

215 HARDING BLVD | ROSEVILLE, CA

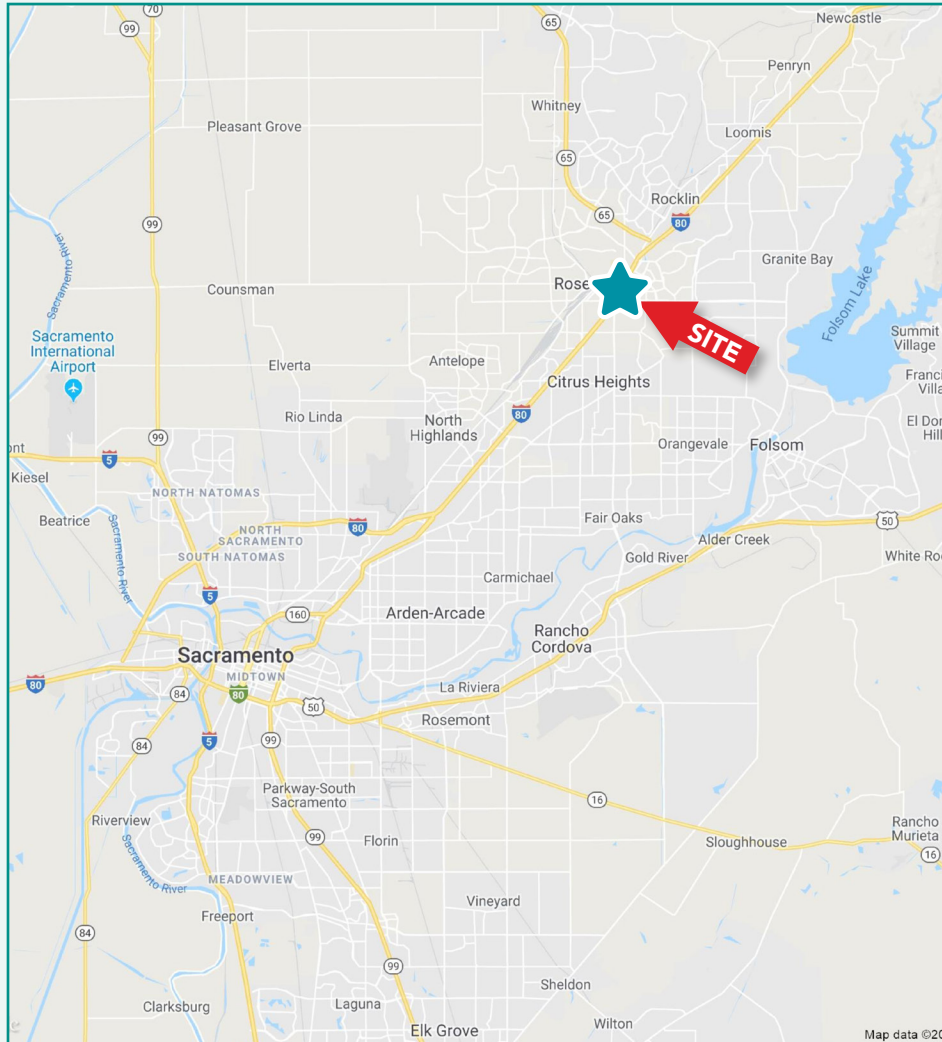
CAR WASH — GROUND LEASE OPPORTUNITY



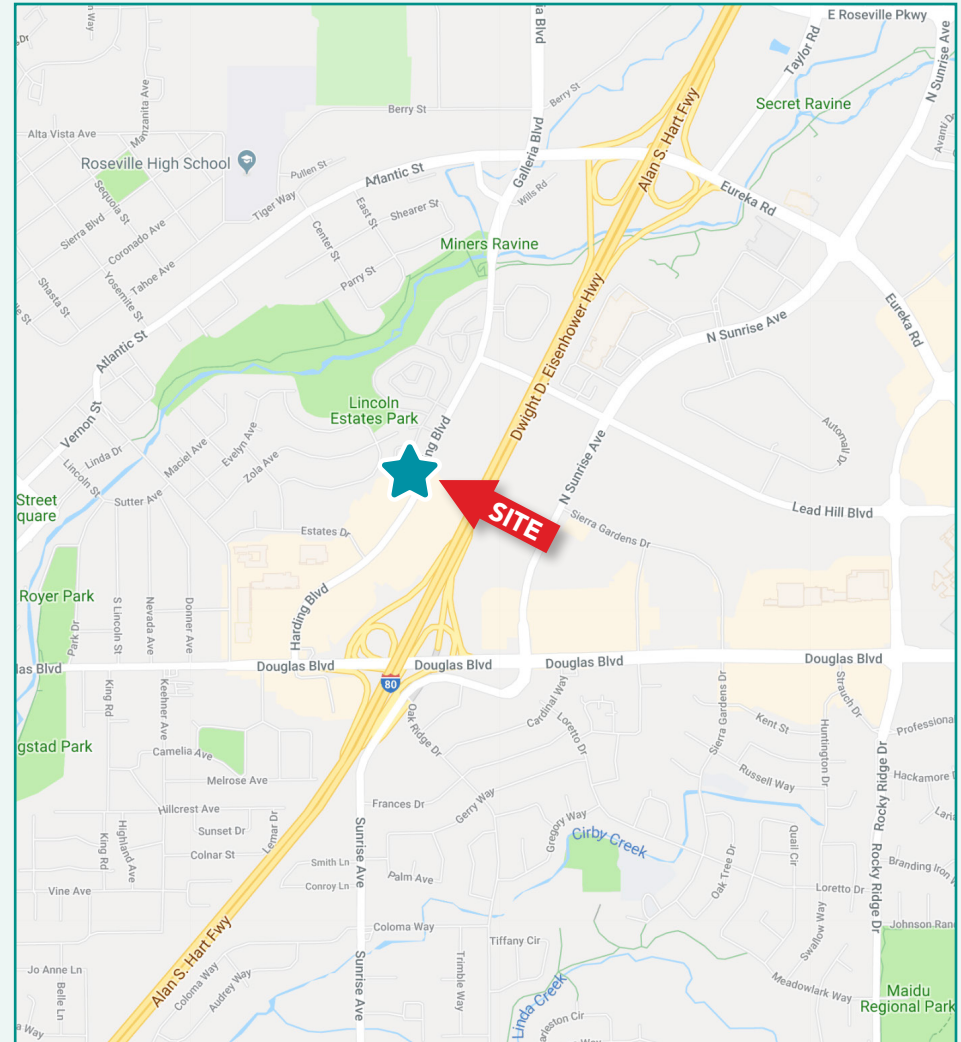
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AREA MAP



LOCATION MAP



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PROPERTY HIGHLIGHTS

- Parcel Size: 0.77 Acres (33,541 SF)
- Zoning: Neighborhood Commercial (NC)
- On major thoroughfare with $\pm 35,000$ cars a day
- 0.6 miles from I-80 on-ramp
- Co-tenant with Chevron
- Cross access easement with Chevron and adjacent property to the west

DEMOGRAPHICS

(EST. 2018)

POPULATION

1 mile	10,966
2 mile	45,672
3 mile	111,468

MEDIAN HOUSEHOLD INCOME

1 mile	\$62,346
2 mile	\$75,973
3 mile	\$82,623

AVERAGE HOUSEHOLD INCOME

1 mile	\$84,442
2 mile	\$92,879
3 mile	\$100,971

DAYTIME POPULATION

1 mile	14,887
2 mile	45,609
3 mile	64,751

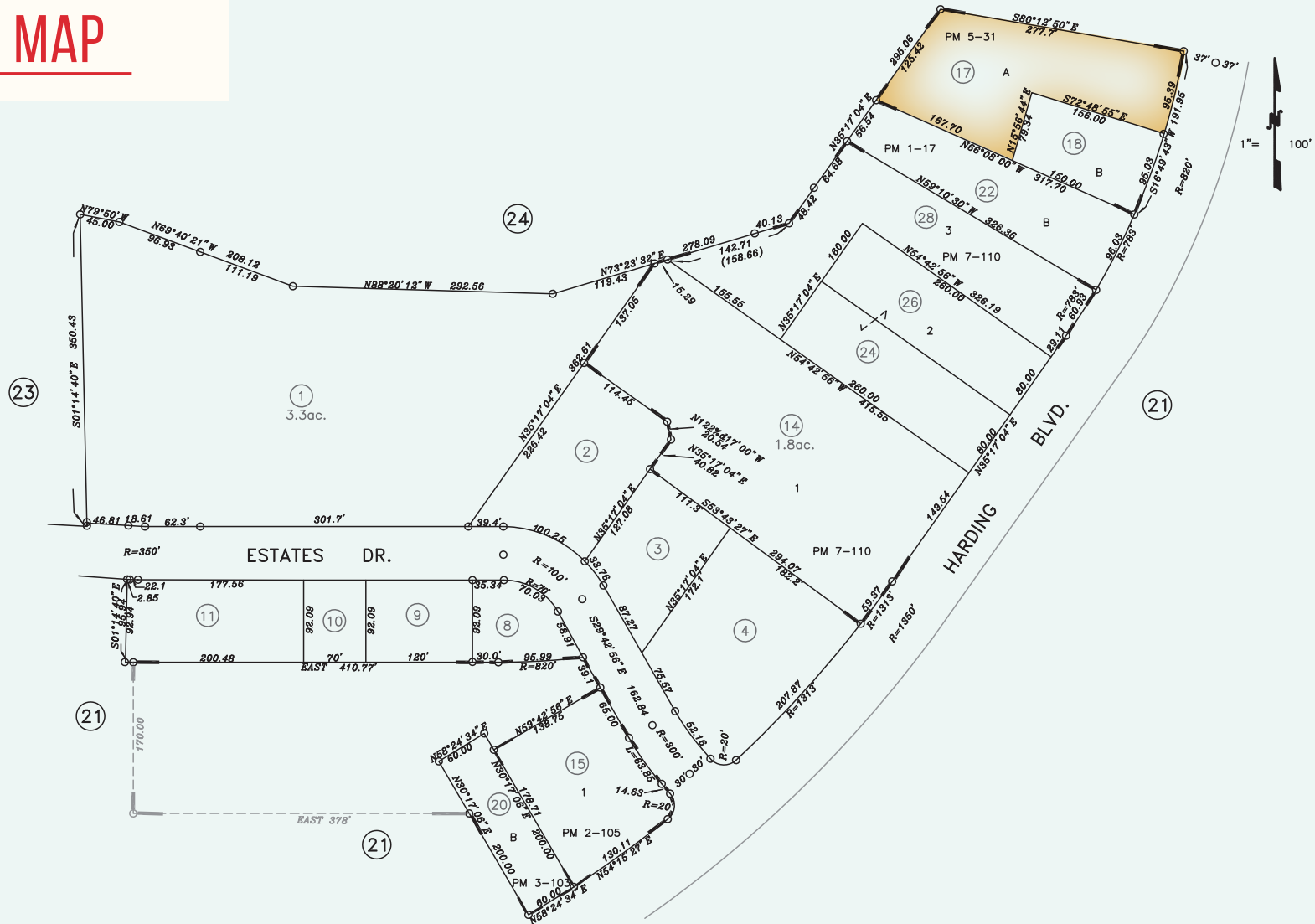
TRAFFIC COUNTS

Harding Blvd at Site	35,000 ADT
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PARCEL MAP



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RETAIL AERIAL

