



CROSSROAD
VENTURES GROUP

8150 Industrial Ave

Roseville, CA 95678



FOR SALE SUBJECT TO OFFER

For Sale

Infill Land

916.788.9731
crossroadventures.net

Highlights

- ±5 Acre Industrial Infill Development Site
- Zoned M-2
- Surrounded by Established Residential Communities
- Adjacent to Schools, Parks & Retail Amenities
- Excellent Access to Highway 65 & Major Arterials
- Rare Industrial Land Opportunity in Central Roseville
- Positioned Within Path of Continued Residential Growth

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Property Summary



Property Description

Introducing a rare infill industrial land opportunity located at 8150 Industrial Ave in the heart of Roseville, CA. This ± 5 -acre site is zoned M-2 (Heavy Industrial) and offers a unique opportunity for users, investors, and developers seeking well-located industrial land in one of the Sacramento region's strongest submarkets.

Positioned within an established industrial corridor with excellent access to Highway 65, Pleasant Grove Boulevard, Interstate 80, and major regional transportation routes, the property provides outstanding connectivity for a wide range of industrial and commercial operations. Surrounded by established businesses and supported by a strong local workforce, the site is well suited for industrial development, owner-user occupancy, or long-term investment.

With limited industrial land remaining in central Roseville, 8150 Industrial Ave represents a rare opportunity to acquire a strategically located infill site in a highly desirable and supply-constrained market.

Offering Summary

Sale Price:	Subject To Offer
Lot Size	5 Acres
Building Size	0 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	145	732	3,380
Total Population	426	2,189	9,552
Average HH Income	\$173,691	\$170,698	\$161,744

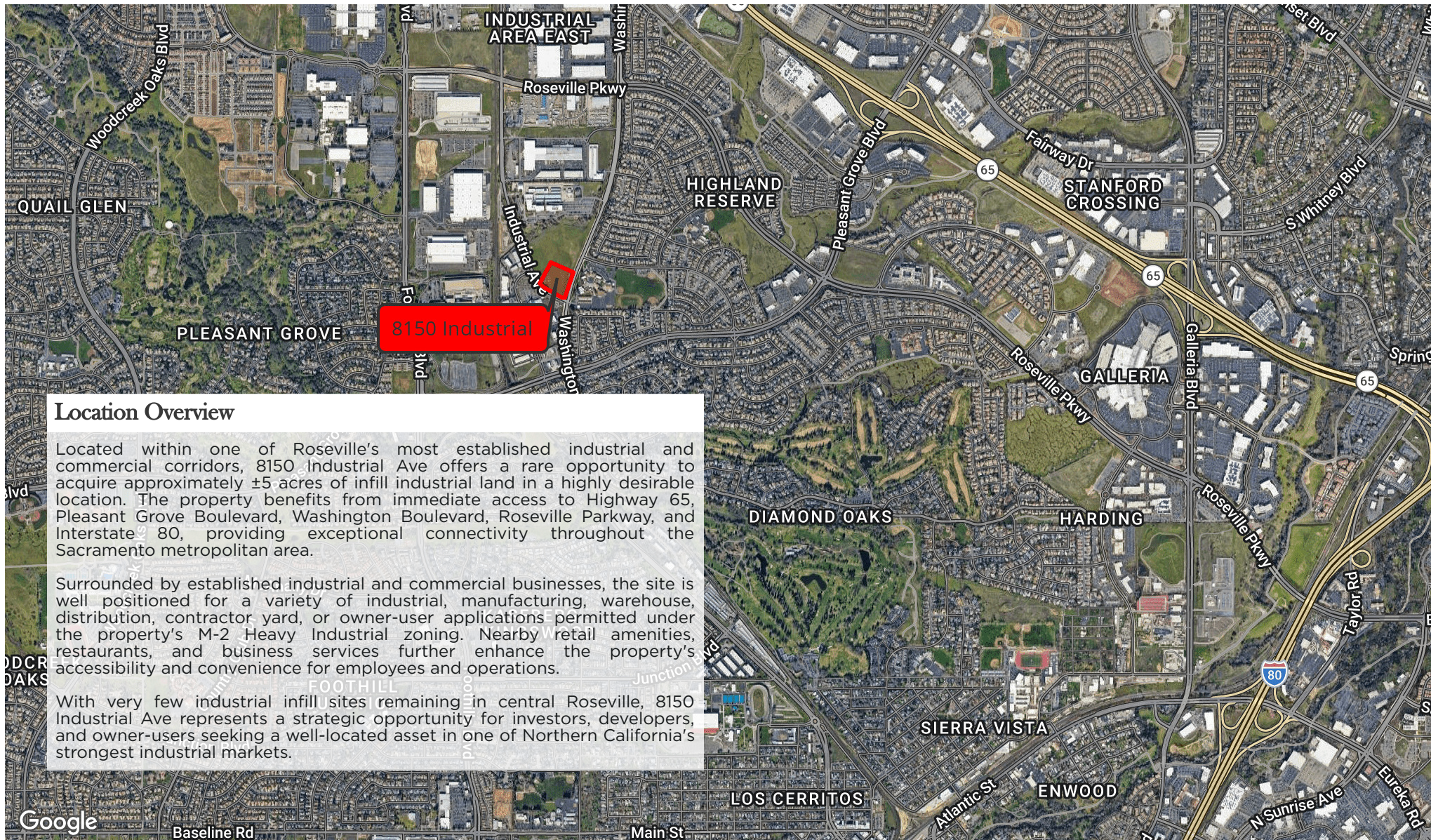
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Aerial Map



Location Overview

Located within one of Roseville's most established industrial and commercial corridors, 8150 Industrial Ave offers a rare opportunity to acquire approximately ± 5 acres of infill industrial land in a highly desirable location. The property benefits from immediate access to Highway 65, Pleasant Grove Boulevard, Washington Boulevard, Roseville Parkway, and Interstate 80, providing exceptional connectivity throughout the Sacramento metropolitan area.

Surrounded by established industrial and commercial businesses, the site is well positioned for a variety of industrial, manufacturing, warehouse, distribution, contractor yard, or owner-user applications permitted under the property's M-2 Heavy Industrial zoning. Nearby retail amenities, restaurants, and business services further enhance the property's accessibility and convenience for employees and operations.

With very few industrial infill sites remaining in central Roseville, 8150 Industrial Ave represents a strategic opportunity for investors, developers, and owner-users seeking a well-located asset in one of Northern California's strongest industrial markets.

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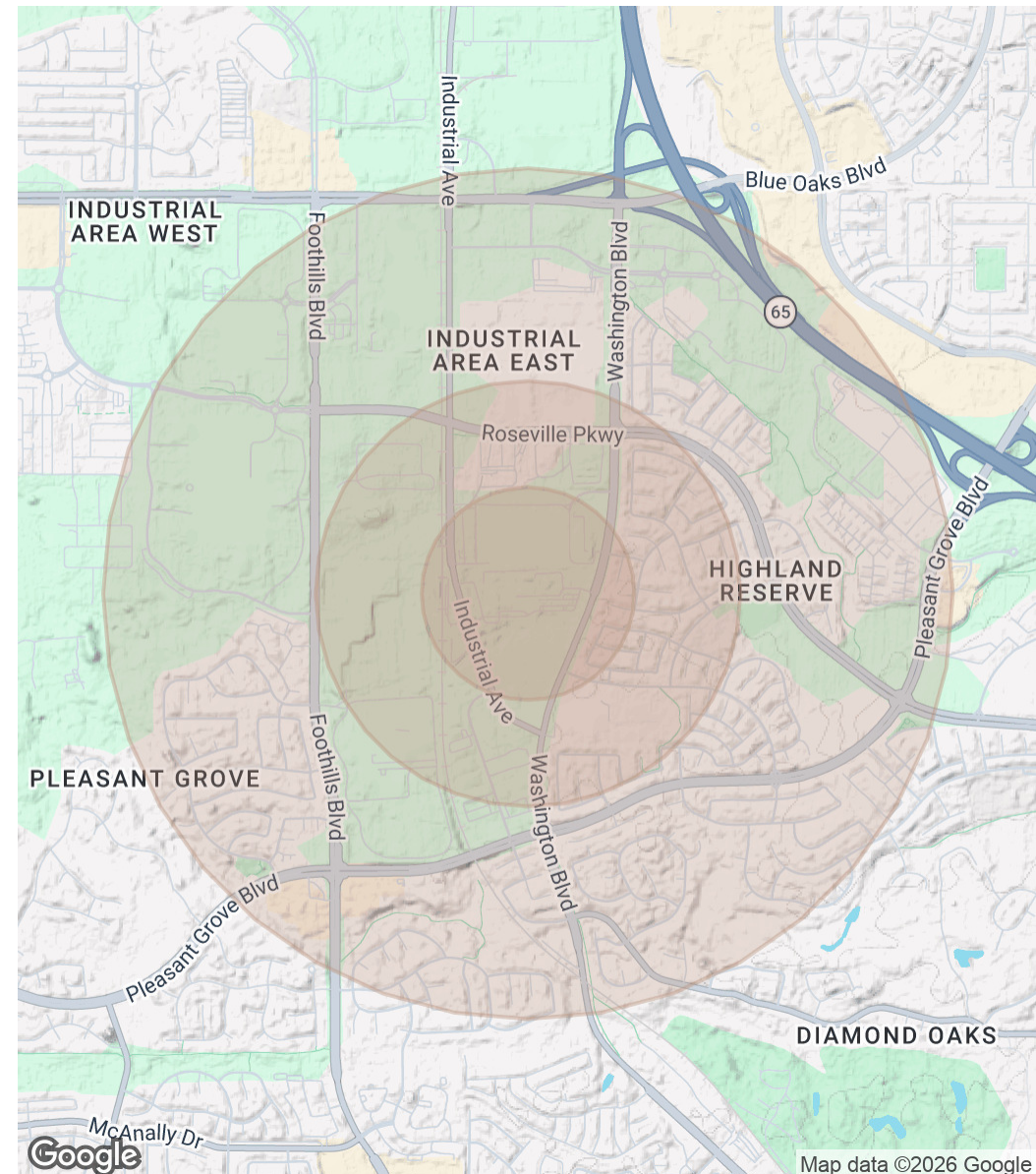
Infill Land

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	426	2,189	9,552
Average Age	40.3	40.0	38.7
Average Age (Male)	37.8	35.8	37.6
Average Age (Female)	41.1	41.4	41.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	145	732	3,380
# of Persons per HH	2.9	3.0	2.8
Average HH Income	\$173,691	\$170,698	\$161,744
Average House Value	\$637,314	\$635,519	\$641,608

2023 American Community Survey (ACS)



Map data ©2026 Google

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