

234 Gibson Drive, Roseville, CA 95678

234 GIBSON

NNN FULLY LEASED RESTAURANT BUILDING

sale marketing package



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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, which plans on opening November 2022! 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, ZGallerie, 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	\$7,219,578
Current Annual NOI	\$360,978
GLA	±7,800 SF
Year Built	2020
Occupancy	Two-tenants (100%)
Tenants	Eureka! & La Popular Taqueria
Lease Type	NNN
Lease Expiration	2030, 2032

TENANT PROFILE Eureka!

The Eureka! Restaurant Group is a full-service hamburger restaurant group based in Hawthorne, California. Its restaurants sell hamburgers and other foods made with locally sourced ingredients, a wide and rotating range of craft beers chosen individually at each location, and artisanal spirits. The group was founded in 2009 and has 27 locations open in 5 states.

The Highland Village location opened in 2020 and has become a highly popular location offering live music, a large patio, and chic indoor/outdoor bar concept. Eureka! has reported strong sales at the Roseville location, increasing year over year. Eureka! occupies approximately 3,700 square-feet with an adjacent patio of approximately 1,500 square feet.

<https://eurekarestaurantgroup.com/>

Eureka! Eat
Drink
American





TENANT PROFILE **La Popular Taqueria**

La Popular's Roseville opening will mark the first United States destination from Grupo Carolo, one of the most recognized restaurant groups in Mexico City. With over 27 restaurants, Grupo Carolo's vision is to bring exquisite gourmet Mexican cuisine to its guests. La Popular will be helmed by Executive Chef César de la Parra Coghlan, who has more than two decades of experience, and will present an elevated take on straightforward dishes that represent the culture, traditions, and history of Mexico. The distinctive menu items include rib eye tacos, veal Milanese, cheese-crustad quesadillas, and churros. The restaurant offers a full service bar including a wide selection of mezcals, tequilas, and Mexican beers. La Popular will debut its first location in Roseville, Calif. in November 2022, followed by Austin, Texas in February 2023, Claremont, California and Porter Ranch in California late 2023.

Grupo Carolo is a family owned, multi-unit operator of fashionable upscale restaurants throughout Mexico City. Such notable restaurant brands include Blanco Colima, Blanco Castelar, Carolo, Aromas, Cachava, and Farina to name a few.

La Popular plans to open November 2022 and will occupy approximately 3,700-square-foot adjacent to Eureka! with an approximately 1,200-square-foot patio.

www.lapopularcdmx.com







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