

234 Gibson Drive, Roseville, CA 95678

**Eureka!** Eat  
Drink  
American

# 234 GIBSON

*La Populata*  
TAQUERIA

## NNN FULLY LEASED RESTAURANT BUILDING





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## THE OFFERING

As the exclusive broker, Gallelli Real Estate is pleased to present this Offering Memorandum for the sale of the brand new, NNN fully leased restaurant building, totaling approximately 7,800 square feet, located at 234 Gibson Drive, Roseville, CA 95678 (the “Property”). Constructed in 2020, the Property consists of a single-story, fully improved and fully leased restaurant building in the heart of the retail sector of Roseville, CA. The Property is leased to Eureka! Restaurant and La Popular Taqueria. Both tenants are on 10-year lease terms.

- The Property is located within the Roseville/Rocklin Submarket, one of the most affluent suburbs of Sacramento.
- Located off Roseville Parkway, a major thoroughfare with over 45,200 cars/day and adjacent to the Westfield’s Roseville Galleria, a 1.3 million square foot indoor upscale shopping mall.
- Notable co-tenants include, Lazy Dog Restaurant, the Hyatt Place and Wedgewood Event Center.

- 234 Gibson Drive is walking distance to high-end, outdoor mall, The Fountains, with retailers such as Whole Foods, Anthropologie, Chico’s, and J Crew.
- The building offers a unique design with fashionable interior build-out, an indoor/outdoor bar, large patio with modern landscaping, lighting and overhangs.

Price	\$6,000,000
Cap Rate	6.54%
Current Annual NOI	\$392,400.97
GLA	±7,800 SF
Year Built	2020
Occupancy	Two-tenants (100%)
Tenants	Eureka! & La Popular Taqueria
Lease Type	NNN
Lease Expiration	2031, 2032

## THE PROPERTY

This modern, spacious building boasts an interior clear height at back of house areas of +/- 12'AFF with the roof sloping drastically to allow for sunlight deep into the space up to +/-23' AFF. Expansive storefront and clearstory windows soaks the interior with natural light, and exposed glu-lam beams add warmth to the roof structure, which is exposed to the interior. Constructed with a 4" concrete foundation, wood construction, 1000 AMP service, and plenty of shared parking, this is a flexible, open space with many possibilities. Building interior floorplate is approximately 7,800 SF, however, the addition of a usable, seating patio of almost 3,000 SF adds a full project of over 10,000 SF of operating space.



Address	234 Gibson Drive, Roseville, CA 95678
Total GLA	± 7,800 SF
RSF	± 7,371 SF
Covered Porch	± 2,901 SF
<b>Total Usable Building Area</b>	<b>±10,701 SF</b>
Occupancy	Two Tenants (100%) (Same Parent Company)
Year Built	2020
Site Area	± 16,988 SF
APN'S	361-230-007-000
County	Placer
Zoning	Commercial (Retail)
Access	Driveway via Gibson Drive and Roseville Parkway
Foundation	Concrete
Construction	Wood
Utilities	Water: City of Roseville Electricity: City of Roseville Natural Gas: PG&E Sewer: City of Roseville









## THE LOCATION

Highland Village is a mixed use center in the heart of Roseville's retail presence. Highland Village provides consumers with a centralized location with access to over 300 retailers and restaurants within a one-mile radius!

### Features:

- High end retail center with chic design and curb appeal
- Excellent mix of office, medical and retail product within one center
- Newly developed with modern aesthetics, newly striped and slurried parking lot, clean landscaping and ample parking
- Retail co-tenants include Lazy Dog Restaurant, Hyatt Place, Union Brick by Wedgewood Weddings
- Office co-tenants include Tooth by Sunny Badyal, West Oak Dermatology, Highland Village Dental Studio, and Revolutions Naturopathic
- Adjacent to Westfield Galleria, Villa Athletic Club and Spa
- Walking Distance to additional retail centers including, The Fountains outdoor mall, the Ridge at Creekside, and Creekside Town Center

## DEMOGRAPHIC SNAPSHOT

2023 Demographics	2-Mile	5-Mile	10-Mile
Average Household Income	\$133,928	\$146,077	\$126,728
Total Population (2023)	52,810	259,907	690,884
Total Population Projection (2028)	55,303	273,614	716,083









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