

580 N SUNRISE AVE | ROSEVILLE AVAILABLE FOR LEASE

[Link to Property Video](#)



OSBORNE
GROUP

ROBB OSBORNE

Senior Vice President

Tel: (916) 677-8175

robb.osborne@tricommercial.com

BRE Lic. #01398696

BRANDON SESSIONS

Vice President

Tel: (916) 677-8176

bsessions@tricommercial.com

BRE Lic. #01914432

JEFF OSBORNE

Office Leasing & Sales

Tel: (916) 677-8171

jeff.osborne@tricommercial.com

BRE Lic. #01991715

Osborne Group | TRI Commercial | 532 Gibson Drive, Suite 200 | Roseville, CA | BRE # 00532032



PROPERTY INFORMATION:

- Medical/dental building available for lease within close proximity to all regional medical centers!
- Located directly across the street from the new Adventist Health campus, less than 1/2 mile to Sutter Roseville campus, and less than 2 miles from Kaiser Roseville campus
- ± 1,812 RSF available
- The property features Class “A” features, including clean window lines, modern finishes and excellent accessibility
- Parking allows for medical and dental uses
- The building backs to a vast nature preserve providing a serene setting
- Close proximity to various retail and restaurant amenities
- Zoned: BP per City of Roseville
- Lease Rate: \$2.50/SF- \$2.75/SF NNN



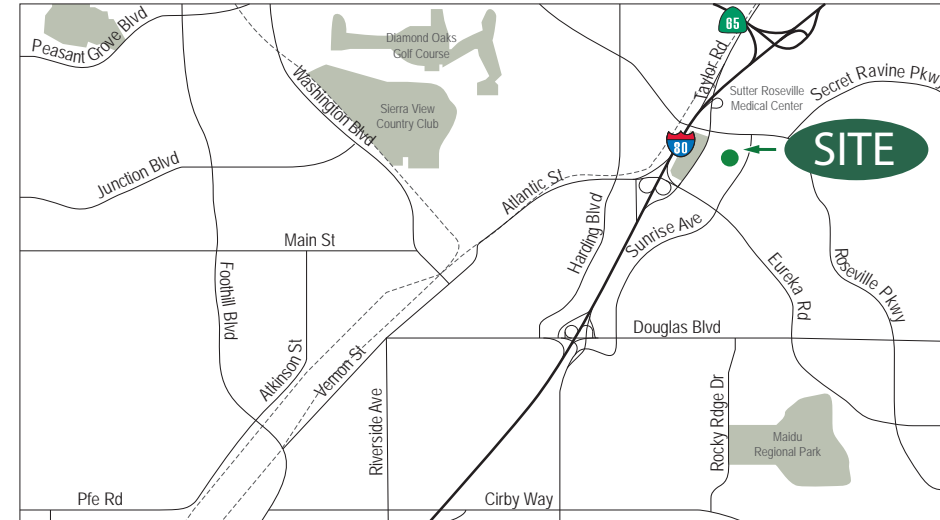
[Link to Property Video](#)

MEDICAL/DENTAL SPACE FOR LEASE

580 N SUNRISE AVE | ROSEVILLE

LOCATION INFORMATION:

Demographics:	1 mile	3 mile	5 mile
2017 Population:	5,574	99,054	234,625
2022 Population:	5,981	104,453	247,050
2017 Total HHs:	2,370	38,377	86,971
Median HH Income:	\$62,396	\$73,680	\$78,535
Median Home Value:	\$507,665	\$362,056	\$366,699



AREA AMENITIES:



PROPERTY OVERVIEW:

580 N SUNRISE AVE is located just east of Interstate 80, in the heart of Roseville, CA. The building is ideally suited for medical and dental businesses that require a high-traffic location. The property is located along N Sunrise Ave between Eureka Road and E Roseville Parkway, less than one-half mile from Sutter Roseville Campus and directly across from the new, 5-story Adventist Health Campus, scheduled to be complete in January 2019.

580 N Sunrise Ave offers medical or dental tenants an easily accessible location for their clients and business partners. The building enjoys an established location that caters well to surrounding residential neighborhoods and is minutes from Interstate 80 at the Eureka Exit.



MEDICAL/DENTAL SPACE FOR LEASE 580 N SUNRISE AVE | ROSEVILLE

VIEW FACING SOUTH

TO DOWNTOWN SACRAMENTO



FUTURE ADVENTIST HEALTH

EUREKA ROAD: 23,100 CARS PER DAY

N SUNRISE PROFESSIONAL CENTER

STONE POINT COMMUNITY

N SUNRISE AVE: 15,171 CARS PER DAY

580 N SUNRISE AVE





MEDICAL/DENTAL SPACE FOR LEASE 580 N SUNRISE AVE | ROSEVILLE

VIEW FACING NORTH



SUTTER ROSEVILLE CAMPUS



E ROSEVILLE PARKWAY: 68,951 CARS PER DAY

580 N SUNRISE AVE

N SUNRISE AVE: 15,171 CARS PER DAY

FLOOR PLAN:





EXCLUSIVELY LISTED BY:

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