FOR LEASE | SUNRISE CIRBY PLAZA
1000 Sunrise Ave.
Roseville, CA 95661

EPIC
REAL ESTATE ADVISORS, INC.



Retail Space Available for Lease

Space Available from 1,200 to 5,097 sf.

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PROPERTY DESCRIPTION

The Sunrise Cirby Plaza is located at the Southwest corner of Sunrise Avenue and Cirby Way in Roseville. The intersection benefits from the dense surrounding residential area and high traffic counts.

- Monument Signage
- High Profile Center
- Lowest NNN expenses in the market

Property Tour Video Link

TENANTS IN THE MARKETPLACE

BEL AIR · SAFEWAY · 7-ELEVEN · WINGSTOP · Peet's Coffee · KFC · A&W · PANDA EXPRESS CHINESE KITCHEN

DEMOGRAPHICS

Total Population

1 Mile:	13,472
2 Miles:	56,012
3 Miles:	116,181

Average Household Income

1 Mile:	$95,169
2 Miles:	$85,071
3 Miles:	$90,327

Total Households

1 Mile:	5,321
2 Miles:	21,935
3 Miles:	44,074

Employees

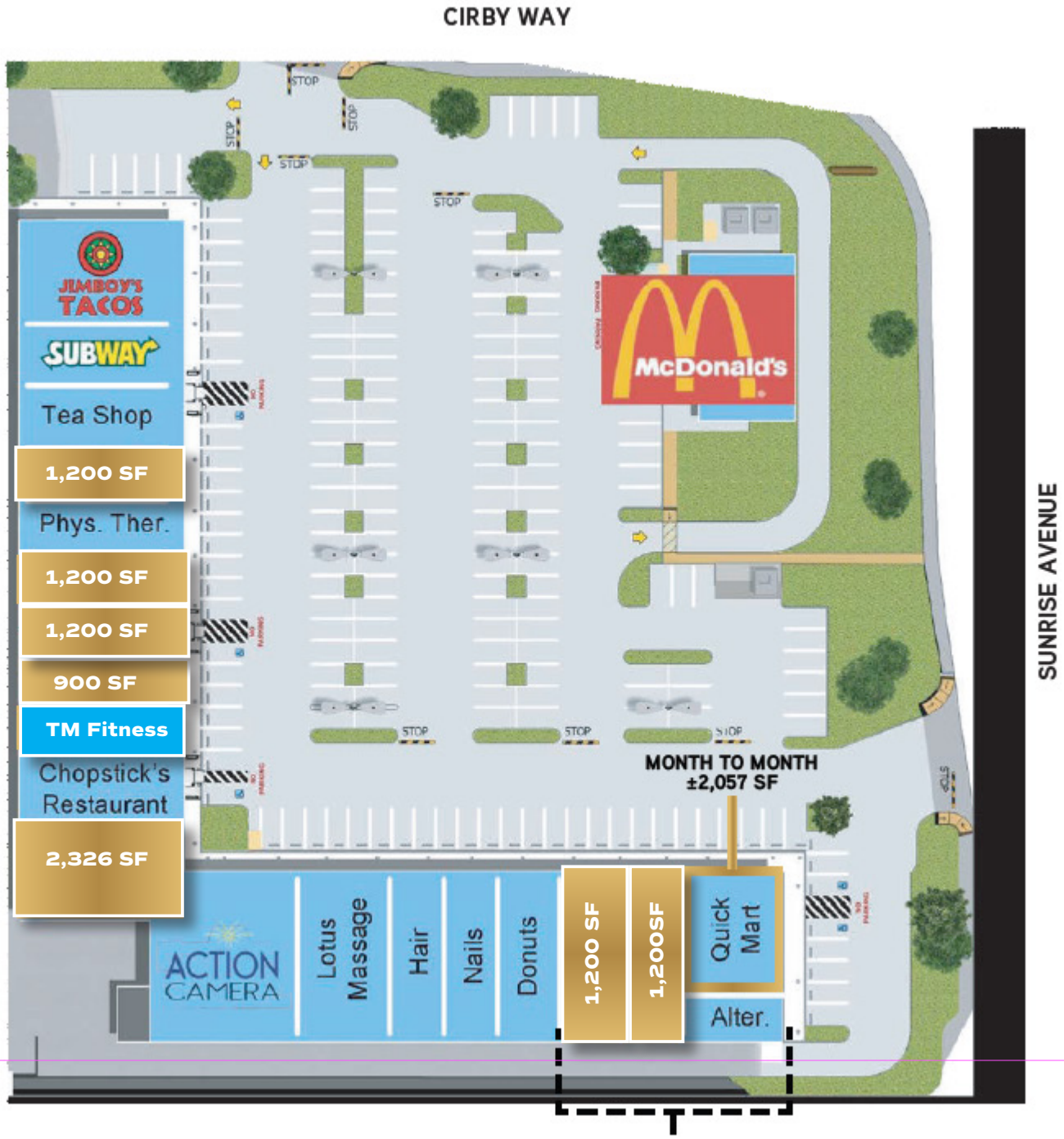
1 Mile:	6,094
2 Miles:	26,952
3 Miles:	57,357

TRAFFIC COUNTS

Average Daily Traffic

Sunrise Ave:	±39,120 ADT
Cirby Wy:	±36,082 ADT

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