

FAIRWAY COMMONS

10251 FAIRWAY DR

ROSEVILLE, CA

FOR LEASE

32,900 SF ANCHOR SPACE AVAILABLE

ETHAN CONRAD

PROPERTIES INC.

OPENING SOON!

**TRADER
JOE'S®**



FOR MORE INFORMATION CONTACT:

Ethan Conrad

DRE: #01298662

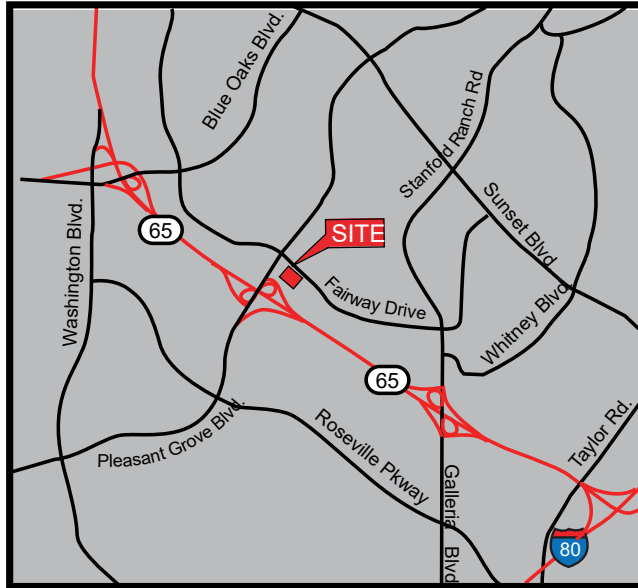
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916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Excellent freeway exposure and signage
- Anchored by Trader Joe’s
- Property is adjacent to Lowe’s, Winco and directly across the street from Nugget Market Center
- Near the major intersection of Fairway Dr and Pleasant Grove Blvd
- 124 parking spaces



PROPERTY DETAILS:

Fairway Commons is part of the nearly ±3,000,000 SF of retail located within a 3-mile radius which includes Westfield Roseville Galleria and The Fountains. Benefits from strong traffic counts on Pleasant Grove and Fairway Drive. High traffic counts on Hwy 65 of ±95,000 ADT off Hwy 65, the main freeway connector between Sacramento and Yuba City/ Marysville.

Close proximity to I-80 interchange, making it accessible to the entire Placer County Region.

LEASE RATE:

10251 Fairway Dr
32,900 SF \$51,982.00 (\$1.58 PSF, NNN)

NNN costs are approximately \$0.29 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	17,691	111,417	241,995
2023 Average HH Income:	\$116,474	\$118,117	\$120,225
Traffic Count @ Fairway Dr:	37,404		
Pleasant Grove Blvd @ Roseville Bypass:	63,135		

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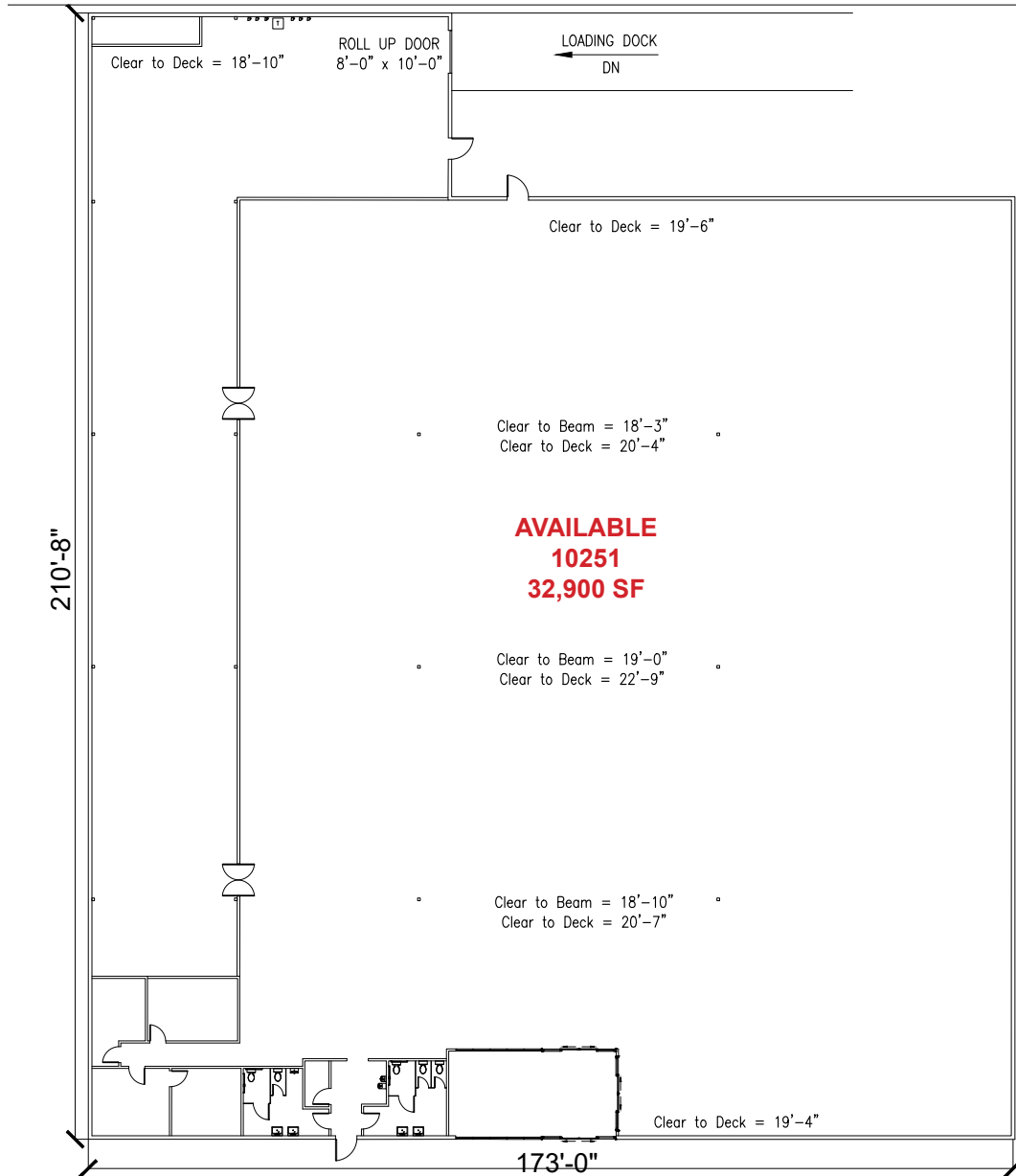
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

FAIRWAY COMMONS | ANCHOR
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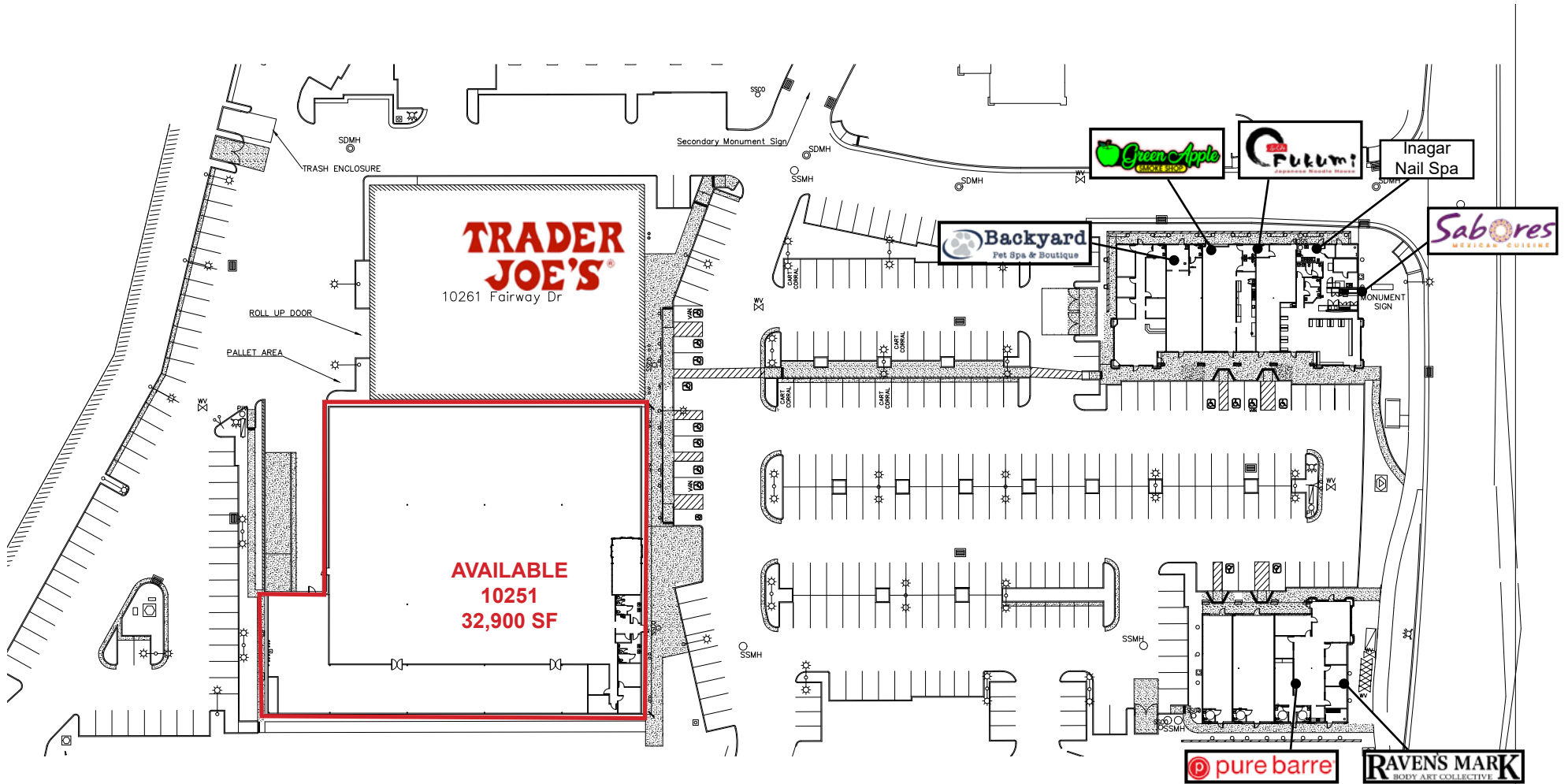
FLOOR PLAN



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SITE PLAN



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