



ABORN POWERS



775 SUNRISE AVE

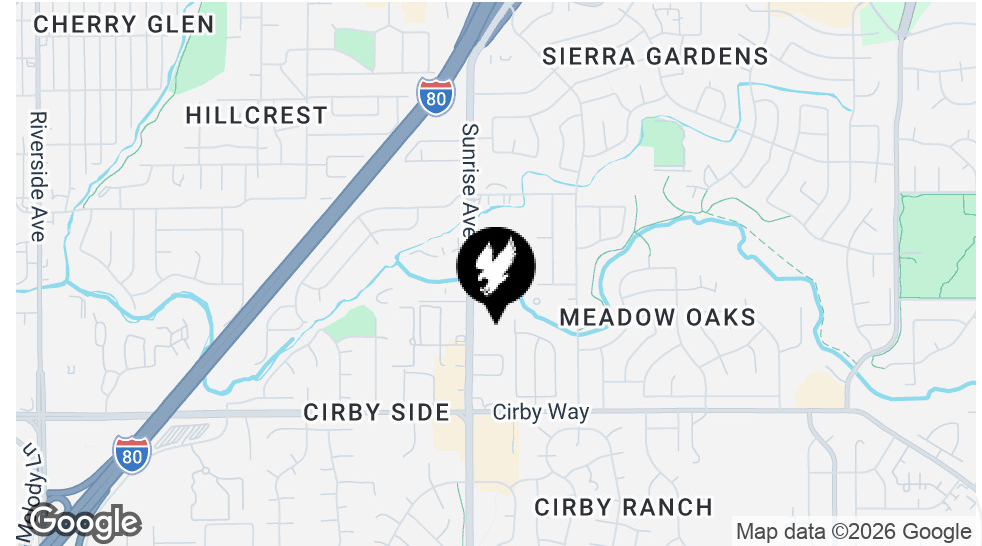
ROSEVILLE, CA 95661

THOMAS NELSON
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CalDRE #02114777



OFFICE BUILDING FOR LEASE

775 SUNRISE AVE



Lease Rate	\$1.50 SF/MONTH
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PROPERTY OVERVIEW

775 Sunrise Ave

\$1.50 psf Gross

STE 130 - 1,740 SF with 4 private offices, confrence room, and server/storage room.

STE 260 - 1,330 SF with 4 private offices, confrence room, and server/storage room.

Shared restrooms for each floor.

OFFERING SUMMARY

Building Size:	21,124 SF
Available SF:	1,330 - 1,740 SF
Lot Size:	52,564 SF
Year Built:	1990
Zoning:	CC-IN

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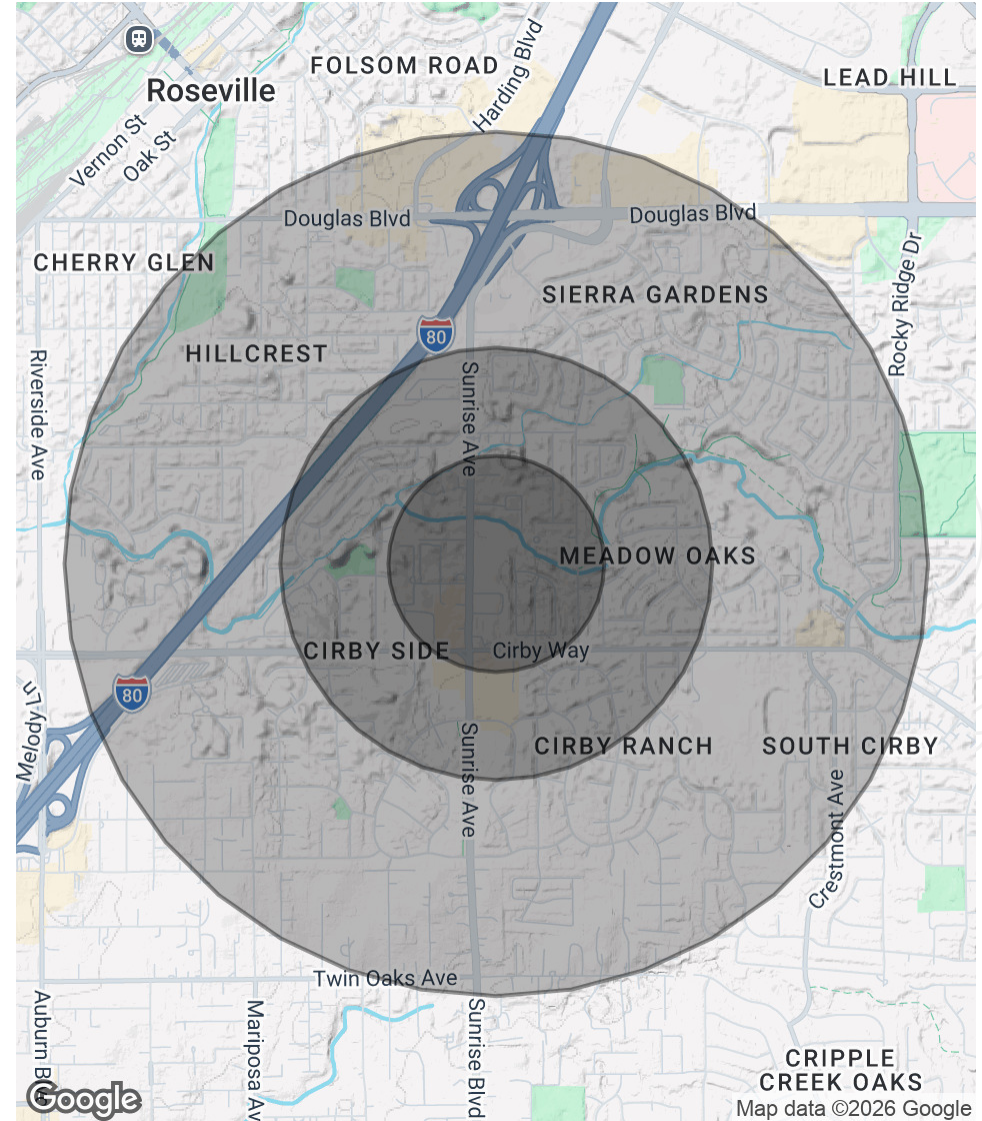
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,116	4,185	14,662
Average Age	51.5	51.5	46.0
Average Age (Male)	49.1	49.2	44.0
Average Age (Female)	55.9	54.9	47.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	447	1,696	5,854
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$81,706	\$88,601	\$105,137
Average House Value	\$537,130	\$567,970	\$564,406

2023 American Community Survey (ACS)



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