

FOR SUBLEASE
19,160 SF






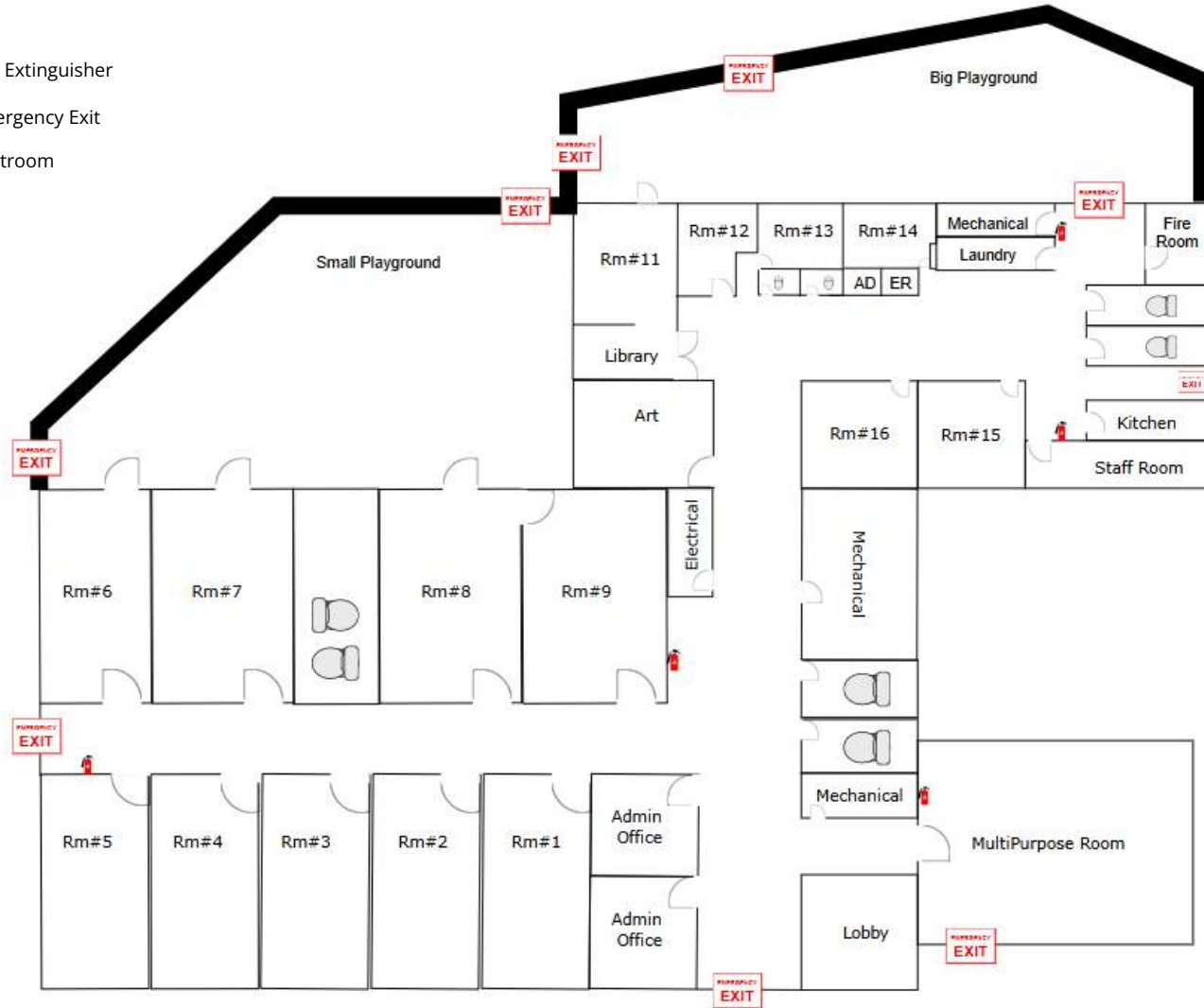
1115 ORLANDO AVENUE
ROSEVILLE, CA 95661

PROPERTY HIGHLIGHTS

- Located at 1115 Orlando Avenue in Roseville, California
- ±19,160 RSF freestanding building situated on a ±2.43-acre site
- ±64 parking stalls with necessary circulation for pick up/drop off
- Former elementary school—ideal for educational or childcare users
- Turnkey opportunity with existing classroom layout and infrastructure in place
- Multiple outdoor play areas offering secure, functional space for students or childcare programs
- Full commercial kitchen on-site, supporting food service or programmatic needs
- Zoning: Commercial Office (CO) with CUP in place
- Lease Expiration Date: 6/30/2029

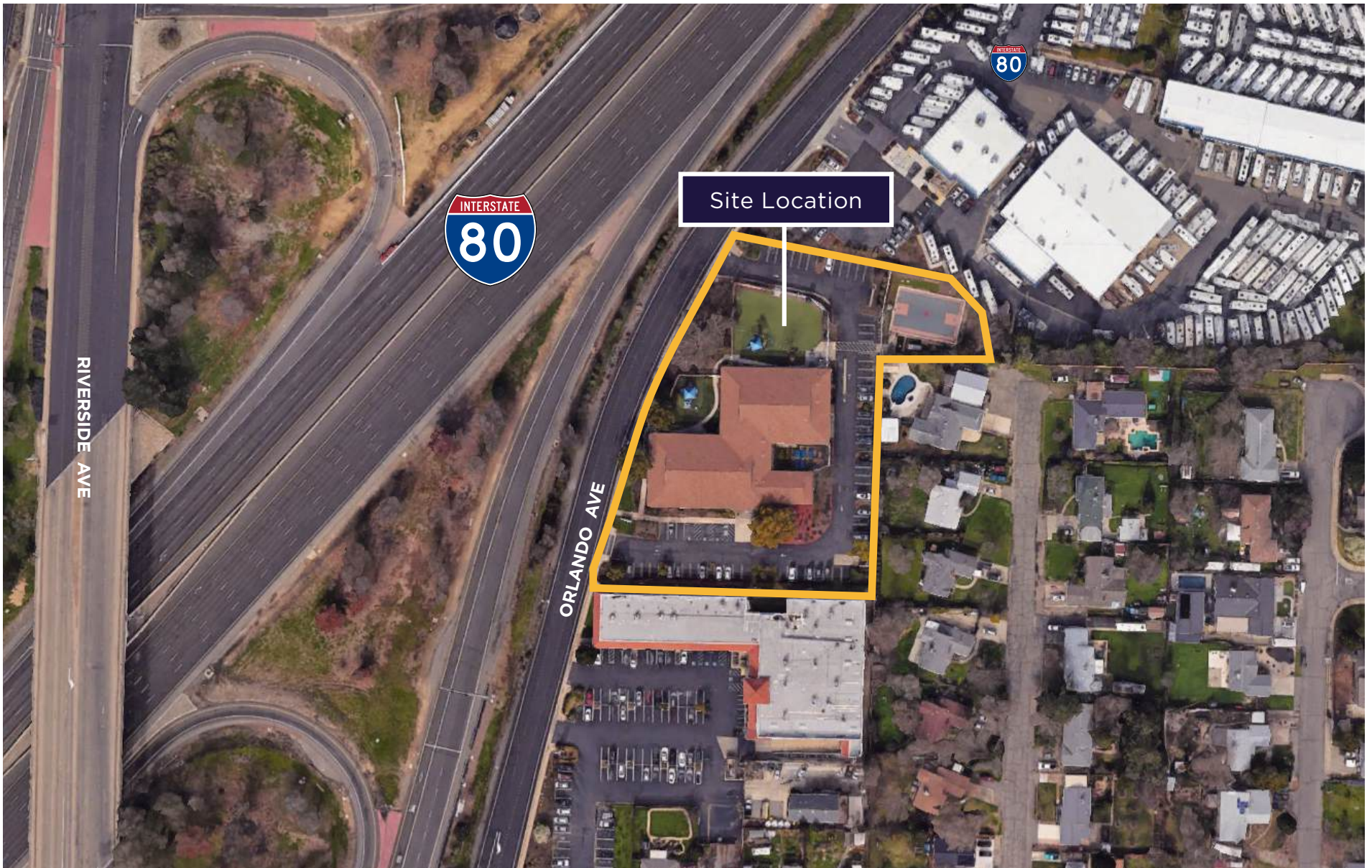


-  Fire Extinguisher
-  Emergency Exit
-  Restroom

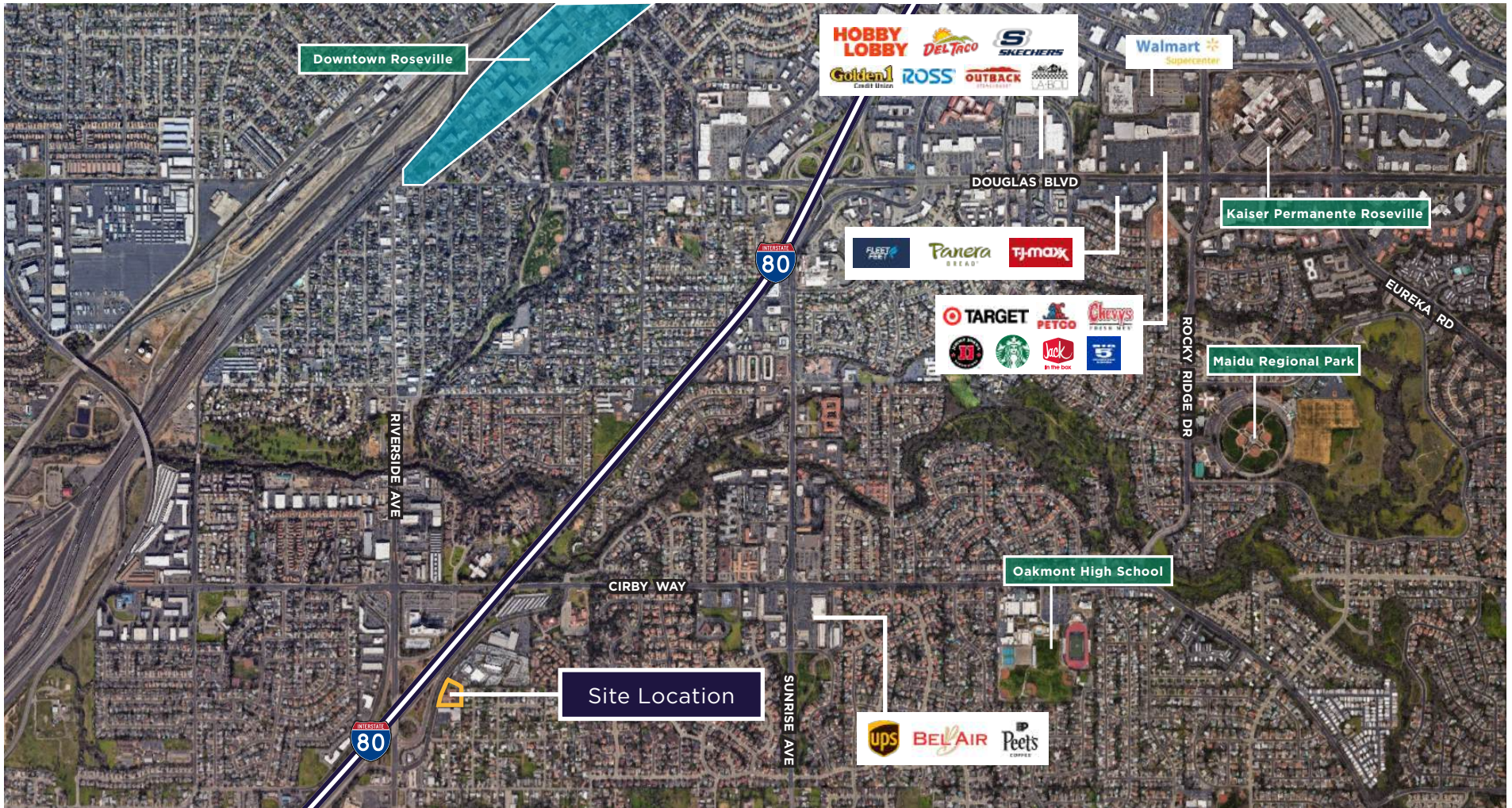


SITE PLAN

19,160 SF



SITE LOCATION



AREA AMENITIES

INCOME

	2 Miles	5 Miles
Avg Household Income	\$102,839	\$117,390
Median Household Income	\$85,594	\$94,369
< \$25,000	2,576	13,744
\$50,000 - 75,000	3,445	17,978
\$75,000 - 100,000	3,332	17,707
\$100,000 - 125,000	2,636	15,726
\$125,000 - 150,000	2,088	10,949
\$150,000 - 200,000	2,634	16,146
\$200,000 +	1,747	17,320

HOME VALUES

	2025 - 5 Miles	2030 - 5 Miles
< \$100K	3,329	3,386
\$100K - 200K	1,584	1,613
\$200K - 300K	2,284	2,309
\$300K - 400K	9,121	9,253
\$400K - 500K	18,935	19,241
\$500K - 1M	40,269	41,507
\$1M +	4,189	4,365

POPULATION

	2 Miles	5 Miles
2020 Population	58,877	343,269
2025 Population	57,477	343,564
2030 Population Projection	58,765	351,759
Annual Growth 2020-2025	-0.5%	0%
Annual Growth 2025-2030	0.4%	0.5%
Median Age	40.4	40.5
Bachelor's Degree or Higher	25%	30%
U.S. Armed Forces	76	442

AREA
DEMOGRAPHICS

CONTACT INFORMATION

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