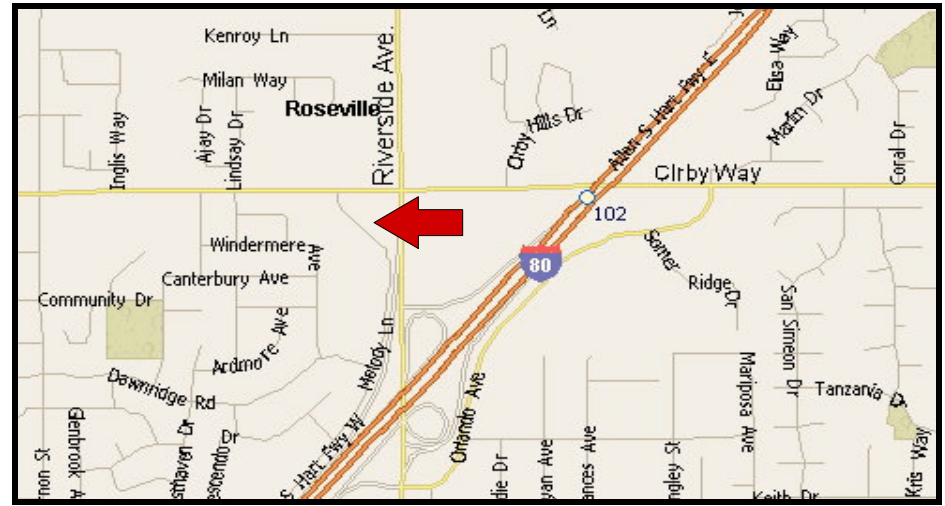


RETAIL SPACE FOR LEASE - 1000 MELODY LANE, ROSEVILLE, CA 95678



**Call For
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Incentive!!**



For Additional Information Contact:

[Dennis Vollman](#)

[Dan Mincher](#)

[Josh Carpenter](#)

(916) 929-2000

28,396 sq. ft. shopping center on 2.5 acres

Zoned Shopping Center

Multiple Suites Available:

1,125 sq. ft. to 4,577 sq. ft.

Grocery / Restaurant

One Month Free Rent Per Year on a Three + Year Lease

REDUCED RATE!

\$1.20psf/month start rate on a 5 yr. lease

NNN - \$.43psf



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916/929-2000 FAX 916/929-7857
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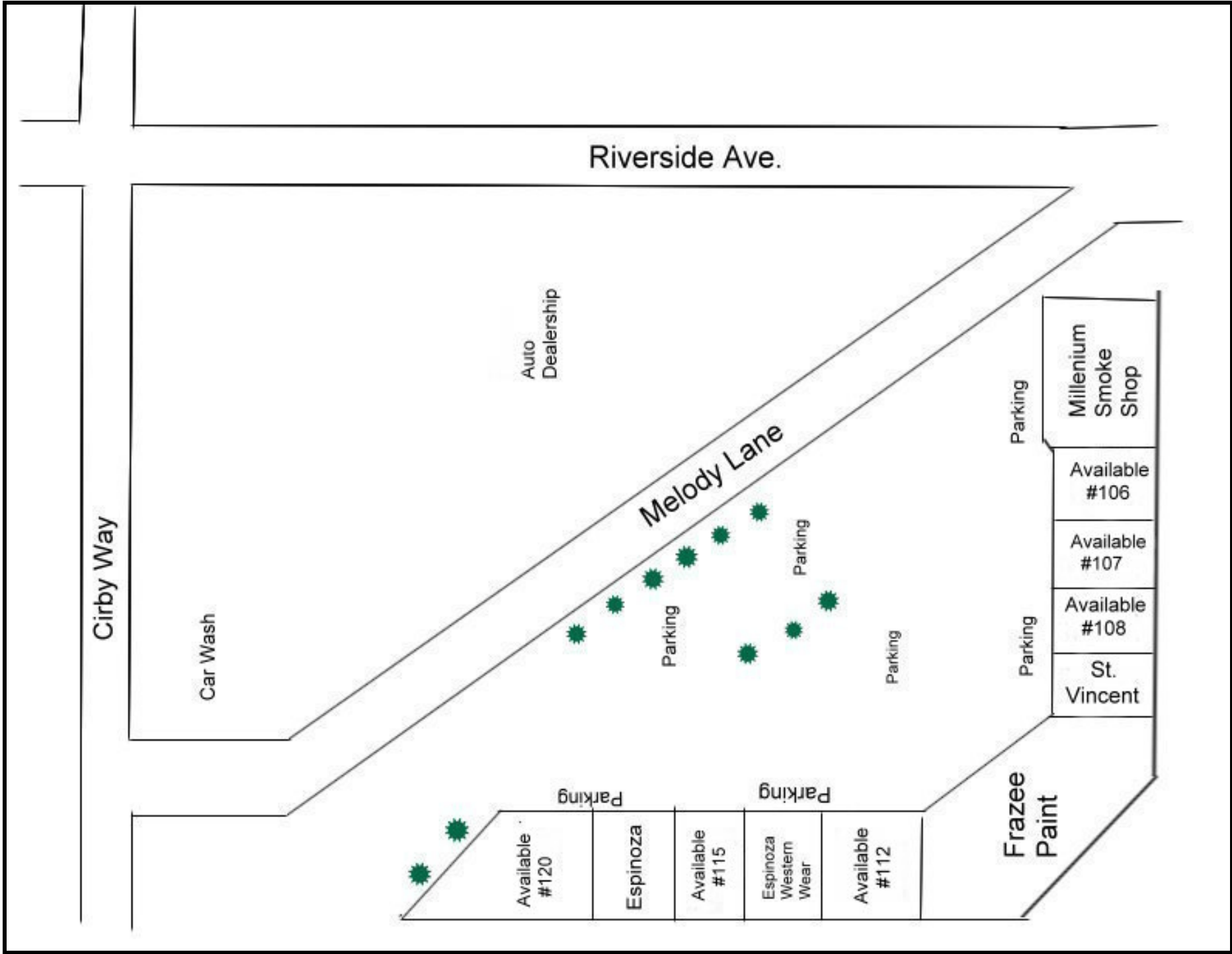
For additional information about this or our other properties please visit our website at: www.thevollmancompany.com
THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE



Imagery Date: Jun 2007

38°43'42.64" N 121°17'29.13" W

Eye alt 3263 ft



Riverside Ave.

Cirby Way

Auto Dealership

Car Wash

Melody Lane

Frazee Paint

Millenium Smoke Shop

Available #106

Available #107

Available #108

St. Vincent

Available #120

Espinoza

Available #115

Espinoza Western Wear

Available #112

Parking

Parking

Parking

Parking

Parking

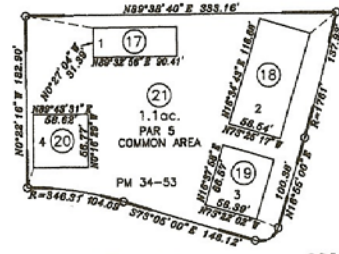
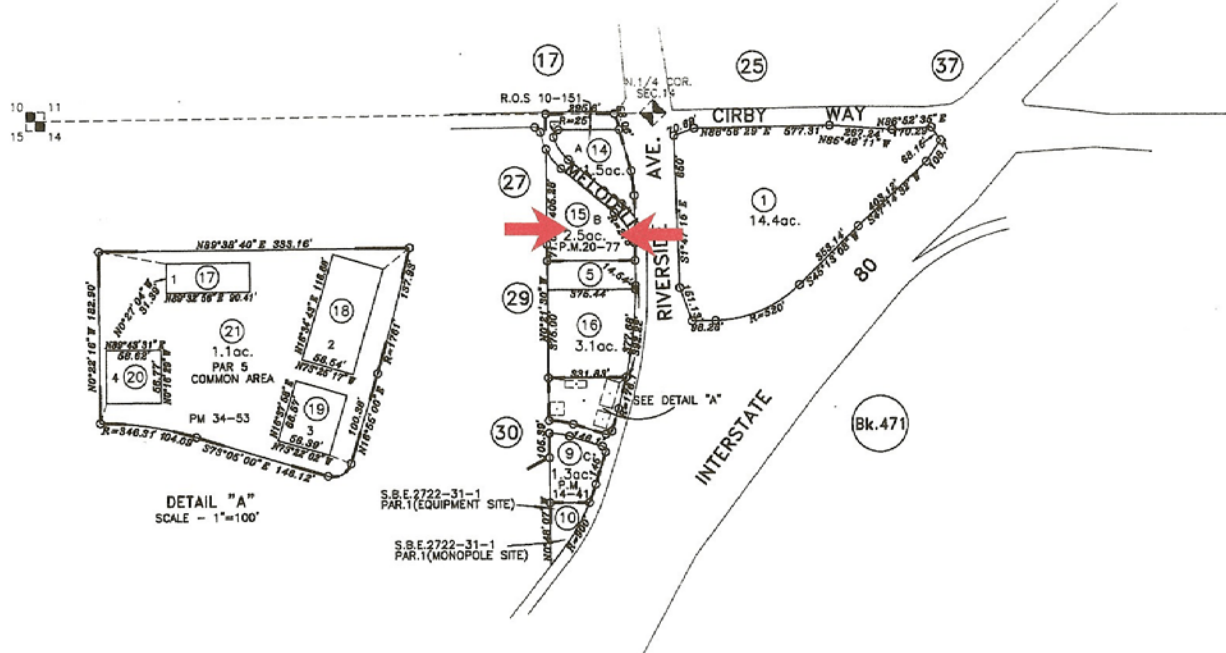
Parking

Parking

POR. N.1/2 SEC.14, T.10N., R.6E., M.D.B.&M.

Parcel M.O.R. Bk.14, Pg. 41
 Parcel M.O.R. Bk. 20, Pg. 77
 Survey M.O.R. Bk. 10, Pg. 151
 Parcel M.O.R. Bk. 34, Pg. 53, SUB-000060

472-26



DETAIL "A"
 SCALE - 1"=100'

S.B.E.2722-31-1
 PAR.1(EQUIPMENT SITE)
 S.B.E.2722-31-1
 PAR.1(MONOPOLE SITE)

NOTE
 This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.472Pg.26
 County of Placer, Calif.

NOTE
 Assessor's Black Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.
 AUG 06 2008

