

## RETAIL FOR LEASE

# PHENIX PLAZA

354 N Sunrise Ave, Roseville, CA 95661



**AVAILABLE SF:** 3,857 SF

**LEASE RATE:** \$1.60 NNN

**BUILDING SIZE:** 9,540 SF

**CROSS STREETS:** North Sunrise Ave & Eureka Rd

### PROPERTY OVERVIEW

354 North Sunrise Ave is the new home of the nationally recognized, cutting edge salon concept: Phenix Salon Suites. Phenix Salons offer a unique synergy unlike many other types of tenants. After leaving their stylists' chair looking and feeling vibrant and refreshed, customers are highly inclined to carry on their day shopping, eating and drinking, overall enhancing business of surrounding retailers. What better neighbor to have than this upscale, high traffic producing tenant right next door?

This free-standing building is situated in the heart of Roseville's bustling Center Point Shopping Center with many National and Regional tenants such as Phenix Custom Salon Suites, 24 Hour Fitness, Home Depot, Shane Co. Jewelers, La-Z-Boy and Honda Motors. This property is positioned against the lush greenbelt of The City of Roseville's parks and walking trails creating a tranquil setting unique to this building.

**KW COMMERCIAL**  
2295 Iron Point Road,  
Suite 160  
Folsom, CA 95630

**DOUG SCALZI**  
Regional Director Of KW Commercial  
O: 916.220.6200  
doug@sacprop.com  
CA DRE #01237807 - CA DRE #01406150

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

**RETAIL FOR LEASE**

# INTERIOR PHOTOS

354 N Sunrise Ave, Roseville, CA 95661



**KW COMMERCIAL**  
2295 Iron Point Road,  
Suite 160  
Folsom, CA 95630

**DOUG SCALZI**  
Regional Director Of KW Commercial  
O: 916.220.6200  
doug@sacprop.com  
CA DRE #01237807 - CA DRE #01406150

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

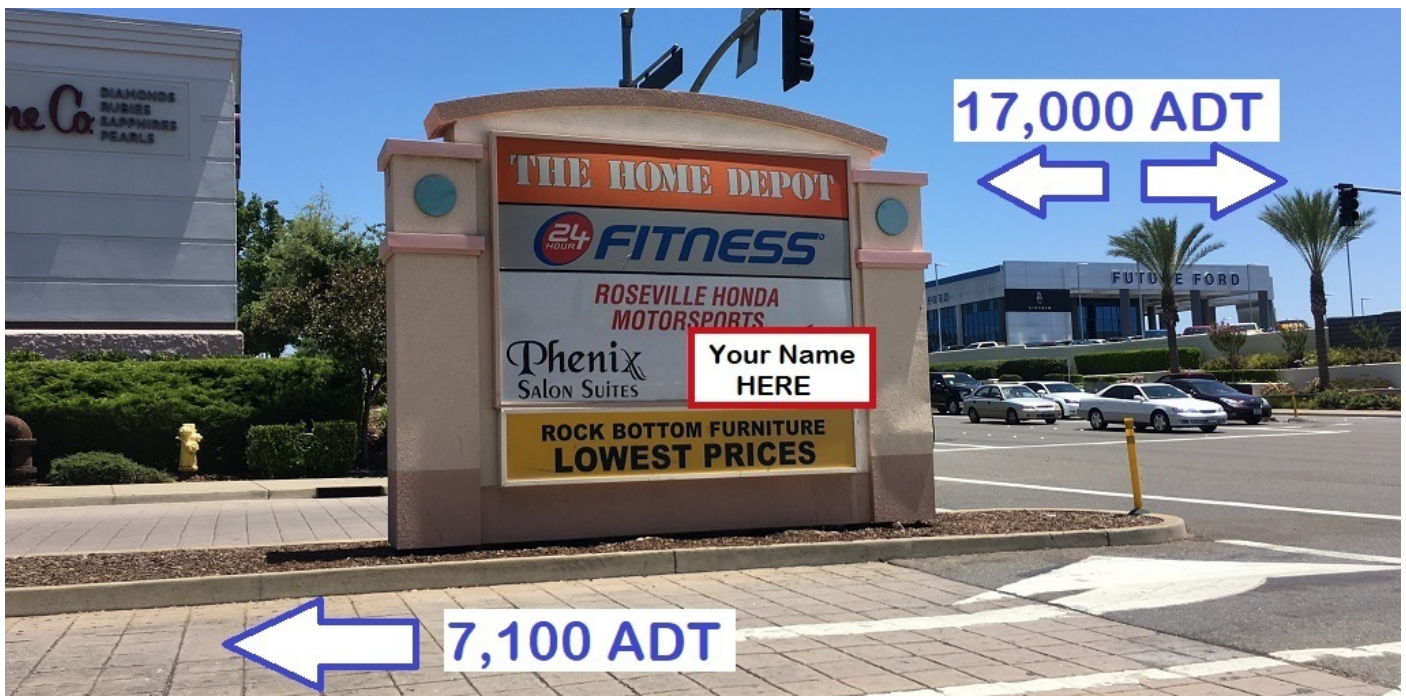
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## RETAIL FOR LEASE

# MONUMENT SIGNAGE & GREENBELT PATIO

354 N Sunrise Ave, Roseville, CA 95661



**KW COMMERCIAL**  
2295 Iron Point Road,  
Suite 160  
Folsom, CA 95630

**DOUG SCALZI**  
Regional Director Of KW Commercial  
O: 916.220.6200  
doug@sacprop.com  
CA DRE #01237807 - CA DRE #01406150

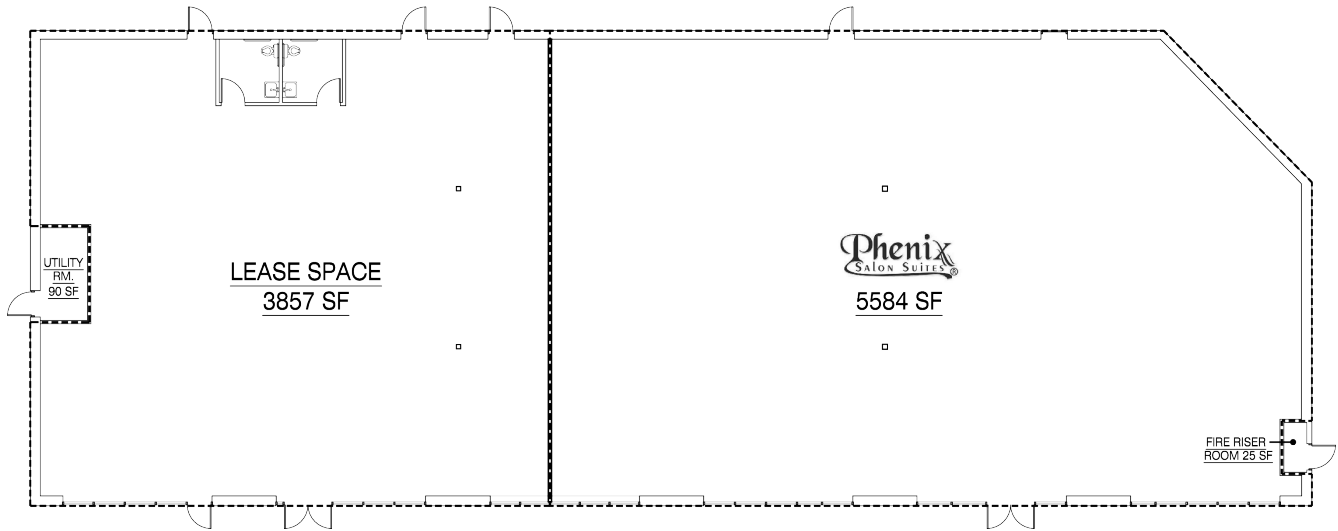
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## RETAIL FOR LEASE

# FLOOR PLAN

354 N Sunrise Ave, Roseville, CA 95661



354 N. SUNRISE AVE., ROSEVILLE, CALIFORNIA 95661

TOTAL BUILDING AREA: 9566 SF

SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Retail	\$1.60 SF/MONTH	NNN	3857 SF	NOW

**KW COMMERCIAL**  
2295 Iron Point Road,  
Suite 160  
Folsom, CA 95630

**DOUG SCALZI**  
Regional Director Of KW Commercial  
O: 916.220.6200  
doug@sacprop.com  
CA DRE #01237807 - CA DRE #01406150

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



# ANCHORED BY PHENIX SALONS

354 N Sunrise Ave, Roseville, CA 95661



**Folsom Palladio Location**  
420 Palladio Pkwy



*Phenix Salon Suites is the fastest growing salon suite concept in the U.S. With 50 locations opened and over 60 more to be opened in the next 14 months – you now have the ideal Business Partner. Founded by a “salon family” with more than 24 hair stylists in a family and 75 years of professional salon experience.*

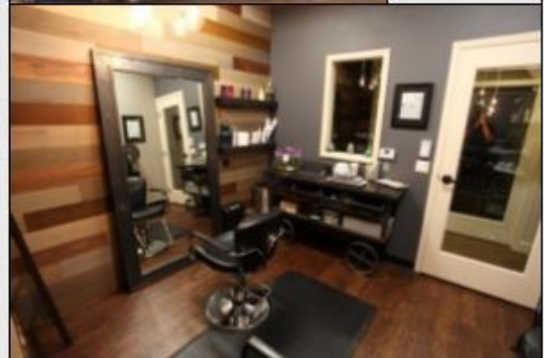
*Phenix Salon Suites is a premiere “boutique salon suite concept” that offers luxury spacious salon suites for the independent salon professional and others. Their suites offer salon and business professionals the opportunity to own and operate their own salon type of business without the hassle and expense of facility management and maintenance.*

**Take advantage of this great opportunity to share a building with this nationally recognized tenant!**



**Rocklin**  
At Blue Oaks Marketplace

6815 Lonetree Blvd



**KW COMMERCIAL**  
2295 Iron Point Road,  
Suite 160  
Folsom, CA 95630

**DOUG SCALZI**  
Regional Director Of KW Commercial  
O: 916.220.6200  
doug@sacprop.com  
CA DRE #01237807 - CA DRE #01406150

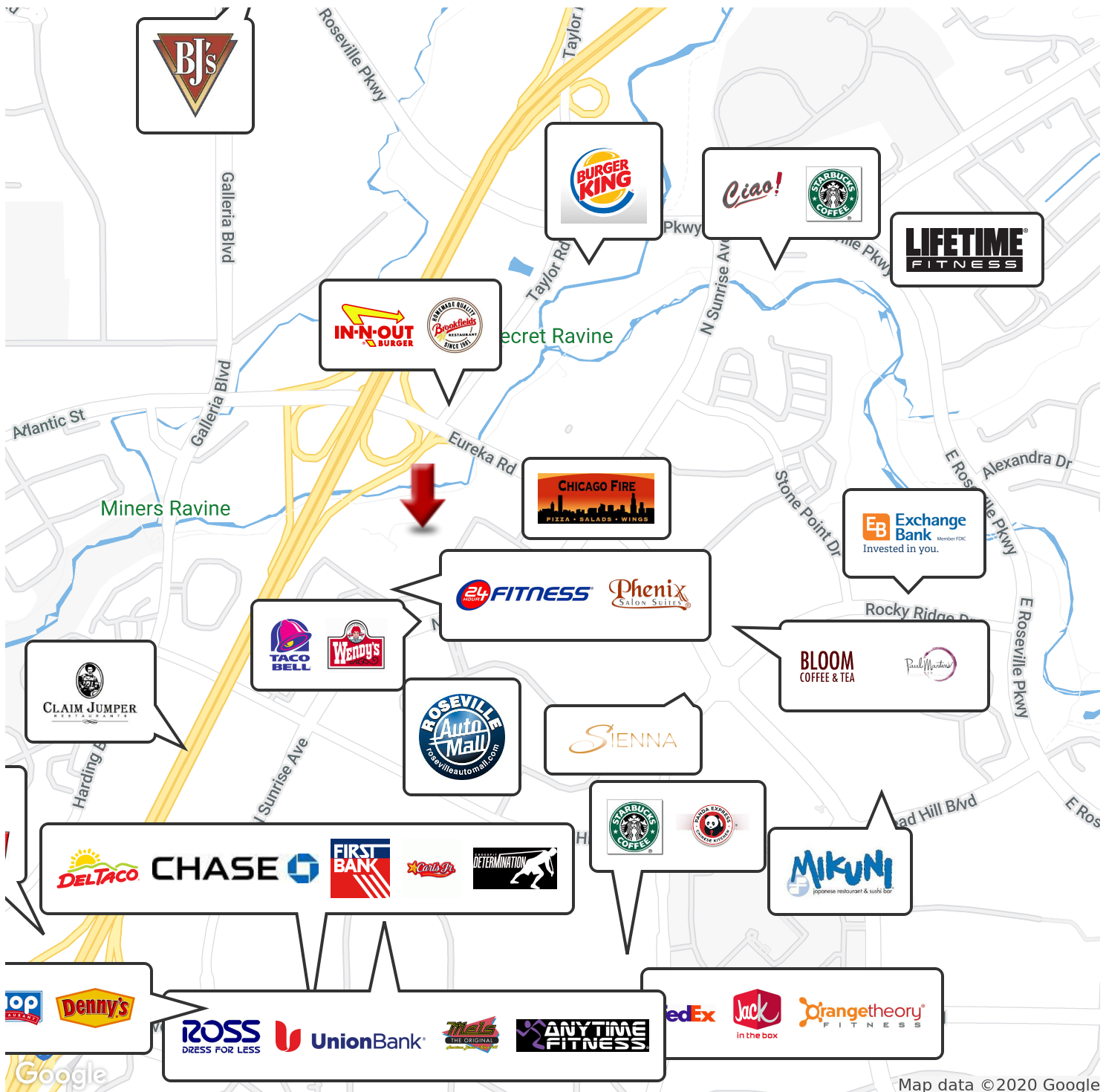
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## RETAIL FOR LEASE

# RETAIL MAP

354 N Sunrise Ave, Roseville, CA 95661



**KW COMMERCIAL**  
2295 Iron Point Road,  
Suite 160  
Folsom, CA 95630

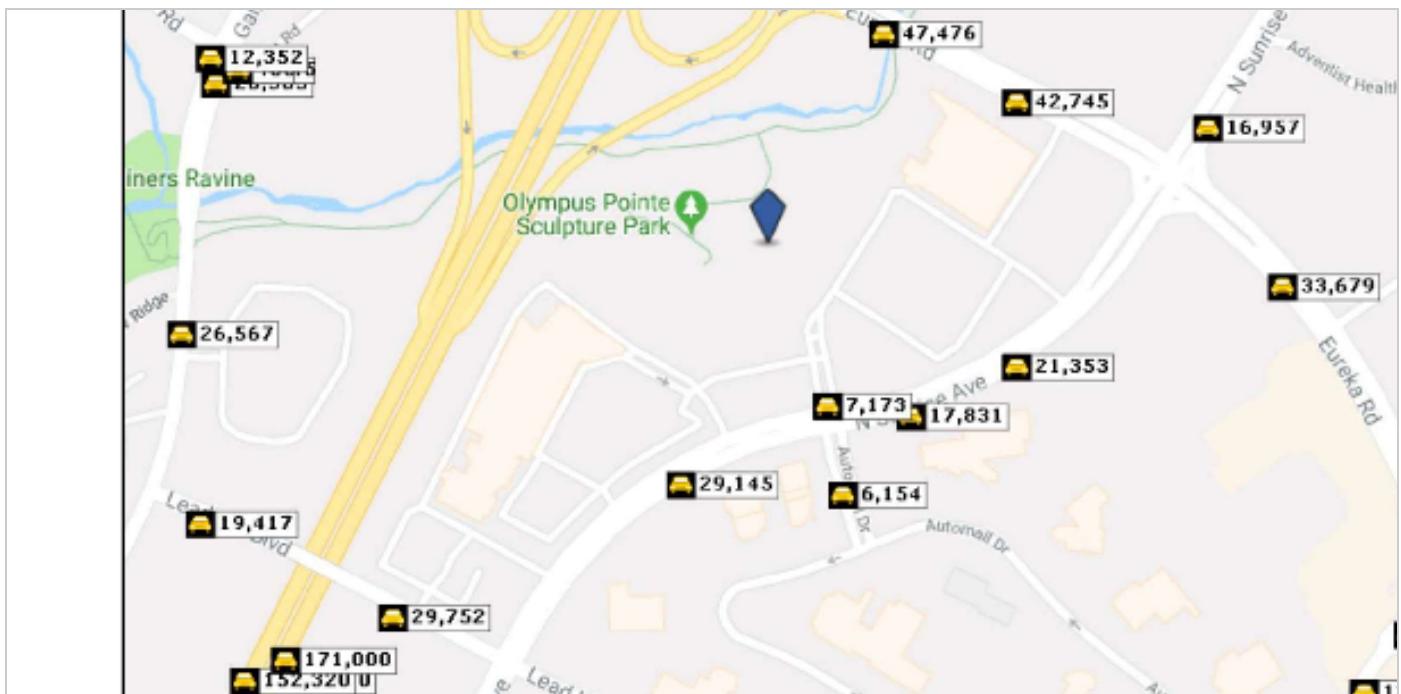
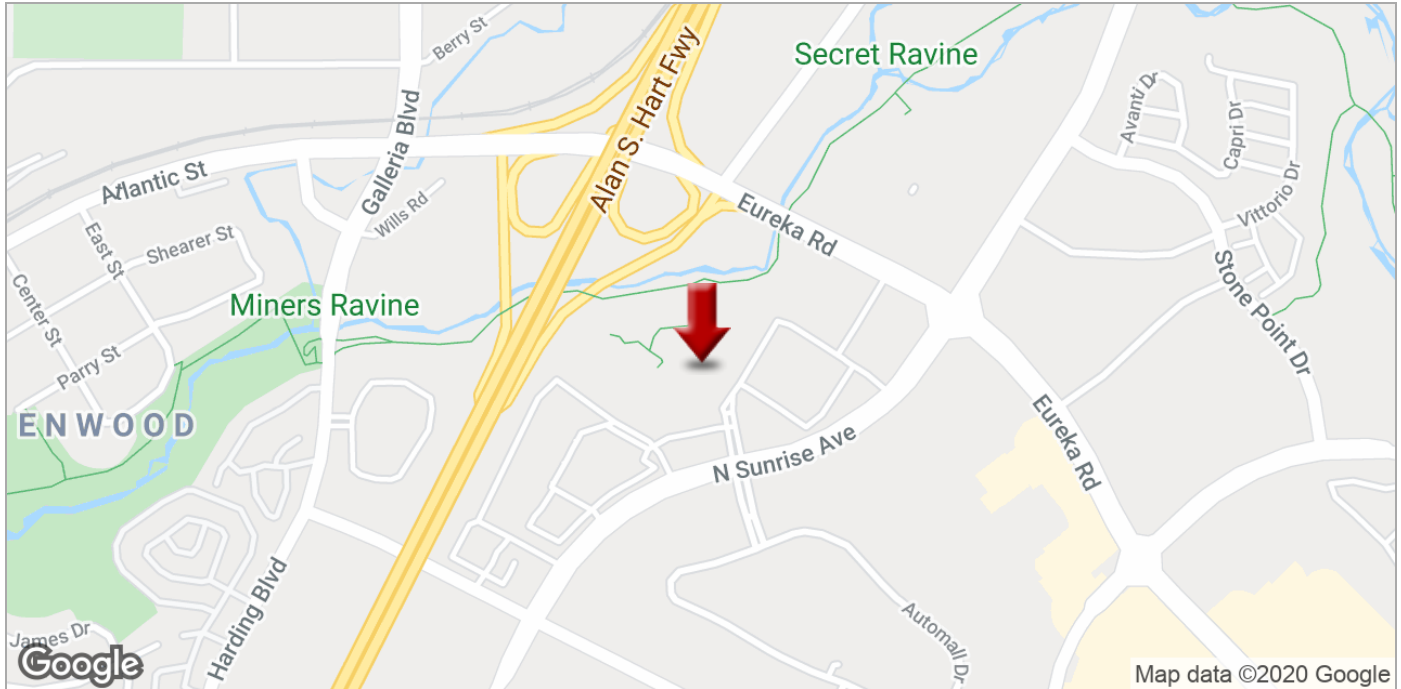
**DOUG SCALZI**  
Regional Director Of KW Commercial  
O: 916.220.6200  
doug@sacprop.com  
CA DRE #01237807 - CA DRE #01406150

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# LOCATION MAPS & TRAFFIC COUNTS

354 N Sunrise Ave, Roseville, CA 95661



**KW COMMERCIAL**  
2295 Iron Point Road,  
Suite 160  
Folsom, CA 95630

**DOUG SCALZI**  
Regional Director Of KW Commercial  
O: 916.220.6200  
doug@sacprop.com  
CA DRE #01237807 - CA DRE #01406150

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



# DEMOGRAPHICS

354 N Sunrise Ave, Roseville, CA 95661



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,843	93,417	247,770
MEDIAN AGE	36.6	37.1	36.3
MEDIAN AGE (MALE)	34.3	34.6	34.4
MEDIAN AGE (FEMALE)	38.3	39.3	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,882	37,081	93,492
# OF PERSONS PER HH	2.4	2.5	2.7
AVERAGE HH INCOME	\$86,463	\$83,512	\$85,557
AVERAGE HOUSE VALUE	\$425,961	\$420,101	\$426,612
RACE	1 MILE	3 MILES	5 MILES
% WHITE	80.6%	82.9%	83.2%
% BLACK	1.9%	1.4%	1.9%
% ASIAN	8.1%	7.2%	6.4%
% HAWAIIAN	0.4%	0.3%	0.2%
% INDIAN	0.3%	1.1%	0.7%
% OTHER	3.8%	4.1%	4.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	15.5%	13.5%	13.6%

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
2295 Iron Point Road,  
Suite 160  
Folsom, CA 95630

**DOUG SCALZI**  
Regional Director Of KW Commercial  
O: 916.220.6200  
doug@sacprop.com  
CA DRE #01237807 - CA DRE #01406150

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)