

# Church For Lease

**801 Riverside Ave., # 150  
Roseville, CA 95678**



### Property Highlights:

- 9,939 s.f. Church facility
- Placer County APN 472-250-029-000
- Industrial Business Park Zoning (MP)
- Use Permit for a Religious use facility
- Located within the Riverside Business Park
- Features a large Sanctuary for 299 people, Fellowship Hall, Offices, Classrooms, Youth Room and multiple restrooms
- Located near the intersection of Riverside and Cirby Way
- High traffic location
- Vicinity of Kaiser Permanente Medical office building
- Immediate freeway access at Riverside Ave/Auburn Blvd

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The information contained herein including square footages has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



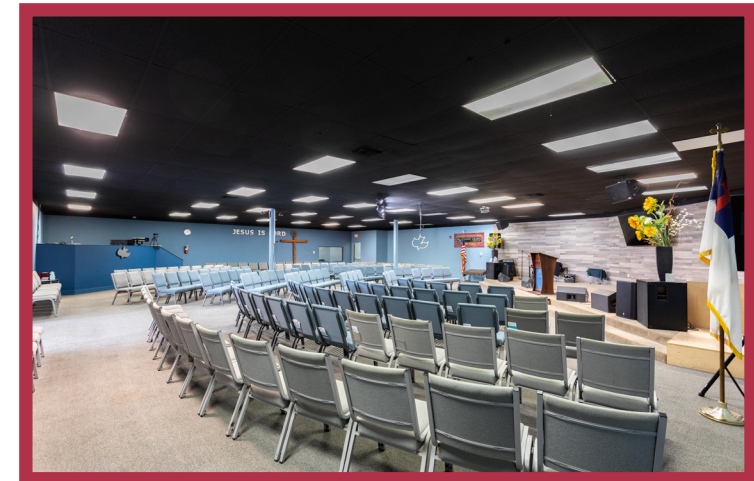
# Executive Summary

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Calvary Chapel Northside is a fully improved church/religious use property located within the Riverside Business Park on Riverside just north of the intersection with Cirby Way, in the city of Roseville CA. The property is zoned MP - Industrial Business Park, so the allowed uses include industrial, office, vet office, auto body/equipment repair, equipment sales, building material sales, indoor sports and recreation, nursery, professional offices etc. Currently built out as a church, the property can either continue a similar use or be converted into any of the other permitted use (check with the city of Roseville). There are cutouts in the tilt-up panels on the south side to accommodate grade level doors for vehicular access into the building. Parking is shared with the other owners of the business park, which include mostly automotive, automotive painting, recovery and similar uses.

Calvary Chapel Northside purchased the property in 2009, when it was the State Unemployment Offices. Upon purchase, they renovated the property, built additional rooms and obtained a Use Permit for church use to make it a self contained and versatile church facility featuring a Sanctuary for 299 people, a Fellowship Hall, Classrooms, Offices and multiple restrooms. The section of the building where the property is located had a new roof put on recently.

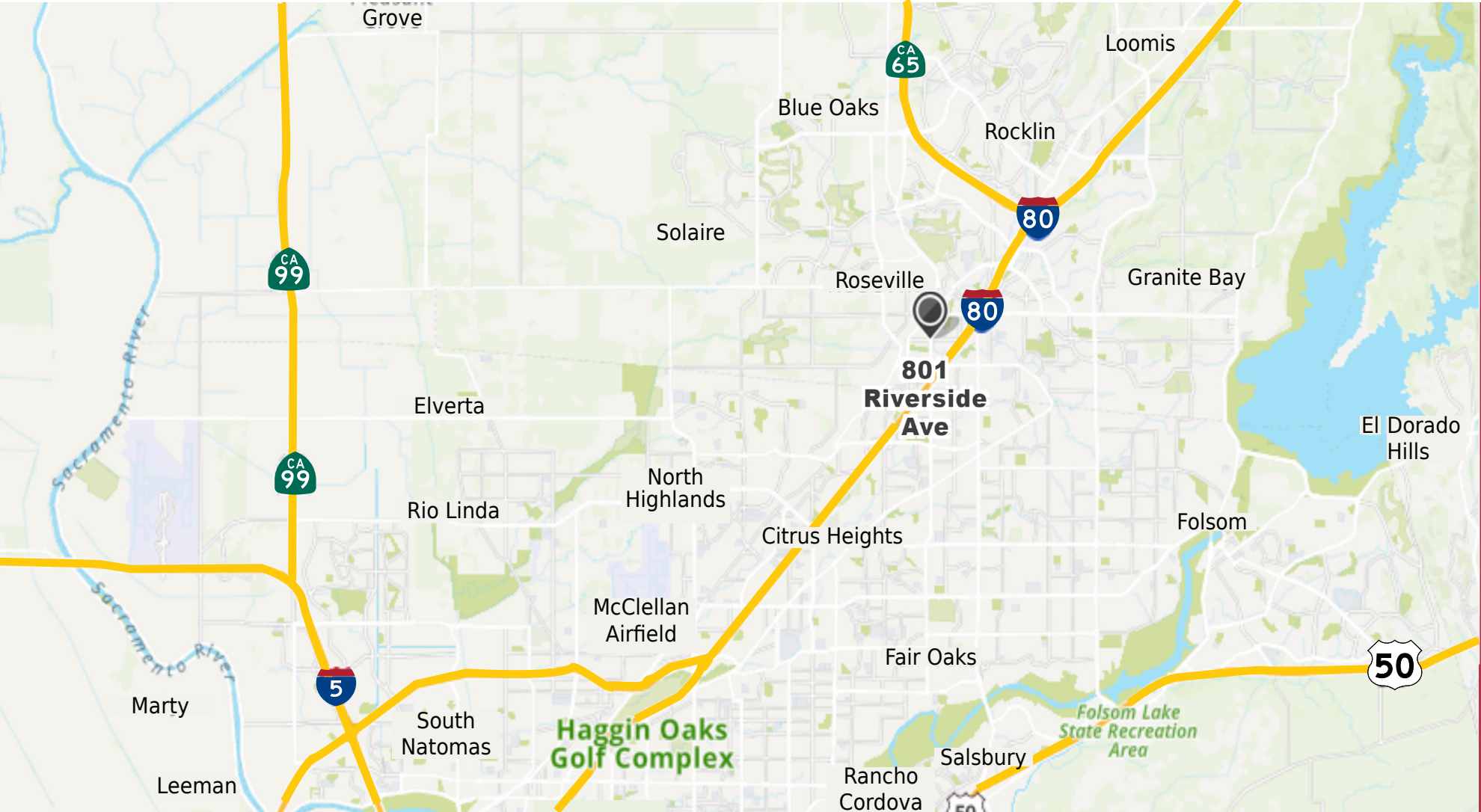
Located in the eastern part of Roseville, the property is easily accessible via the Riverside Boulevard/Auburn Blvd exit from highway 80. It is in the immediate vicinity of the Kaiser Medical Offices and close to downtown Roseville. Being close to the freeway, it is easily accessible to all parts of the Sacramento and South Placer areas.



# Location Map

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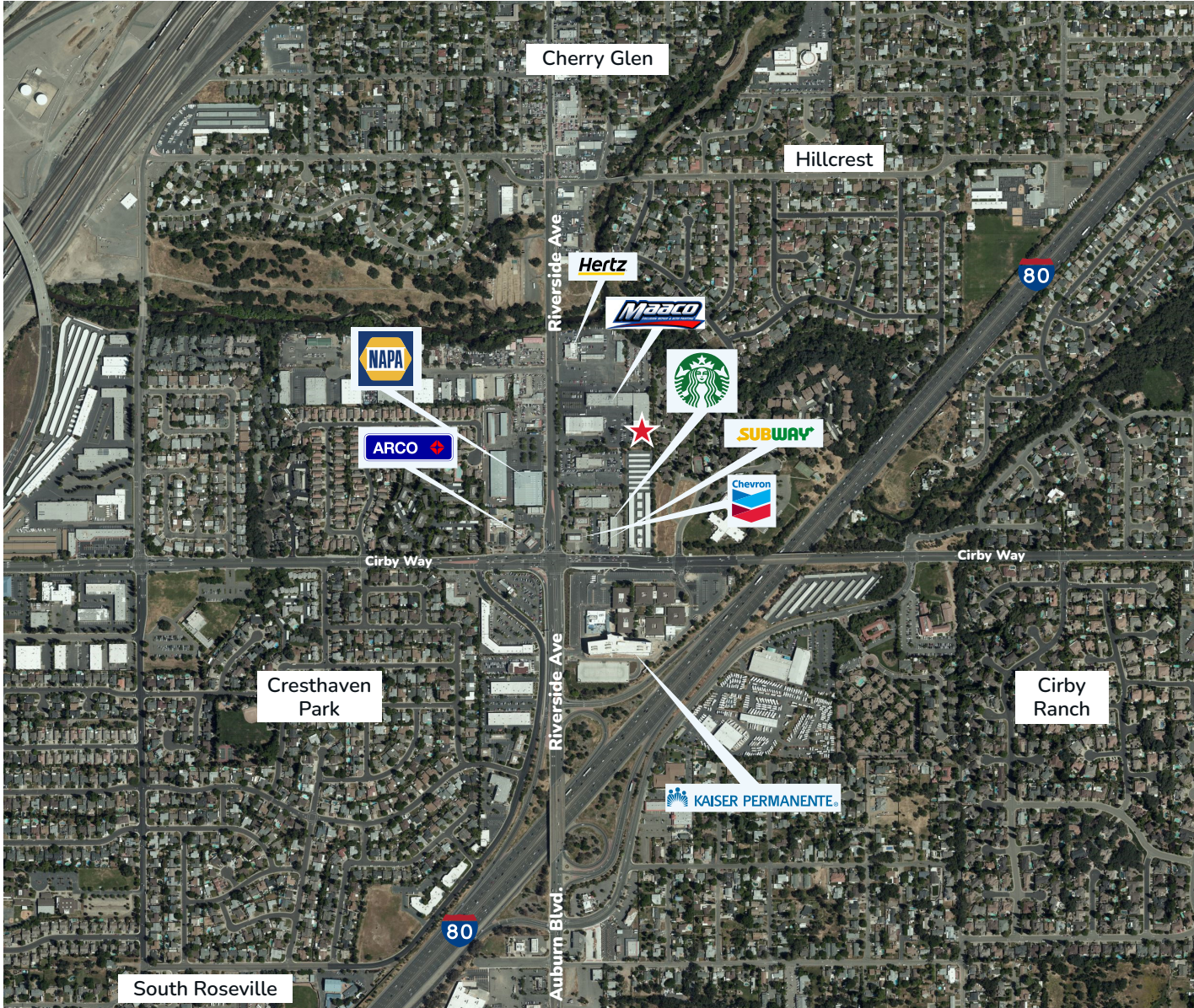
# Aerial View Of Property

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# Vicinity Map

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# Interior Photos

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# Demographics

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## Key Facts 5-mile Radius



**341,470**  
Total Population



**14,891**  
# Businesses



**112,402**  
Daytime Employees



**\$103,327**  
Average Household Income

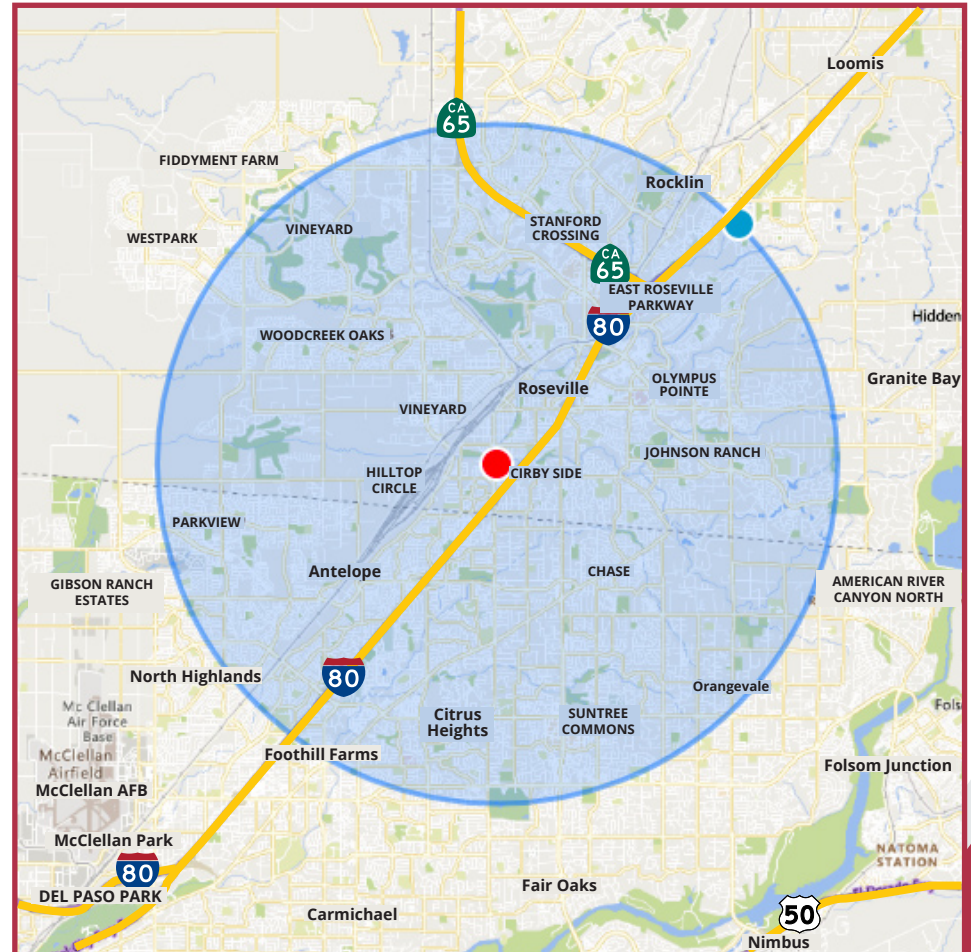


**85,129**  
Owner Occupied Households



**\$396,794**  
Median Home value

Data obtained from CoStar

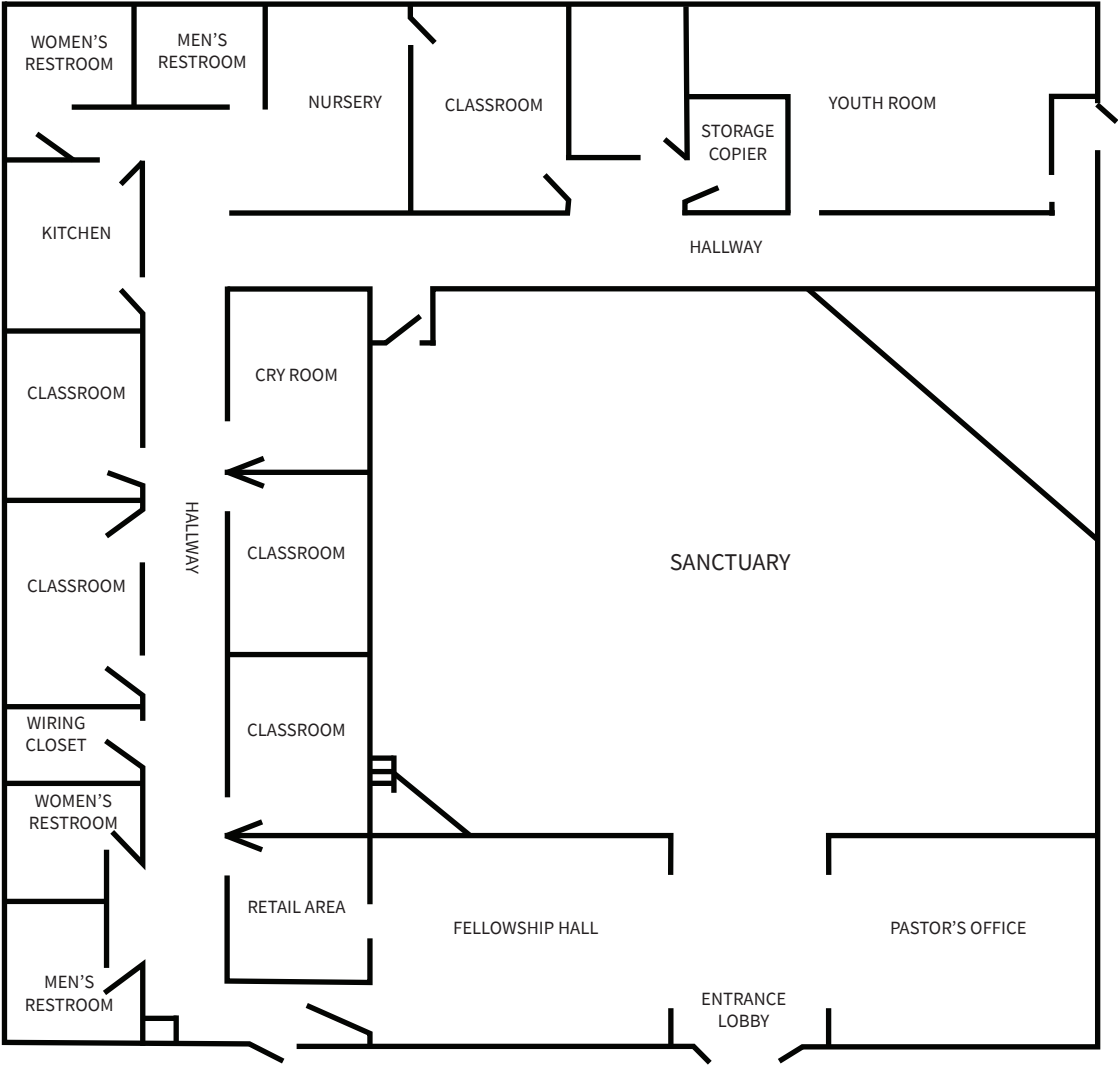


ADT Riverside @ Cirby Way N. **68,924** (2022)

# Floor Plan

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FLOOR PLAN



Cutouts in the tilt-up panels