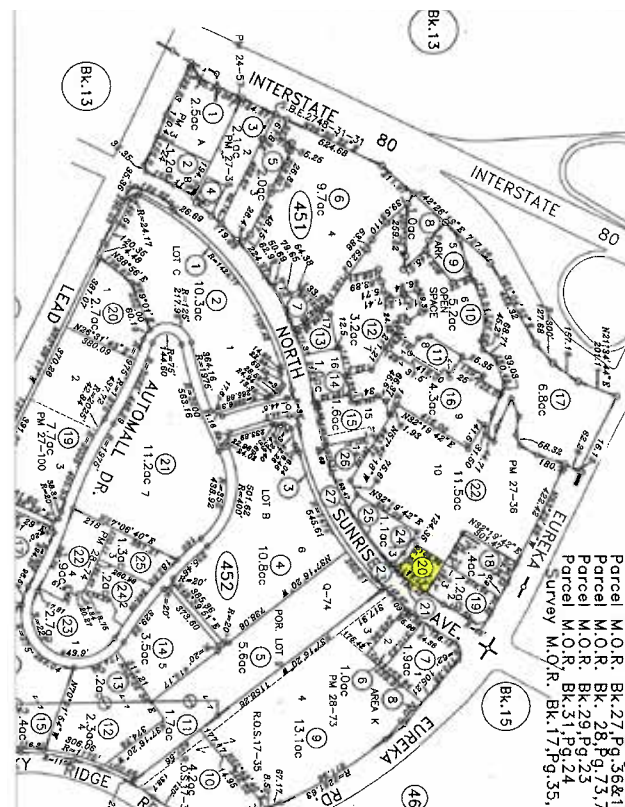




FOR SALE > FREESTANDING RESTAURANT | \$2,000,000
390 N. Sunrise Avenue | Roseville, CA 95661
 ± 8,459 sq. ft., Two Story Restaurant Building w/ ± 2,500 sq. ft. enclosed patio



PROPERTY INFORMATION	
ADDRESS	390 N. SUNRISE AVE ROSEVILLE, CA
APN	048-450-053-000
BUILDING SIZE	8,459 SQ. FT. 2,500 SQ. FT. PATIO
PARCEL SIZE	.68 ACRES
COUNTY USE	RESTAURANT/LOUNGE
MAJOR REMODEL	2014
SALE PRICE	\$2,000,000



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Two Story Restaurant – One Story Pricing

390 N. Sunrise Blvd. is a + 8,459 sq. ft. freestanding restaurant building with a + 2,500 sq. ft. Patio. A highly visible restaurant located near one of Sacramento's premier retail intersections, Sunrise Blvd. / Eureka Rd.

Adjacent Restaurants Include:

- Chicago Fire
- Paul Martins
- Twin Peaks (coming soon)
- John's Incredible Pizza Co.
- Outback Steakhouse



Neighboring Tenants Include:

- United Artists Theater
- Century 21 Theater
- Carmax
- Roseville Auto Mall – Sacramento's most successful auto mall with over 20 dealerships.
<http://www.rosevilleautomall.com>



390 N. Sunrise Provides:

- Open floor plan with high ceilings & sky lights
- 2nd floor dining with an elevator for access
- Hoods and Walk-Ins remaining
- Enclosed, exclusive outside patio

A rare opportunity to penetrate or relocate in the Roseville marketplace in a highly desirable location and at a very economical price.

2015 Demographics

	1 mile	3 miles	5 miles
Population	5,722	94,514	237,507
Average Household Income	\$77,439	\$88,174	\$93,496
Traffic Counts	64,098 ADT		

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ROSEVILLE DOUGLAS & EUREKA

