



THE  
**EDWARDS**  
COMPANY  
commercial real estate services



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PARTNER **XTEAM**  
RETAIL ADVISORS

# FAIRWAY COMMONS I

**\*Two 10,000 SF Spaces Available for Lease  
Roseville, CA**

*\*can be combined for a total of 20,000sf*

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# FAIRWAY COMMONS I

Roseville, CA



**SITE**

10,000 SF  
10,000 SF

PROPOSED  
amazon fresh

18,316 ADT

14,510 ADT

112,000 ADT

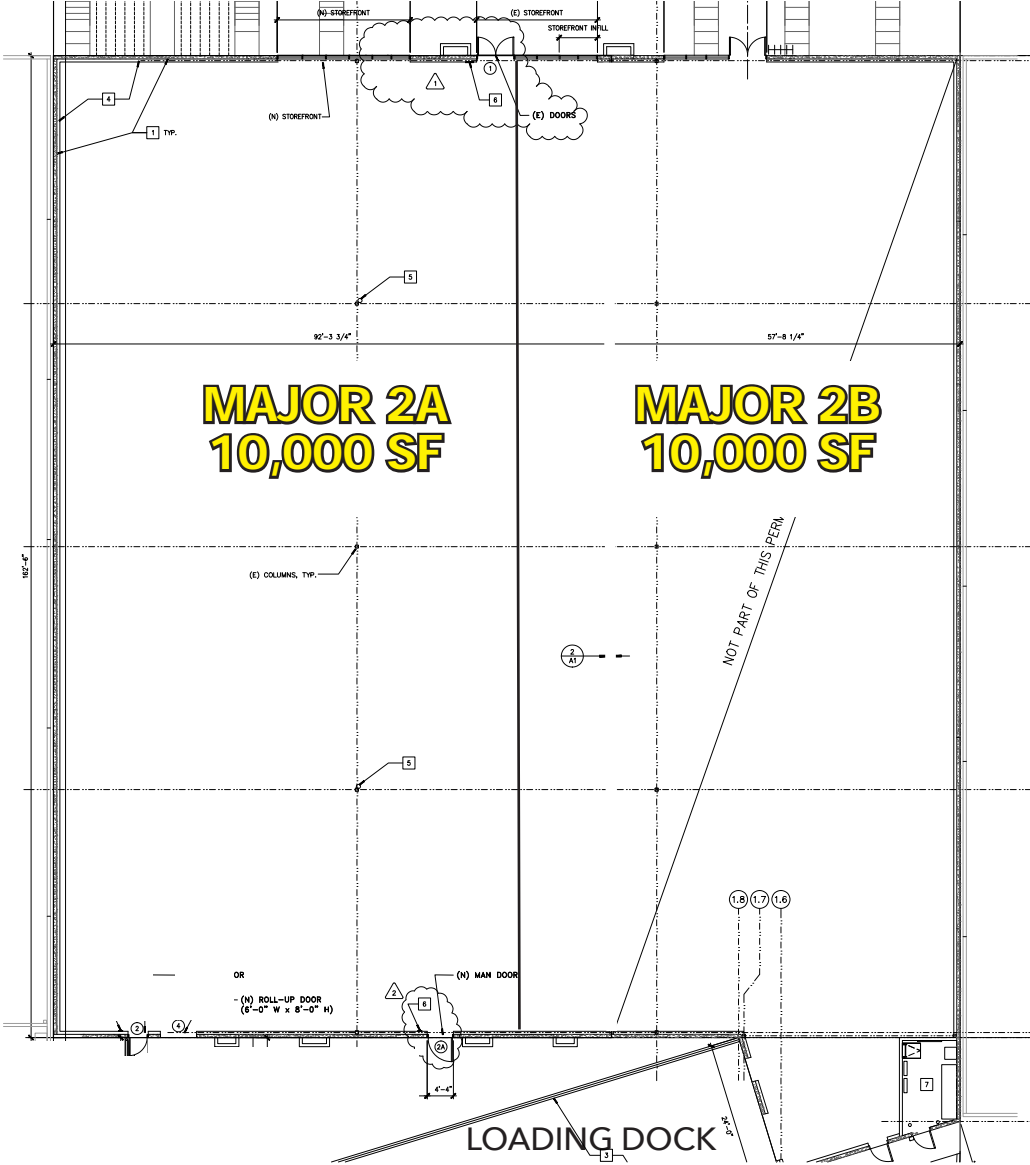
34,736 ADT

# SITE PLAN

Roseville, CA



# SITE PLAN | 20,000 SF AVAILABLE



# TRADE AREA AERIAL

Roseville, CA



ASHLEY  
PETS MART  
BevMo! KOHL'S

FAIRWAY COMMONS  
GOLF GALAXY Total Wine  
JOANN

DICK'S Party City  
ROSS  
McDonald's

FLOOR DECOR  
AutoZone  
Jack

HIGHLAND VILLAGE  
Boston Pizza  
LAZY DOG  
HYATT PLACE  
KURA  
STRETCH LAB

ROSEVILLE JUNCTION  
HYATT house  
FIELDWORK  
Caption

VillaSport  
Staples  
Costco

CREEKSIDE TOWN CENTER  
maurices Burlington carter's  
PF CHANG'S OLD NAVY Marshalls  
BEST BUY BARNES & NOBLE Rack  
MEN'S WEARHOUSE Michaels

WESTFIELD GALLERIA AT ROSEVILLE  
H&M WORKSHOP LOUIS VUITTON NORDSTROM  
MICHAEL KORS kate spade JCPenney  
Apple Estimote COACH macy's  
ATHLETA lululemon CHAMPS H&M  
Crate&Barrel  
POTTERY BARN WILLIAMS-SONOMA PACSUN  
HOLLISTER LUCKY BRAND VICTORIA'S SECRET  
BANANA REPUBLIC RH McDonald's URBAN OUTFITTERS

RIDGE AT CREEKSIDE  
Mimi's macy's  
buybuyBABY DAVIDS  
REI

FOUNTAINS AT ROSEVILLE  
SOMA Yard House  
WHITEHOUSE BLACK MARKET California Pizza Kitchen  
chico's WHOLE FOODS ANTHROPOLOGIE

112,000 ADT

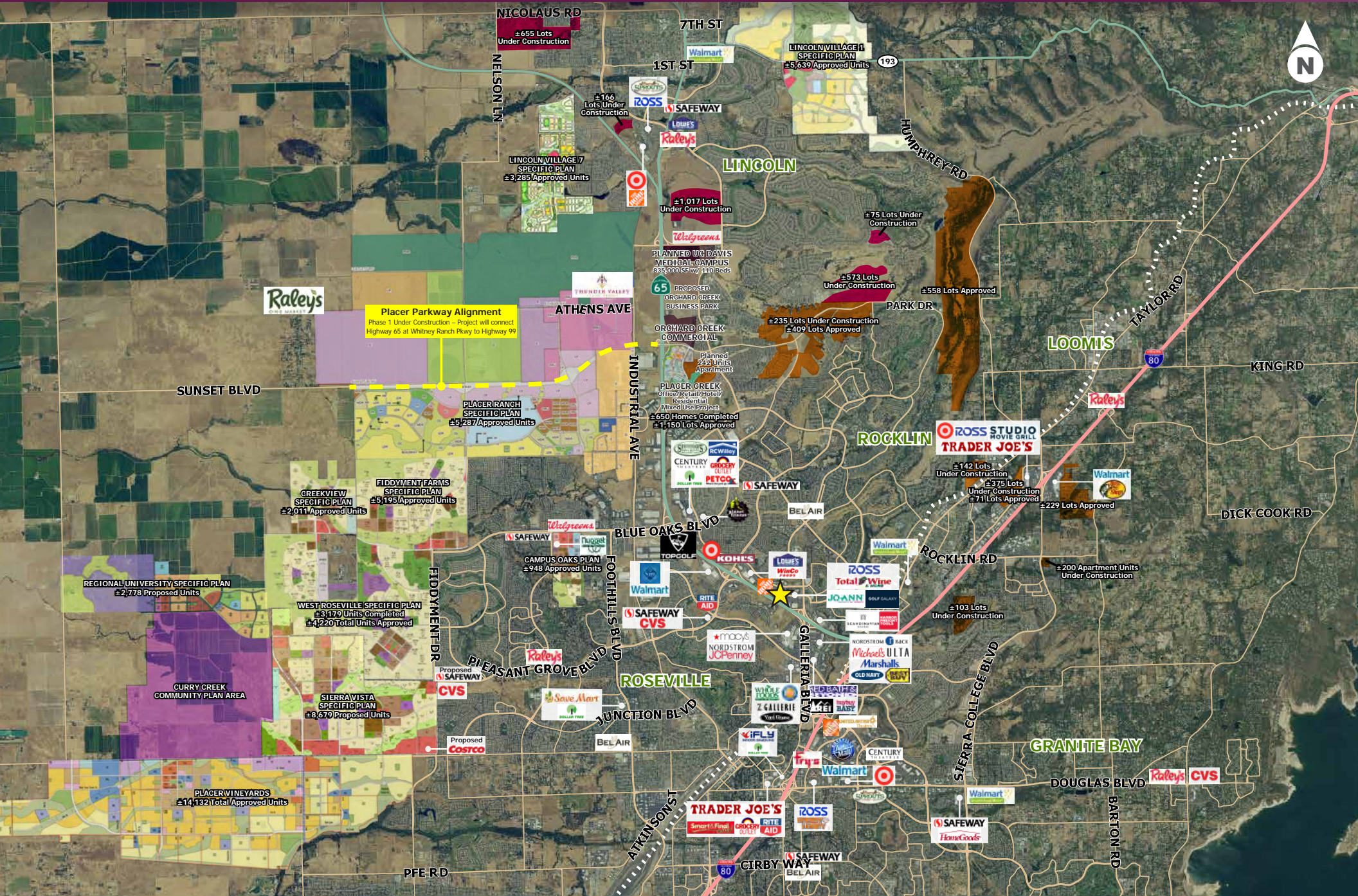
45,293 ADT

54,328 ADT

177,300 ADT

# WEST ROSEVILLE GROWTH AERIAL

Roseville, CA



**NICOLAUS RD**  
±655 Lots Under Construction

**LINCOLN VILLAGE 1 SPECIFIC PLAN**  
±5,639 Approved Units

**LINCOLN VILLAGE 7 SPECIFIC PLAN**  
±3,285 Approved Units

**LINCOLN**

±1,017 Lots Under Construction

±75 Lots Under Construction

**PLANNED UC DAVIS MEDICAL CAMPUS**  
833,000 SF w/ 110 Beds

±573 Lots Under Construction

±558 Lots Approved

**Placer Parkway Alignment**  
Phase 1 Under Construction – Project will connect Highway 65 at Whitney Ranch Pkwy to Highway 99

**ATHENS AVE**

**ORCHARD CREEK COMMERCIAL**

±235 Lots Under Construction  
±409 Lots Approved

**PARK DR**

**LOOMIS**

**SUNSET BLVD**

**PLACER RANCH SPECIFIC PLAN**  
±5,287 Approved Units

Planned 222 Units Apartment  
±650 Homes Completed  
±1,150 Lots Approved

**ROCKLIN**

**ROSS STUDIO TRADER JOE'S**

±142 Lots Under Construction  
±375 Lots Under Construction  
±71 Lots Approved

**DICK COOK RD**

**CREEKVIEW SPECIFIC PLAN**  
±2,011 Approved Units

**FIDDYDENT FARMS SPECIFIC PLAN**  
±5,195 Approved Units

**CAMPUS OAKS PLAN**  
±948 Approved Units

**BLUE OAKS BLVD**

**BEL AIR**

**ROCKLIN RD**

±200 Apartment Units Under Construction

**REGIONAL UNIVERSITY SPECIFIC PLAN**  
±2,778 Proposed Units

**WEST ROSEVILLE SPECIFIC PLAN**  
±3,179 Units Completed  
±4,220 Total Units Approved

**FOOTHILLS BLVD**

**WALMART**

**ROSS**

**WALMART**

**CURRY CREEK COMMUNITY PLAN AREA**

**SIERRA VISTA SPECIFIC PLAN**  
±8,670 Proposed Units

**PIEASANT GROVE BLVD**

**ROSEVILLE**

**GALLERIA BLVD**

±103 Lots Under Construction

**GRANITE BAY**

**PLACER VINEYARDS**  
±14,132 Total Approved Units

**ATKINSONS ST**

**JUNCTION BLVD**

**WALMART**

**WALMART**

**DOUGLAS BLVD**

**PFE RD**

**CIRBY WAY**

**WALMART**

**WALMART**

**BARTON RD**

# DEMOGRAPHICS

Roseville, CA

**254,064**  
POPULATION

**2.7**  
AVE HH SIZE

**\$118,963**  
AVE HH INCOME

**38.9**  
MEDIAN AGE

 HOME OWNERSHIP

