

FOR LEASE | VERNON AT LINCOLN

129 VERNON ST, ROSEVILLE, CA 95678

EXCELLENT LOCATION IN DOWNTOWN ROSEVILLE ON THE CORNER OF VERNON AND LINCOLN



Brenda Miller

Vice President

916.677.8154

brenda.miller@tricommercial.com

LIC: #01159058

3400 Douglas Blvd, Suite 190

Roseville, CA 95661

FOR LEASE | VERNON AT LINCOLN

ROSEVILLE, CA NEW CONSTRUCTION - RESTAURANT

New Construction in Downtown Roseville, the heart and soul of the community and central gathering place for local nightlife and events. This mixed-use property will have two $\pm 1,450$ SF restaurant spaces available on the corner of Vernon Street and Lincoln St, a high foot traffic area, close to many popular bars, restaurants, and the City of Roseville's Civic Center.

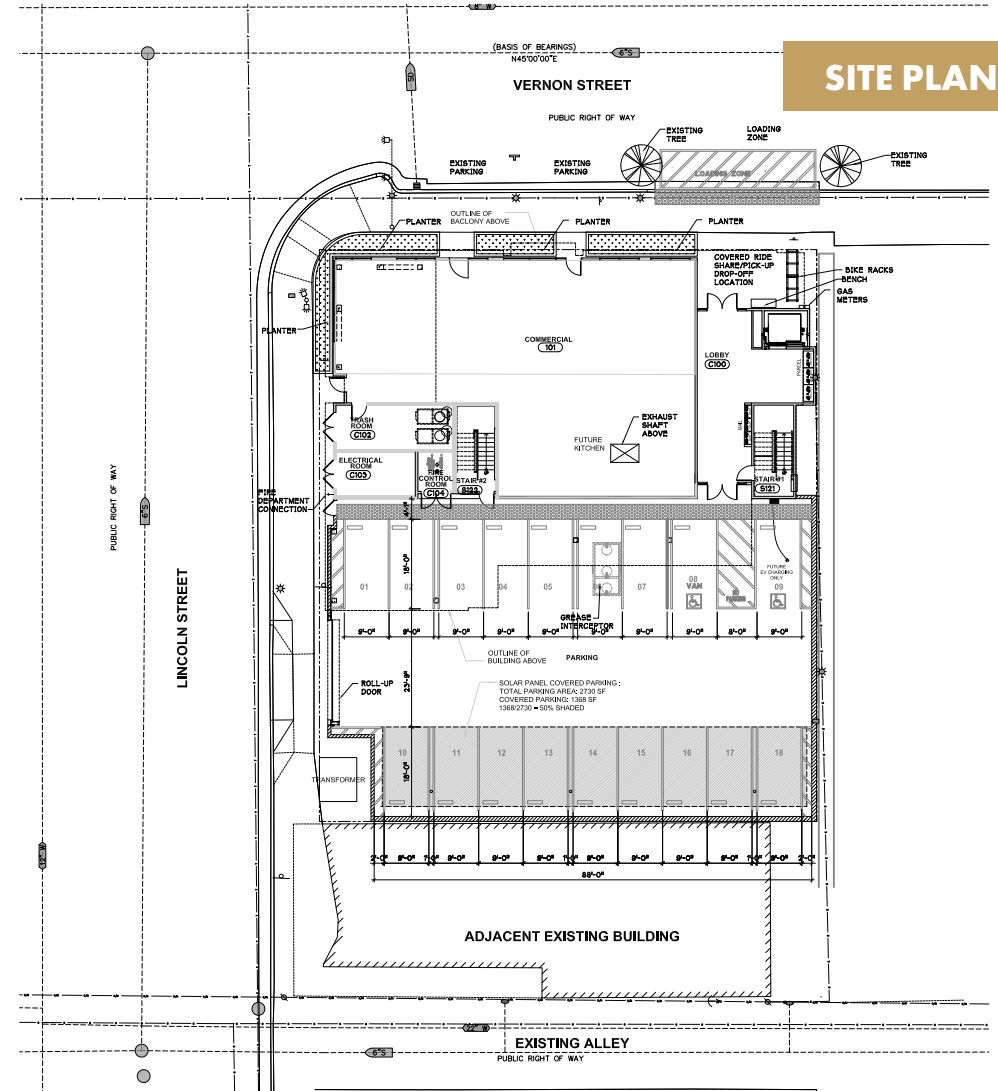
Delivery Conditions

- Gray Shell Condition
- \$40/SF TI Allowance

Property Highlights

- $\pm 1,450$ - 2,900 SF Restaurant Space Available
- New Construction
- Excellent Demographics
- Excellent Location in Downtown Roseville

LEASE RATE: \$2.50/SF; NNN



1 SITE PLAN
1/8"=1'-0"

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ROSEVILLE, CA
NEW CONSTRUCTION - RESTAURANT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,251	114,467	307,355
Households	5,342	43,652	112,761
Average Household Income	\$80,840	\$103,711	\$112,129
Median Age	38.6	38.0	38.8
Total Businesses	937	6,245	11,616
Daytime Demographics 16+	12,074	100,739	211,433
White Collar Workers	62.1%	67.8%	67.4%
Blue Collar Workers	37.9%	32.2%	32.6%

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