



# Sunrise Pointe Plaza

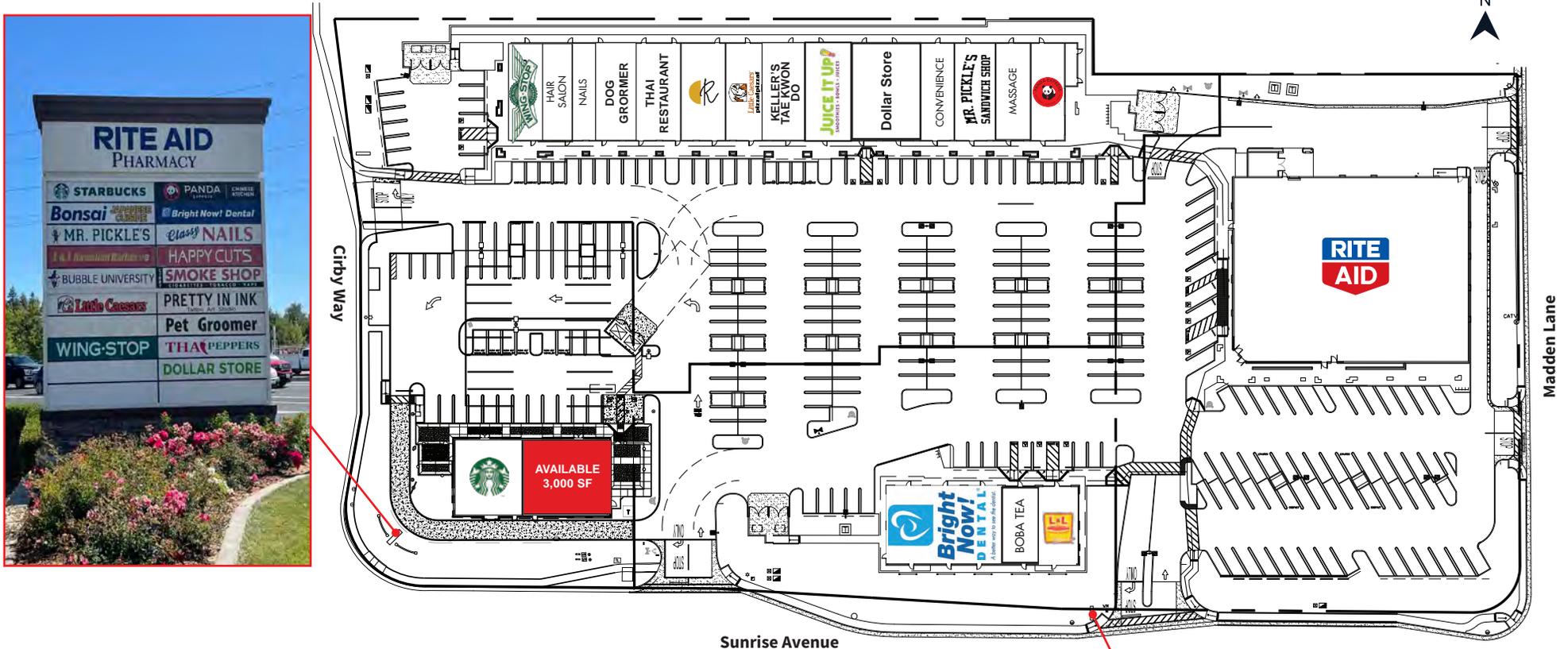
970 Sunrise Ave, Roseville, CA 95661

One space remaining: 3,000 SF (2nd generation restaurant)

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



# Site plan



# Property highlights

- 2nd Generation Restaurant w/ patio available
- Recently remodeled center
- The plaza is located at the hard corner of Sunrise Ave & Cirby Way. Sunrise Ave/Blvd is a main north-south commuter & retail arterial
- Monument signage available (2 monument signs at property)
- Newly constructed 210,000 SF Kaiser medical building within 0.5 miles of Sunrise Pointe & Interstate 80 within 1 mile of the property

## Traffic counts

(Source: City of Roseville)

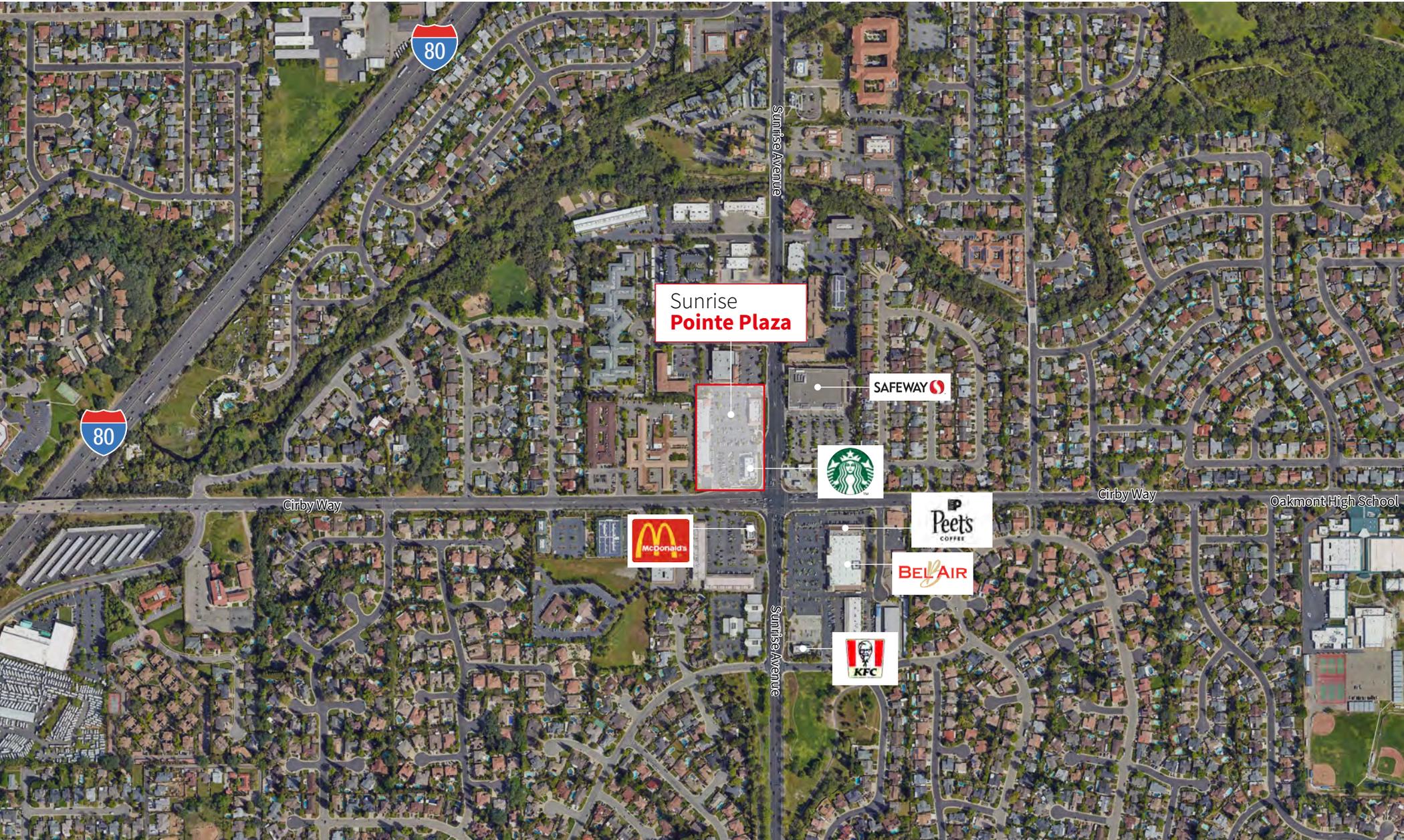
	ADT
Sunrise Ave (north of Cirby Way, 2017)	40,275
Cirby Way (west of Sunrise Avenue, 2017)	36,082

## Tenants in immediate vicinity



	1.5 Miles	3 Miles	5 Miles
Population	44,431	150,722	366,075
Average HH income	\$99,115	\$104,176	\$99,872
Daytime population	44,741	163,746	411,739

# Aerial





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