

FOR SALE

8151 Industrial Avenue Roseville, CA 95678

SIGNIFICANT PRICE REDUCTION

Self Storage Development Site

- › ±3.3 Acre Development Site
- › Zoned M-1 (Light Industrial) Self-Storage allowed by Right
- › Excellent frontage along a major cut-through (Industrial Ave) between Blue Oaks Blvd and Pleasant Grove Blvd
- › Site Topo will naturally allow for two grade-level floors
- › Current Saturation is estimated at 7.1 SF per person within the 3-mile radius
- › Current market rents
Climate-controlled: \$1.45 PSF
Non-climate: \$1.32 PSF

Sale Price: \$755,000 (\$5.25/SF of land)

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SELF - STORAGE DEVELOPMENT SITE

AERIAL



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Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
2017 Population	8,591	107,608	225,455
2022 Population	9,278	115,983	242,194
Average Household Income	\$119,393	\$102,934	\$107,250