



License # 00915268

5 acres Commercial Land NWC Baseline Road & Brady Lane Roseville, CA 95747



APN: 473-010-032

5 acres

Zoned: C1-UP-DC, Commercial

Utilities to be verified with County

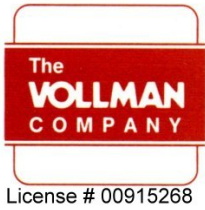
Price: \$1,495,000



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THE VOLLMAN COMPANY, INC.
COMMERCIAL REAL ESTATE BROKERAGE
1900 POINT WEST WAY, SUITE 161
SACRAMENTO, CA 95815-4706
916/929-2000 FAX 916/929-7857
www.thevollmancompany.com

For More Information:
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916-929-2000
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SITE SUMMARY

SUBJECT: 5 acres Commercial

LOCATION: NWC Baseline Road and Brady Lane, Roseville, CA

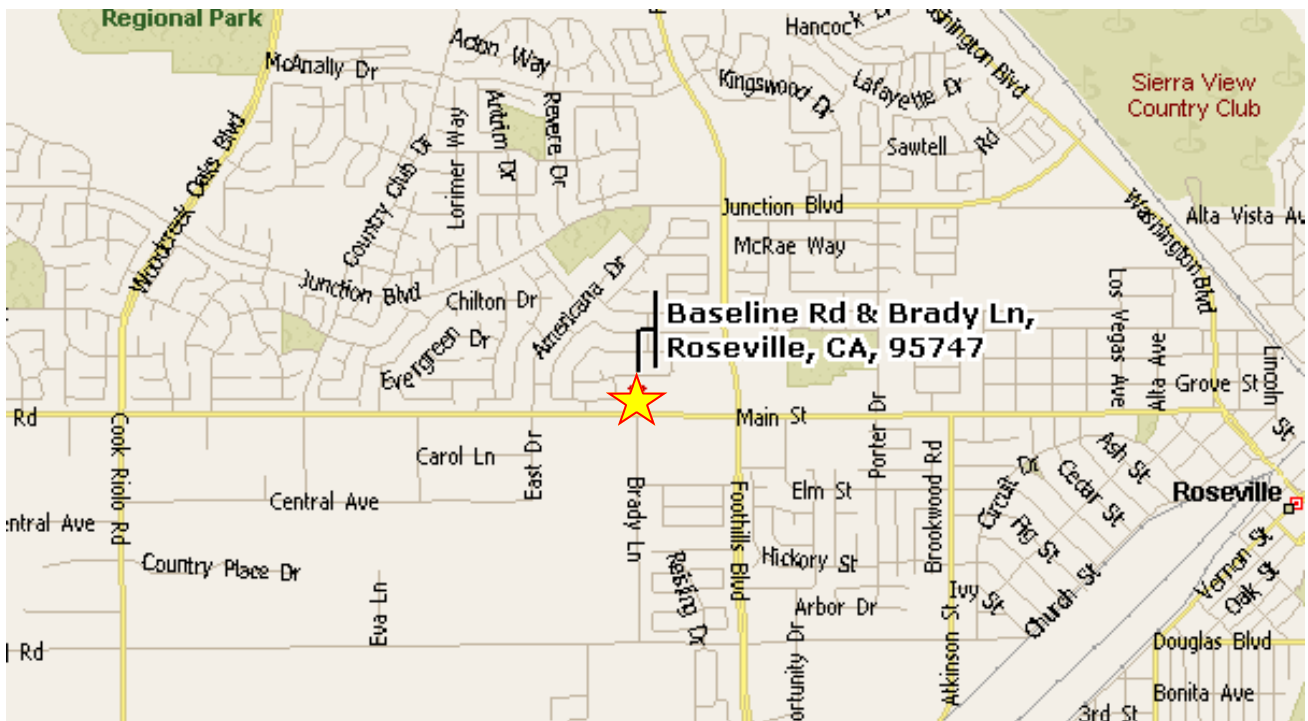
APN: 473-010-032

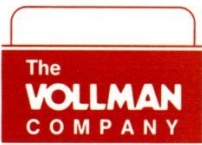
LOT DESCRIPTION: Almost Square Parcel

ZONING: C1-Up-DC, Commercial

PRICE: \$1,495,000

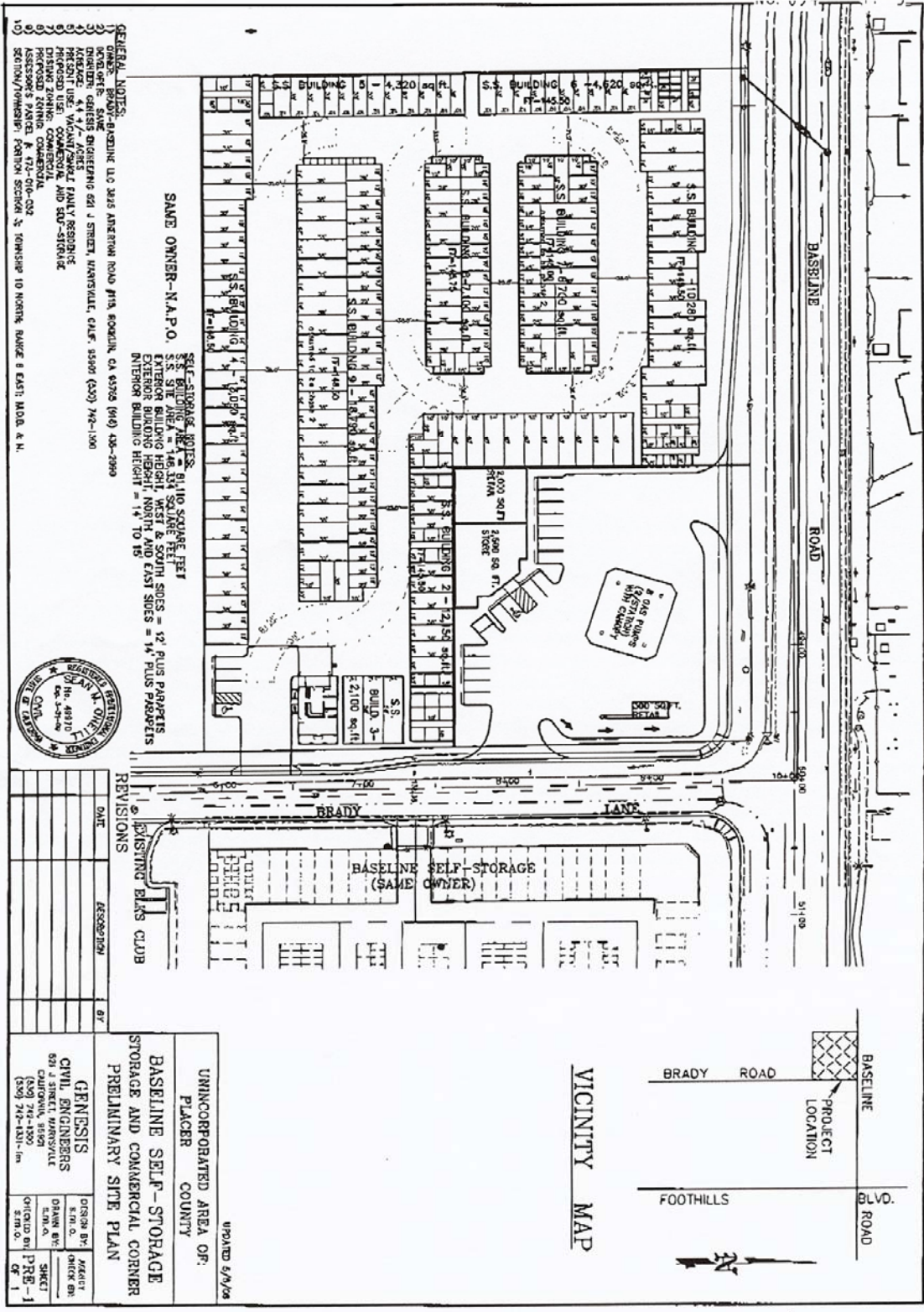
High traffic corner across from existing mini storage, originally planned for a gas station and mini storage. The adjacent 5 acres is for sale with an approved tentative map for 9 large residential lots.





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GENERAL NOTES:
 1) OWNER: BRADY, BASELINE LTD 3825 AMERSON ROAD PIMA ROCKLIN, CA 95726 (916) 408-2899
 2) DESIGNER: CIVIL ENGINEERING 621 J STREET, WATSONVILLE, CALIF. 95090 (408) 742-1300
 3) PRESENT USE: VACANT/SWIFT FAMILY RESIDENCE
 4) PROPOSED USE: COMMERCIAL AND SUI-SERVICED
 5) PREVIOUS ZONING: COMMERCIAL
 6) PROPOSED ZONING: COMMERCIAL
 7) ASSessor'S PARCEL # 472-016-032
 8) SECTION/TOWNSHIP: FORTSON SECTION 2, TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.B. & N.

SELF-STORAGE NOTES:
 S.S. BUILDING AREA = 61,100 SQUARE FEET
 EXTERIOR BUILDING HEIGHT WEST & SOUTH SIDES = 12' PLUS PARAPETS
 EXTERIOR BUILDING HEIGHT NORTH AND EAST SIDES = 14' PLUS PARAPETS
 INTERIOR BUILDING HEIGHT = 14' TO 16'



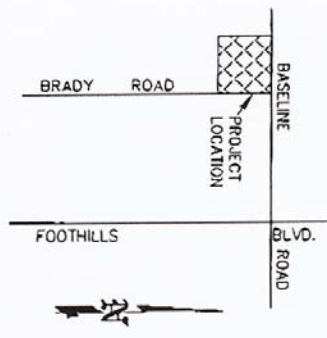
DATE	REVISIONS	BY

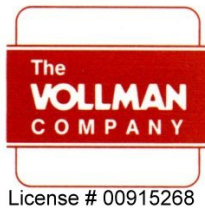
UNINCORPORATED AREA OF:
 PLACER COUNTY
 BASELINE SELF-STORAGE
 STORAGE AND COMMERCIAL CORNER
 PRELIMINARY SITE PLAN
 UPDATED 5/9/24

GENESIS CIVIL ENGINEERS
 621 J STREET, WATSONVILLE
 CALIFORNIA, 95090
 (408) 742-1300
 (408) 742-1311 (fx)

DESIGN BY:	GENESIS
SKETCH BY:	GENESIS
CHECK BY:	GENESIS
DATE:	5/9/24
SHEET:	PRE-1
OF 1	

VICINITY MAP





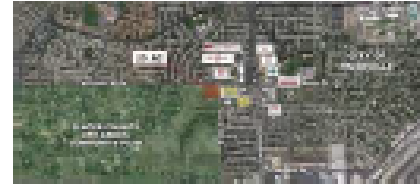
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Demographic Summary Report

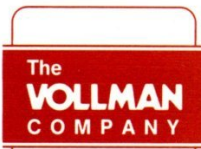
Baseline Rd & Brady Ln, Roseville, CA 95747

Building Type: Land
 Class: -
 RBA: -
 Typical Floor: -

Total Available: 0 SF
 % Leased: 0%
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Projection	17,379	112,436	314,622
2015 Estimate	16,266	105,340	296,167
2010 Census	15,604	99,471	278,793
Growth 2015 - 2020	6.84%	6.74%	6.23%
Growth 2010 - 2015	4.24%	5.90%	6.23%
2015 Population by Hispanic Origin			
2015 Population By Race	16,266	105,340	296,167
White	13,791 84.78%	86,996 82.59%	237,539 80.20%
Black	349 2.15%	3,068 2.91%	12,599 4.25%
Am. Indian & Alaskan	208 1.28%	1,285 1.22%	3,380 1.14%
Asian	1,083 6.66%	8,639 8.20%	25,999 8.78%
Hawaiian & Pacific Island	66 0.41%	483 0.46%	1,572 0.53%
Other	769 4.73%	4,871 4.62%	15,078 5.09%
Households			
2020 Projection	6,418	41,707	115,307
2015 Estimate	5,997	39,009	108,434
2010 Census	5,717	36,676	101,898
Growth 2015 - 2020	7.02%	6.92%	6.34%
Growth 2010 - 2015	4.90%	6.36%	6.41%
Owner Occupied	3,754 62.60%	25,593 65.61%	69,540 64.13%
Renter Occupied	2,243 37.40%	13,416 34.39%	38,894 35.87%
2015 Households by HH Income			
Income: <\$25,000	804 13.41%	5,391 13.82%	17,252 15.91%
Income: \$25,000 - \$50,000	1,216 20.28%	8,298 21.27%	22,995 21.21%
Income: \$50,000 - \$75,000	1,137 18.96%	7,290 18.69%	20,107 18.54%
Income: \$75,000 - \$100,000	925 15.42%	5,694 14.60%	16,710 15.41%
Income: \$100,000 - \$125,000	654 10.91%	4,603 11.80%	11,912 10.99%
Income: \$125,000 - \$150,000	525 8.75%	2,595 6.65%	6,620 6.11%
Income: \$150,000 - \$200,000	527 8.79%	3,143 8.06%	7,780 7.17%
Income: \$200,000+	209 3.49%	1,994 5.11%	5,057 4.66%
2015 Avg Household Income	\$85,125	\$86,441	\$82,958
2015 Med Household Income	\$71,089	\$69,172	\$66,869

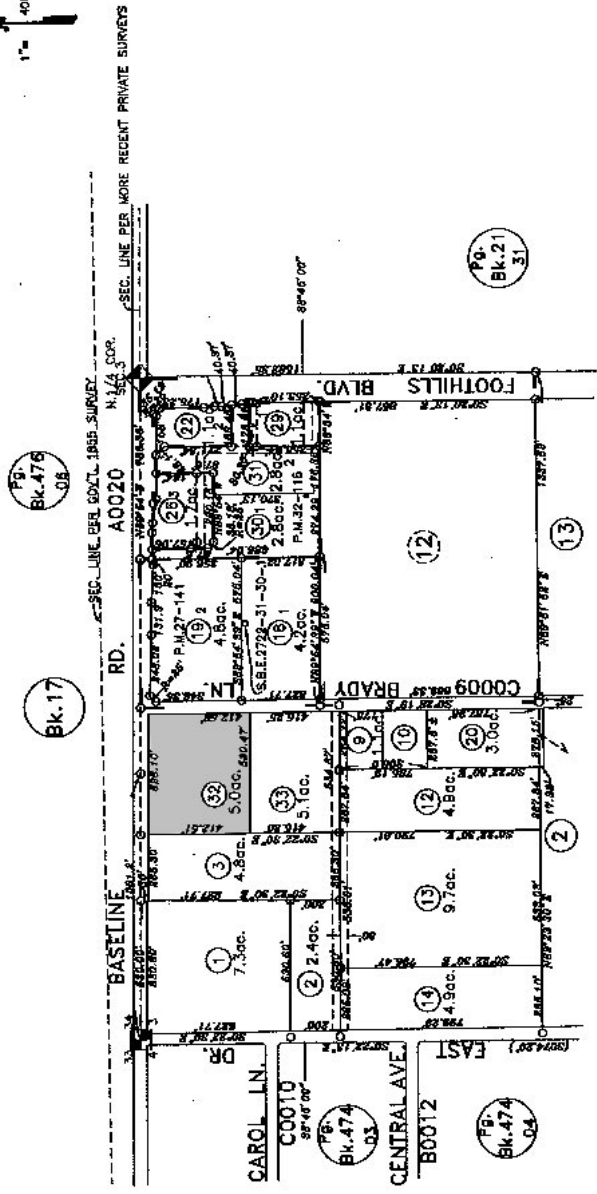
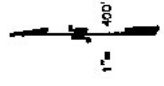


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473-01

Parcel M.O.R. Bk. 28, Pg. 3 (Eik Hills Plaza) Survey M.O.R. Bk. 11, Pg. 97
Parcel M.O.R. Bk. 27, Pg. 14 Parcel M.O.R. Bk. 16, Pg. 37
Parcel M.O.R. Bk. 32, Pg. 115, No. 02-04



Assessor's Map Bk. 473 Pg. 01
County of Placer, Calif.

NOTE
Assessor's Block Numbers Shown in Ellipse.
Assessor's Parcel Numbers Shown in Circle.

NOV 2 8 2008

NOTE
This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Critical information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

NOTE
All distances on curved lines are chord measurements.

11-07-2008
12-07-2008
07-10-2009
Page: Redrawn For BaseMap Information & Electronically.