

2ND GEN
DRIVE-THRU
OPPORTUNITY

DRIVE-THRU OPPORTUNITY

1089 Sunrise Avenue • Roseville, CA

2nd Gen Corner Drive Thru Pad
Located in Bel Air Shopping Center
Located on Busy Retail Corridor!
Pylon Signage



3,183 SF 2nd Generation Freestanding Drive Thru

Less than 30 minutes from downtown Sacramento via Interstate 80, Bel Air Shopping Center is accessible from Sunrise Avenue and Cirby Way with over 31,435 ADT on Sunrise Ave. This center is anchored by Bel-Air Market. Notable tenants include Peet's Coffee, The UPS Store, with McDonald's, Subway and Starbucks nearby.

- Corner drive thru pad in busy grocery anchored shopping center.
- Nationally recognized tenants include Bel Air Market, Peet's Coffee and UPS store
- Property is surrounded by dense residential neighborhoods with approximately 13,800 people within a 1-mile radius.



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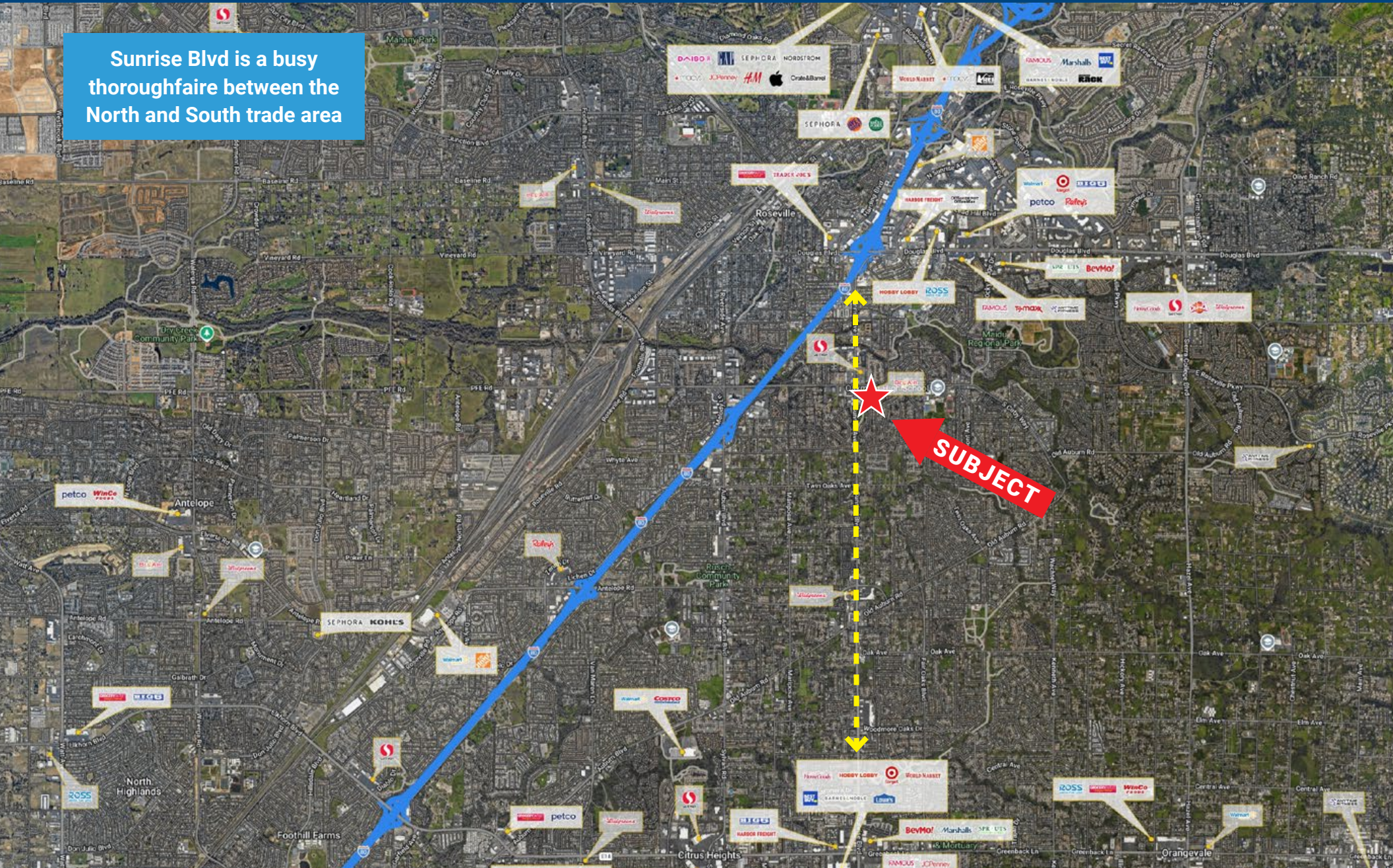
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PARTNER **XTEAM**
RETAIL ADVISORS

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Sunrise Blvd is a busy
thoroughfare between the
North and South trade area



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Busy trade area
North of subject

SUBJECT

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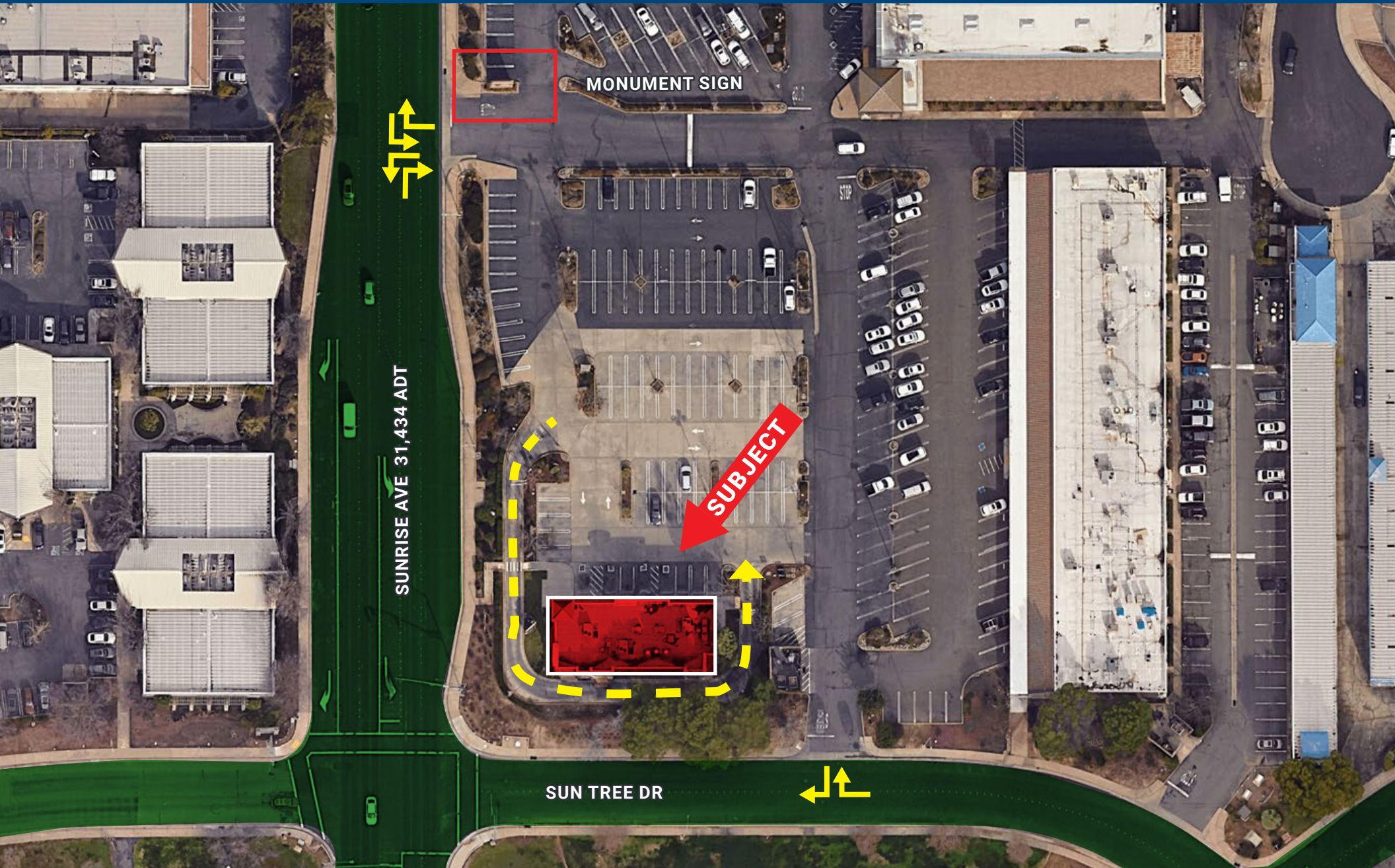
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
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[3DVR Scan \(Link\)](#)

[Deliverables \(Link\)](#)

“QUICK TIPS” on how to fully experience the 3DVR scan & space!

- ✓ **Explore 3D Space & Immersive Scan:** Click the  icon in the corner to go into the model. Click on the circles  with your mouse or finger (touch screen) to navigate (virtually walk) through the tour on your computer, tablet, or mobile device.
- ✓ **Doll House View:** Click on the  icon at the bottom left-hand corner of the screen to see the model from a “Doll House” view. The user can “spin” the model around or view at different angles.
- ✓ **Floor Plan / Overhead View:** Once in the Doll House view, the floor plan button  will be present at the lower center area of the screen. Click to see the model “Floor Plan” view.
- ✓ **Floor Selector:** When there are multiple levels, mezzanines, or floors use the  in the lower left corner and “click” on the floor you would like to view or tour.
- ✓ **Measurement Mode:** When the Measurement Mode  icon is visible in the lower left corner, clicking on it will allow the user to take a measurement (rounded to the inch) of an object. It’s great for approximate dimensions of an area / element – looking straight on tends to be better vs. on angle.
- ✓ **Icons:** The  icons are for 360* Exterior Photos (if part of the scope), the  icons are Interior 3DVR Scans. They allow you to toggle from inside to outside. The exterior 360* photos look like  when in *Dollhouse* or *Floorplan* view.
- ✓ **General:** You can “click” on any room from either the *Doll House* or *Floor Plan* views to immediately jump into that room within the virtual tour.



TAKE A 3D
TOUR &
VIEW
DELIVERABLES

MATTERPORT TOUR

Dollhouse View
Floor Plan
Explore 3D Space

DELIVERABLES

3DVR
ADA Survery
As-Built
Photos



SUITE	TENANT	SF
1200H	Stallionz Pizza	1,000 SF
1200G	Drip Vape and Smoke	1,100 SF
1200F	Alterations	1,000 SF
1200E	OMG! Yogurt	1,000 SF
1200D	Sourdough & Co	1,000 SF
1200C	Blade Barber	1,000 SF
1200A-B	Peet's Coffee	2,100 SF

SUITE	TENANT	SF
1079A	Continental Cleaners	1,600 SF
1079B	The UPS Store	1,400 SF
1079C-E	Sheldon Family Veterinary	2,995 SF
1079F-G	S Lounge Nail & Spa	3,225 SF
1079H-I	Rosegarden Chinese	4,000 SF
1079J	JiLongXing Massage	2,000 SF
1079K-M	Beauty Bungalows	7,000 SF
1079O	Chicha Peruvian	2,000 SF
1200A-B	Peet's Coffee	2,100 SF
1200C	Blade Barber	1,000 SF
1200D	Sourdough & Co	1,000 SF

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1200F	Alterations	1,000 SF
1200G	Drip Vape and Smoke	1,100 SF
1200H	Stallionz Pizza	1,000 SF

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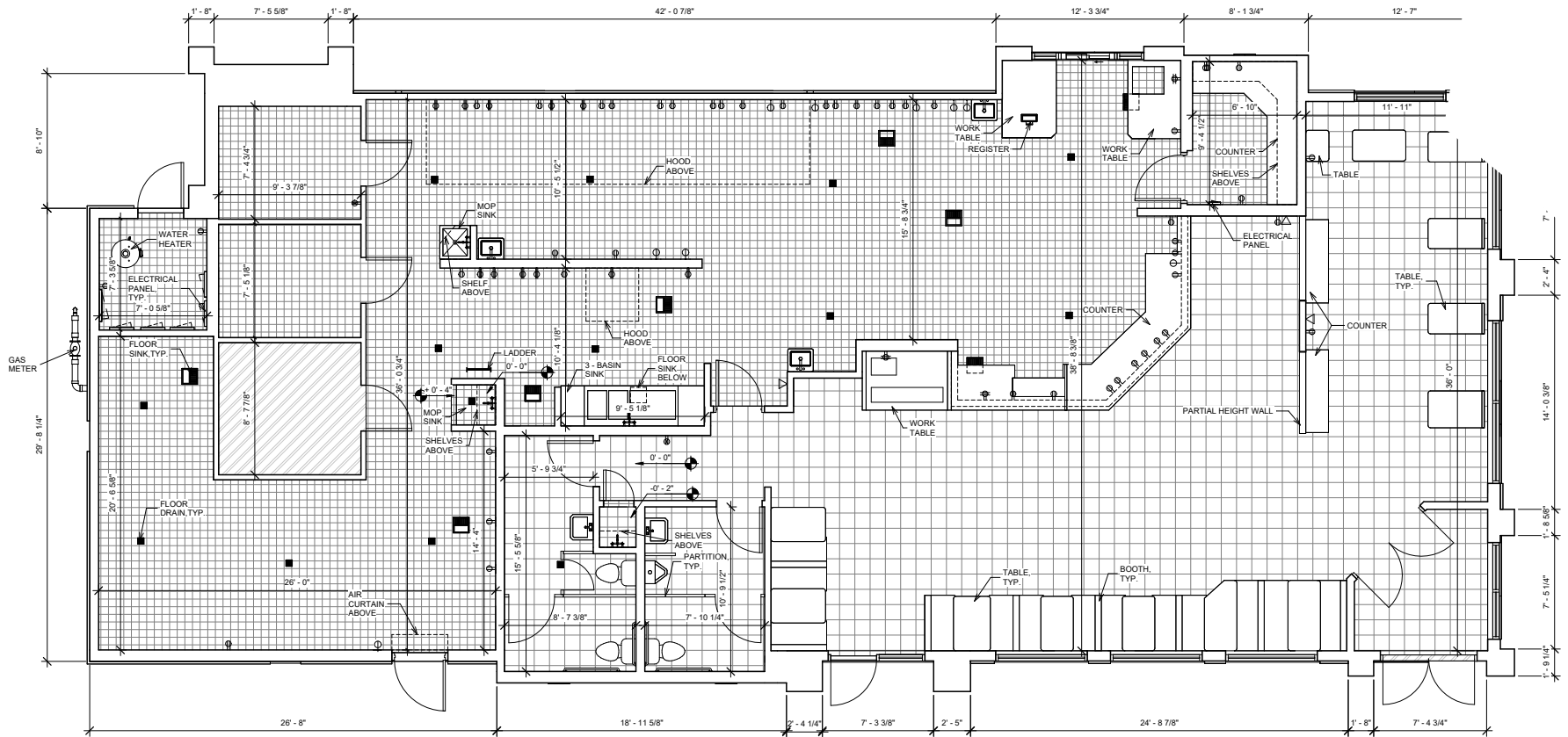
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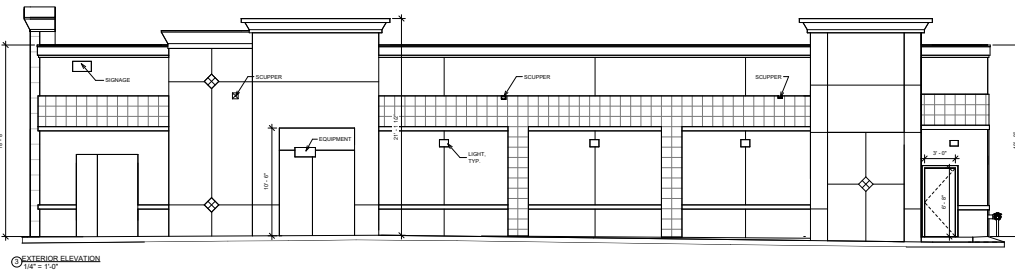
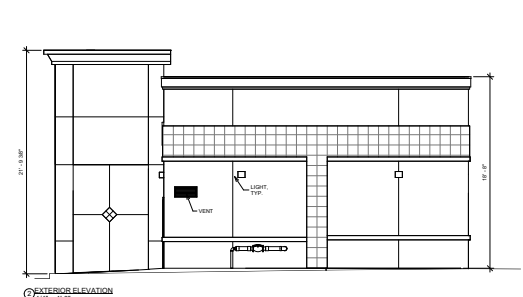
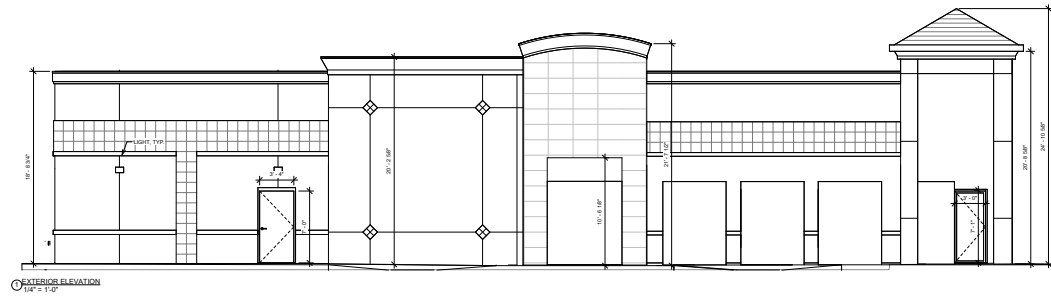
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3,183 SF 2nd Generation Drive Thru

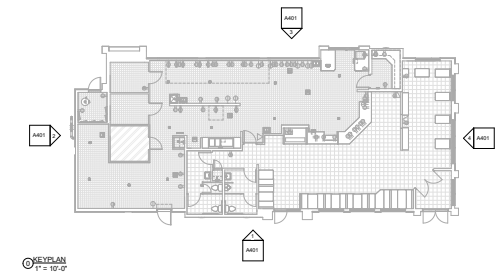


1 FLOOR PLAN
1/4" = 1'-0"

Ample Signage Opportunities



Monument Sign





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		1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
POPULATION	2025 Estimated Population	13,751	54,430	112,078
	2030 Projected Population	13,683	54,001	111,461
	2020 Census Population	14,517	56,646	116,918
	2010 Census Population	13,900	54,339	109,885
	Projected Annual Growth 2025 to 2030	-	-0.2%	-0.1%
	Historical Annual Growth 2010 to 2025	-	-	0.1%
	2025 Median Age	43.4	41.0	40.2
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	10,413	46,856	84,424
HOUSEHOLDS	2025 Estimated Households	5,418	21,638	43,595
	2030 Projected Households	5,479	21,828	44,097
	2020 Census Households	5,690	22,192	44,614
	2010 Census Households	5,505	21,302	41,807
	Projected Annual Growth 2025 to 2030	0.2%	0.2%	0.2%
	Historical Annual Growth 2010 to 2025	-0.1%	0.1%	0.3%
	RACE & ETHNICITY	2025 Estimated White	71.6%	69.7%
2025 Estimated Black or African American		3.3%	3.4%	3.5%
2025 Estimated Asian or Pacific Islander		7.9%	7.5%	8.7%
2025 Estimated American Indian or Native Alaskan		1.0%	1.1%	1.0%
2025 Estimated Other Races		16.3%	18.3%	17.9%
2025 Estimated Hispanic		17.9%	19.7%	19.2%
INCOME		2025 Estimated Average Household Income	\$109,660	\$111,092
	2025 Estimated Median Household Income	\$90,307	\$91,990	\$102,528
	2025 Estimated Per Capita Income	\$43,837	\$44,458	\$47,352
EDUCATION (AGE 25+)	2025 Estimated Elementary (Grade 0-8)	2.0%	2.4%	3.0%
	2025 Estimated Some High School (Grade 9-11)	4.1%	4.8%	4.6%
	2025 Estimated High School Graduate	21.9%	23.6%	22.6%
	2025 Estimated Some College	25.8%	28.0%	27.2%
	2025 Estimated Associates Degree Only	12.0%	10.8%	10.7%
	2025 Estimated Bachelors Degree Only	23.1%	20.8%	21.5%
	2025 Estimated Graduate Degree	11.0%	9.6%	10.4%
BUSINESS	2025 Estimated Total Businesses	660	3,680	6,391
	2025 Estimated Total Employees	4,913	28,787	49,561
	2025 Estimated Employee Population per Business	7	8	8

Roseville is the most populous city in Placer County, California, located within the Sacramento metropolitan area.

Roseville, is fast-growing and known for being a major regional retail hub.

