



311 JUDAH STREET

Roseville, California, 95678

Offering Memorandum

Marcus & Millichap

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ROSEVILLE, CA 95678

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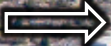
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FOLSOM LAKE



21 MILES TO SACRAMENTO



DOUGLAS BOULEVARD



311 JUDAH STREET



DOUGLAS BOULEVARD

DOWNTOWN ROSEVILLE

VERNON STREET



311 JUDAH STREET
ROSEVILLE, CA

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\$749,000

PURCHASE PRICE



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EXECUTIVE SUMMARY

311 JUDAH STREET

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OFFERING HIGHLIGHTS

311 JUDAH STREET

Roseville, CA 95678

OFFERING PRICE
\$749,000
(\$138.70 PRICE/SF)

VITAL DATA

Price	\$749,000
Price/SF	\$138.70
Gross Square Feet	5,400 SF
Occupancy	Vacant/Owner-User
Lot Size	0.34 Acres
Parking	18 Spaces (6.70 per 1,000 SF) + Street Parking

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INVESTMENT OVERVIEW

The subject property, known as the former “Bunz & Company” restaurant, is a 5,400-square foot commercial restaurant property situated on 0.34 acres of commercial land located in the heart of downtown Roseville, California. More specifically, the former Bunz & Company building is located on the southeast corner of Judah and Royer Streets. Located between Douglas Boulevard and Vernon Street, the subject property is supported by an abundance of office, retail, and residential properties.

Constructed in 1984 by Roseville native and two-time Super Bowl champion Dan Bunz, the property has (until recently) operated as a sports bar and grill. The large two-story restaurant building enjoys 18 on-site parking spaces (6.70 spaces per 1,000-sf ratio), additional street parking, a large bar, enclosed patio, and plenty of large gathering rooms for a variety of restaurant uses.

Located in the Royer Park community the property is situated within the “Downtown Specific Plan”. The Downtown Specific Plan (DTSP) encompasses 176 acres and includes the Historic Old Town, Vernon Street District, and Royer and Saugstad Parks. DTSP encourages private development and is expected to accommodate 900,000-square feet of new ground floor retail, 1,020 new residential units, and a cumulative of 4.4 million square feet. For example, the most recent project known as “The Lohse Apartments” is a mixed-use project consisting of 58 residential units including high-identity first floor retail. This project is located only two blocks (walking distance) from the subject property.

Downtown Roseville is easily accessed from I-80 and the numerous neighborhoods surrounding the downtown area. Three pedestrian bridges are currently being constructed to connect the Vernon/Oak Street area with Royer Park. Downtown Roseville is a destination point for a large variety of events including Wine Down Wednesday, live plays, concerts, and outdoor fitness classes.

Offered at \$749,000 or \$138.70 per square foot, the subject property is priced well below replacement cost. The offering allows an investor or an owner/user the opportunity to purchase an established restaurant location located in the progressively redeveloping downtown Roseville area.







**LOCATED WITHIN THE
"DOWNTOWN SPECIFIC PLAN"**

- *900,000 Square Feet of New Retail*
- *1,020 New Residential Units*
- *Cumulative 4.4 Million Square Feet*



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PROPERTY DESCRIPTION

311 JUDAH STREET

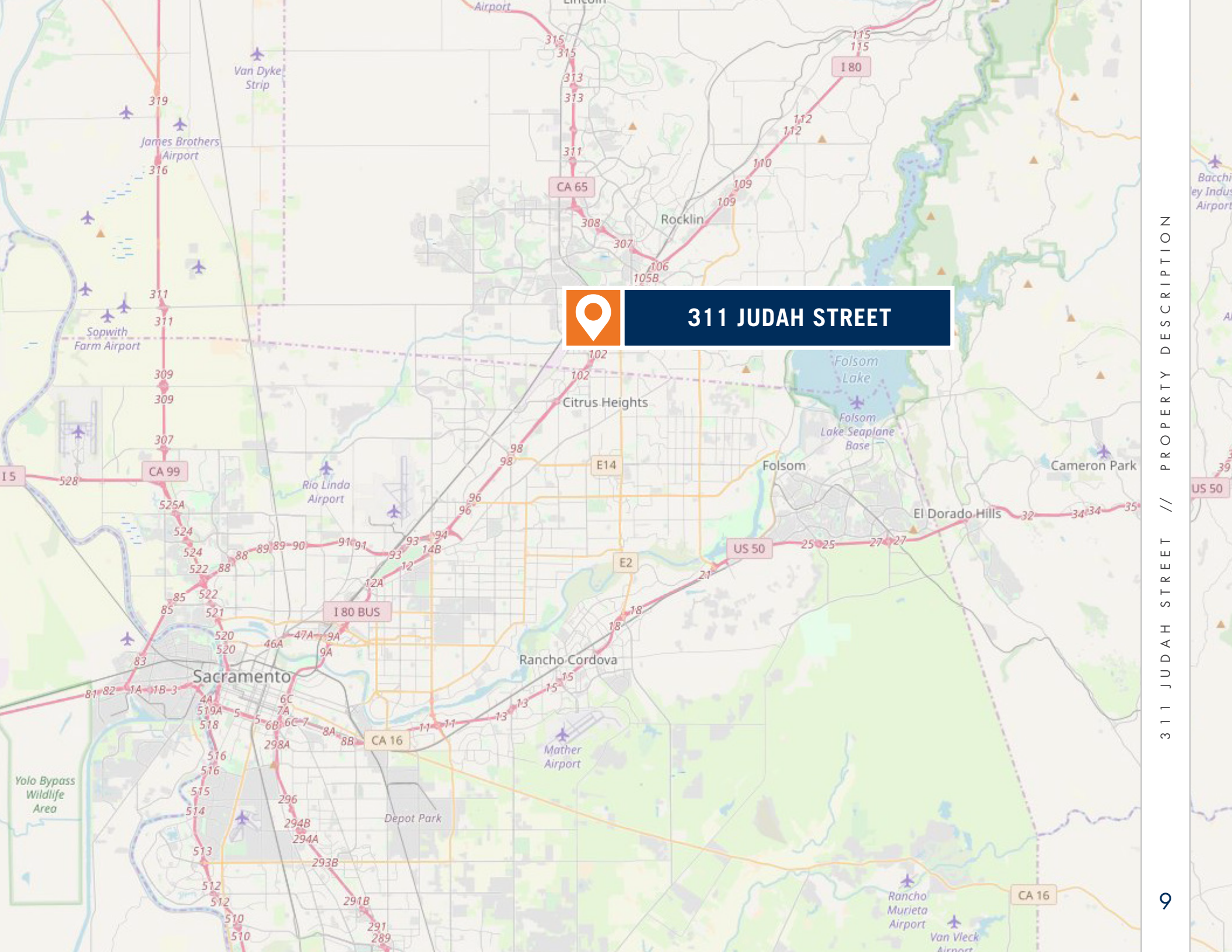
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PROPERTY DETAILS

Property Address	311 Judah Street, Roseville, CA
Ownership	Fee Simple
Number of Stories	2
Parking	18 Spaces
Parking Ratio	6.70 per 1,000 SF
Topography	Flat
Number of Parcels	1
APN	013-172-020-000
Foundation	Concrete
Framing	Wood Frame
Exterior	Wood Siding with Base-Level Rock
Parking Surface	Asphalt
Roof	Tile

HVAC	4 Units (Ground Mounted)
Utilities	Public To-Site
Zoning	Commercial (Restaurant, Food Services)
Access Points	Located on the SE corner of Judah Street and Royer Street
Restrooms	2 Downstairs, 1 Upstairs

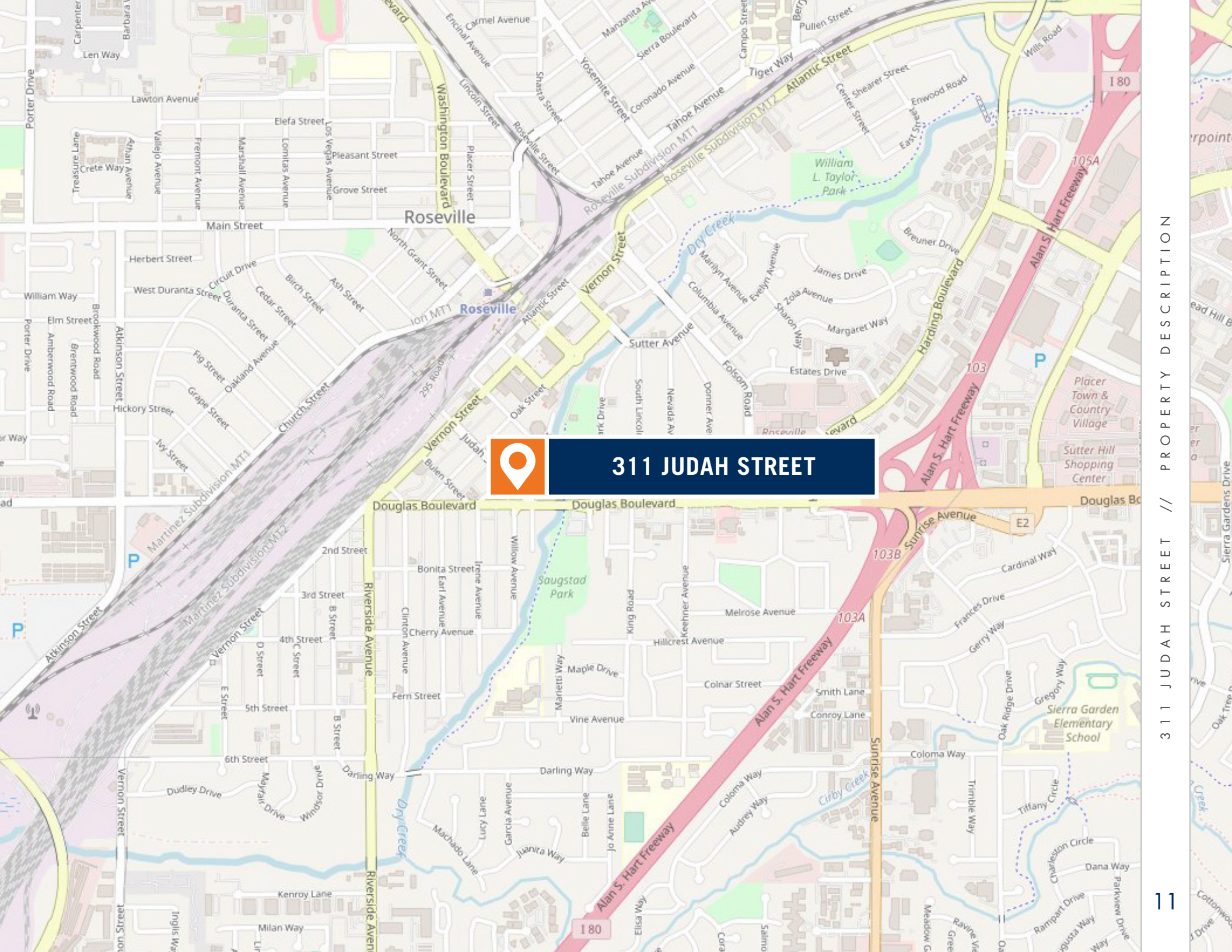




311 JUDAH STREET



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311 JUDAH STREET







311,951

TOTAL POPULATION WITHIN 5-MILE RADIUS

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MARKET OVERVIEW

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SACRAMENTO REGIONAL OVERVIEW

The Sacramento-Roseville-Arden-Arcade metro is composed of four counties: Sacramento, El Dorado, Placer and Yolo, located in the middle of the 400-mile-long Central Valley of California. Unlike the nearby San Francisco Bay Area, Sacramento is seismically quiet. The area contains nearly 2.3 million people.

Sacramento, home of the state capitol, is the most populous city, with approximately 501,000 residents, followed by Elk Grove and Roseville with 164,400 and 130,400, respectively. During the next five years, a more affordable cost of living and infill redevelopment projects will help draw businesses and residents to the area.





311 JUDAH STREET

LOCATION HIGHLIGHTS

- ▶ Strong Daytime Population
- ▶ Located within Roseville's Downtown Specific Plan
- ▶ Within Walking Distance to Vernon Street



DEMOGRAPHICS HIGHLIGHTS



311,951

POPULATION WITHIN
5 MILES



\$96,465

AVERAGE HOUSEHOLD
INCOME WITHIN 5 MILES



115,391

HOUSEHOLDS WITHIN
5 MILES

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POPULATION	1 MILE	3 MILES	5 MILES
2023 Projection			
Total Population	15,167	118,921	337,515
2018 Estimate			
Total Population	15,435	112,159	311,951
2010 Census			
Total Population	14,332	104,758	289,203
2000 Census			
Total Population	14,953	92,556	233,686
Daytime Populations			
Total Population	19,412	131,500	286,552

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Projection			
Total Households	6,042	46,322	126,441
2018 Estimate			
Total Households	6,063	43,092	115,931
2010 Census			
Total Households	5,672	40,290	107,381
2000 Census			
Total Households	5,926	34,719	87,283

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2018 Estimate			
\$150,000 or More	6.05%	13.69%	14.68%
\$100,000 - \$149,000	9.50%	17.25%	18.28%
\$75,000 - \$99,999	12.18%	14.64%	14.71%
\$50,000 - \$74,999	18.56%	19.21%	18.67%
\$35,000 - \$49,999	17.74%	11.97%	11.66%
Under \$35,000	35.98%	23.24%	22.02%
Average Household Income	\$63,806	\$92,034	\$96,465
Median Household Income	\$45,944	\$68,496	\$71,623
Per Capita Income	\$25,542	\$35,504	\$35,945

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population By Age			
2018 Estimate Total Population	15,435	112,159	311,951
Under 20	24.18%	25.35%	26.28%
20 - 34 Years	22.16%	20.94%	19.58%
35 - 39 Years	7.35%	7.05%	6.79%
40 - 49 Years	11.69%	13.16%	13.52%
50 - 64 Years	17.69%	18.86%	18.98%
Age 65+	16.94%	14.64%	14.87%
Median Age	37.38	37.59	38.04

Population 25+ by Education Level	1 MILE	3 MILES	5 MILES
2018 Estimate Population Age 25+	10,737	76,622	210,965
Elementary (0-8)	5.91%	2.27%	1.90%
Some High School (9-11)	7.36%	4.83%	4.61%
High School Graduate (12)	27.95%	22.40%	21.96%
Some College (13-15)	29.91%	28.91%	28.76%
Associate Degree Only	8.80%	11.30%	11.44%
Bachelors Degree Only	12.94%	20.68%	21.58%
Graduate Degree	4.85%	8.66%	9.05%



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EXCLUSIVELY LISTED BY

DANIEL KAPIC

Broker of Record

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