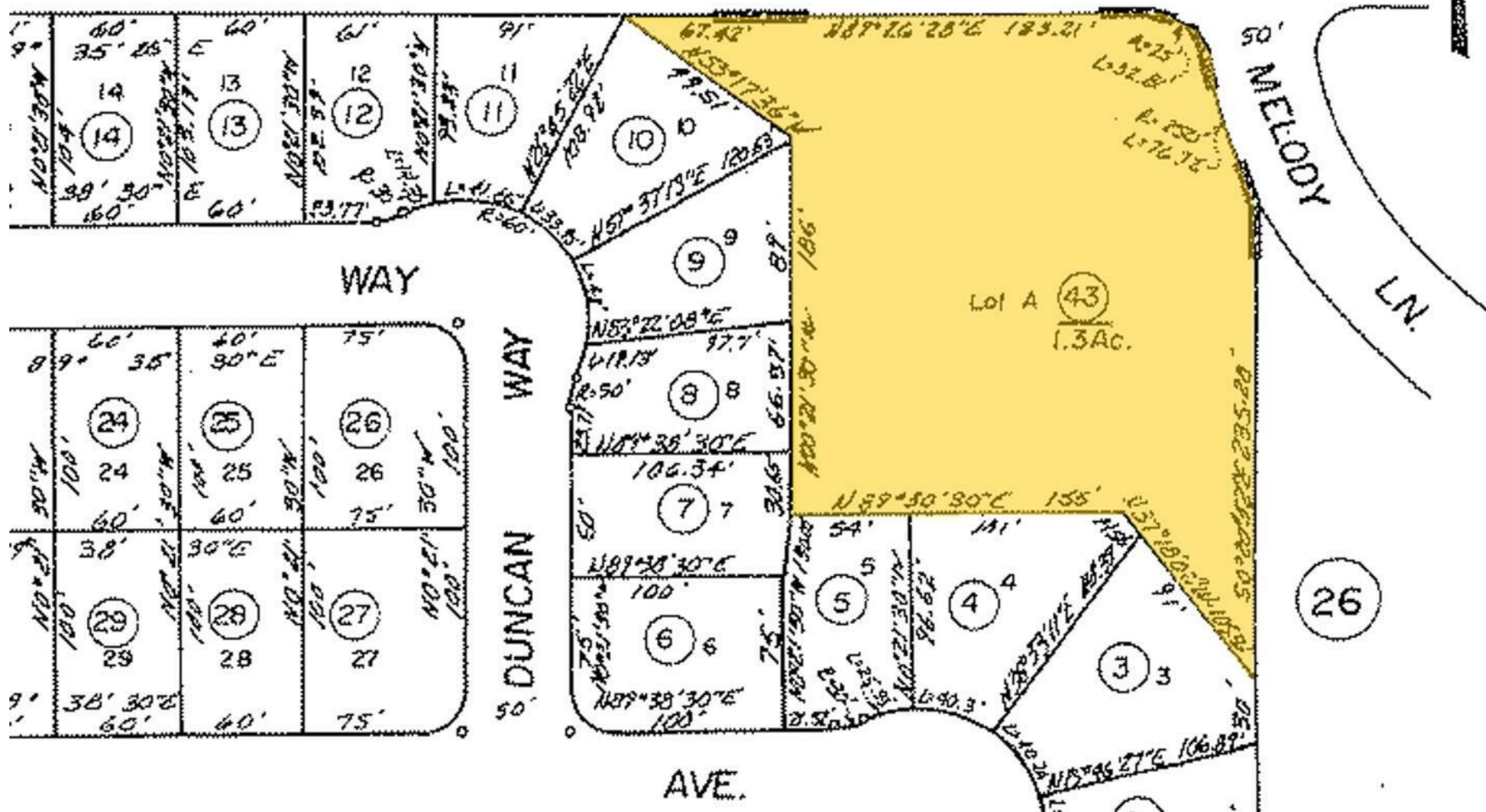


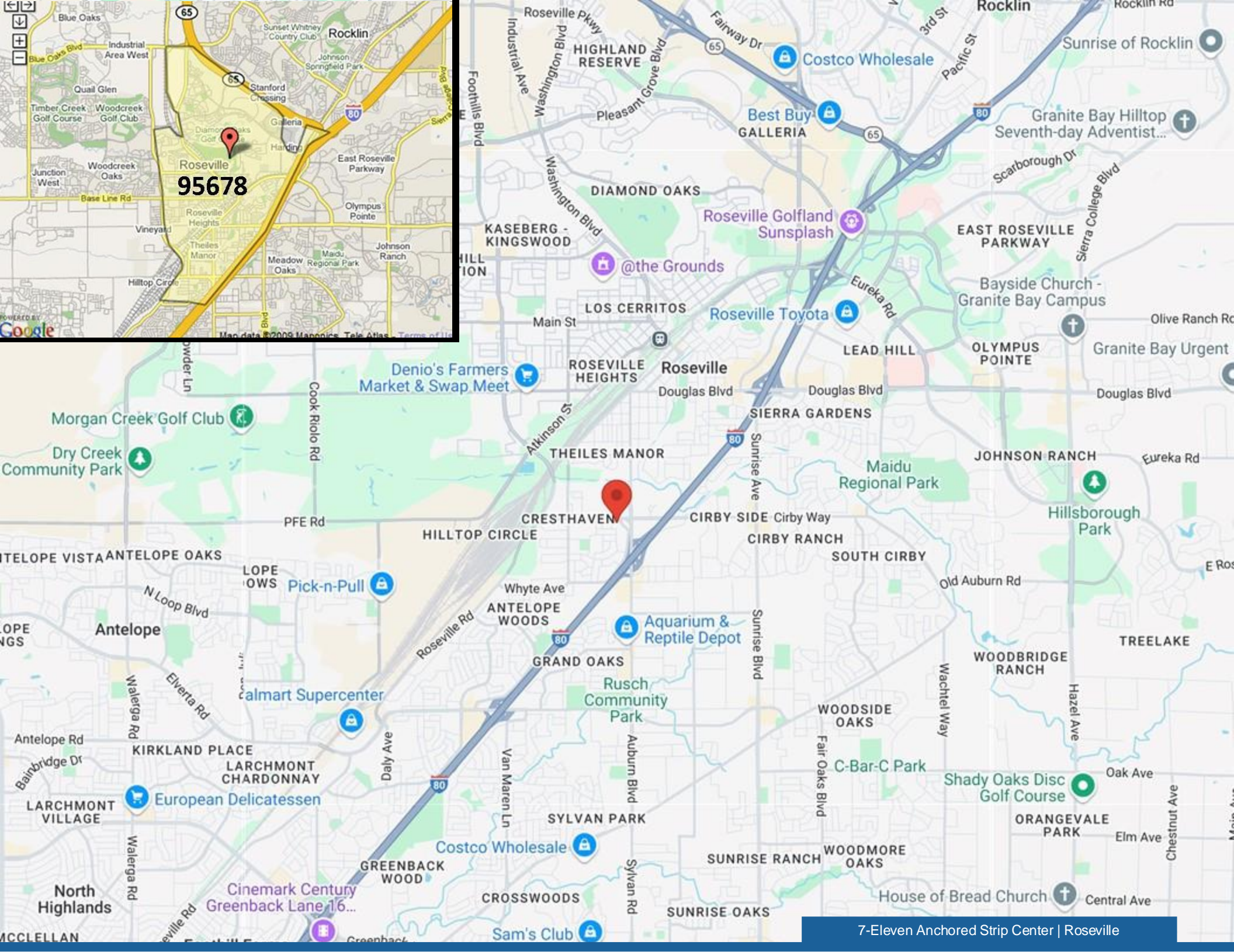
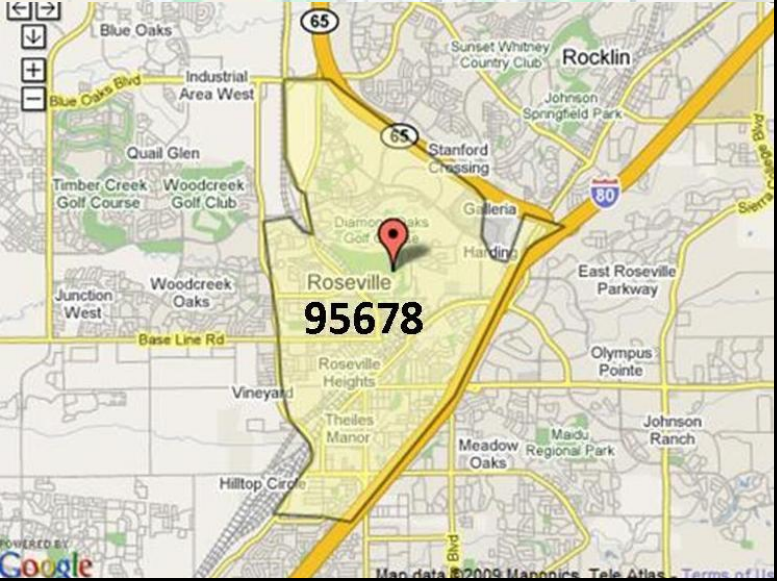
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CIRBY

WAY

1" = 100'





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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE JAHN-RICH COMMERCIAL REAL ESTATE ADVISOR FOR MORE DETAILS.

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