



# FAIRWAY OAKS SHOPPING CENTER

## 10431 Fairway Drive - Roseville, CA

855 SF Available



THE  
EDWARDS  
COMPANY  
commercial real estate services

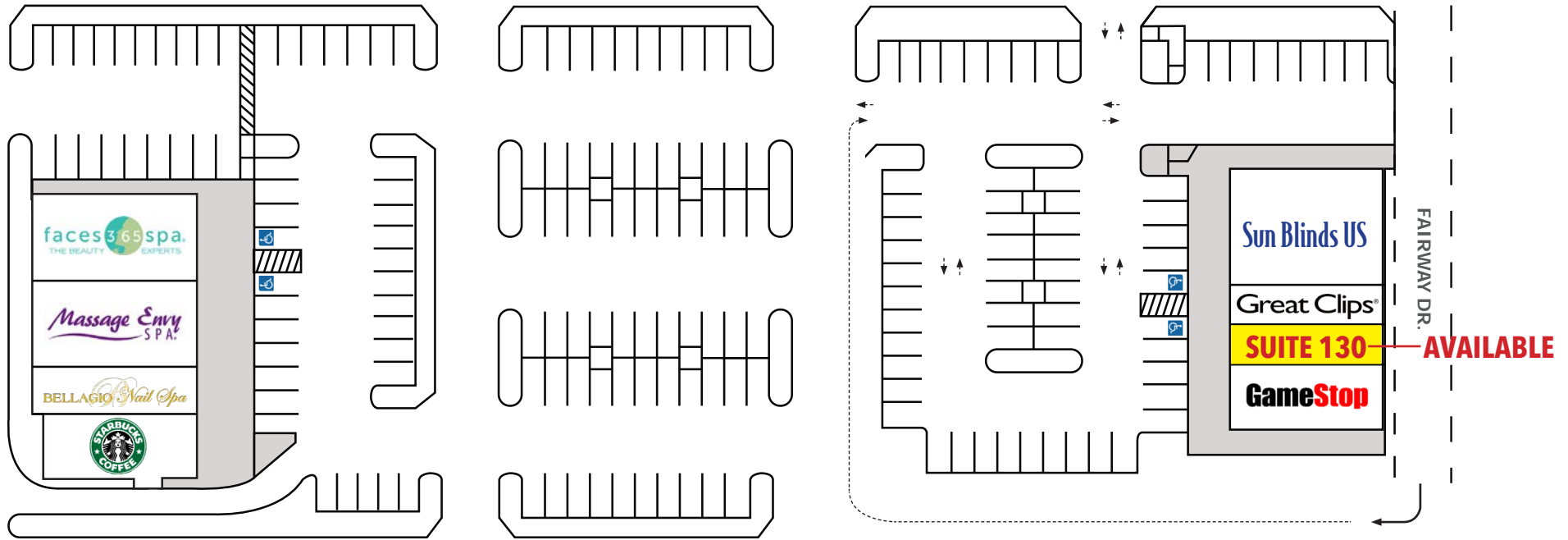
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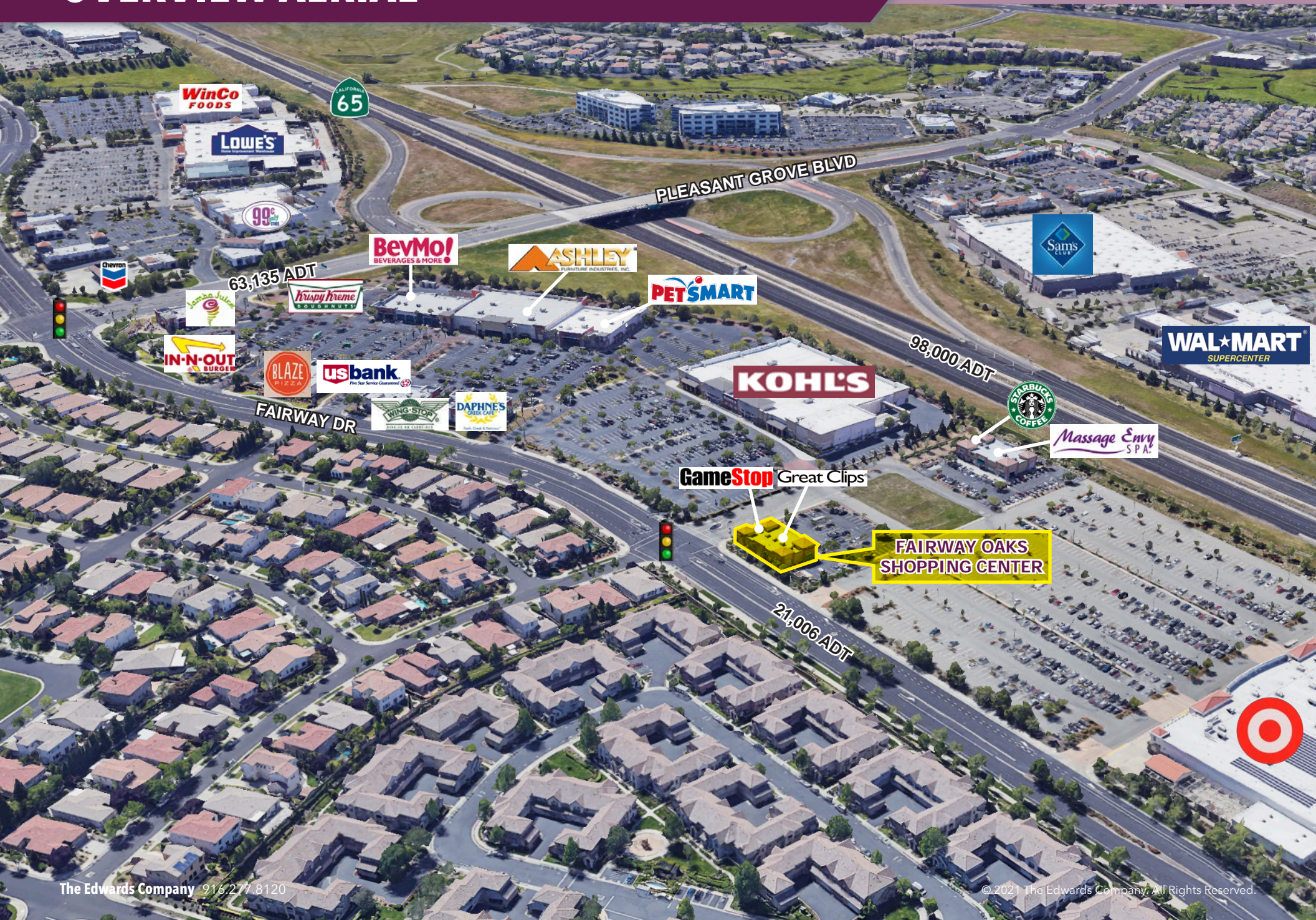
PARTNER **XTEAM**  
RETAIL ADVISORS

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# SITE PLAN | 855 SF Available



# OVERVIEW AERIAL

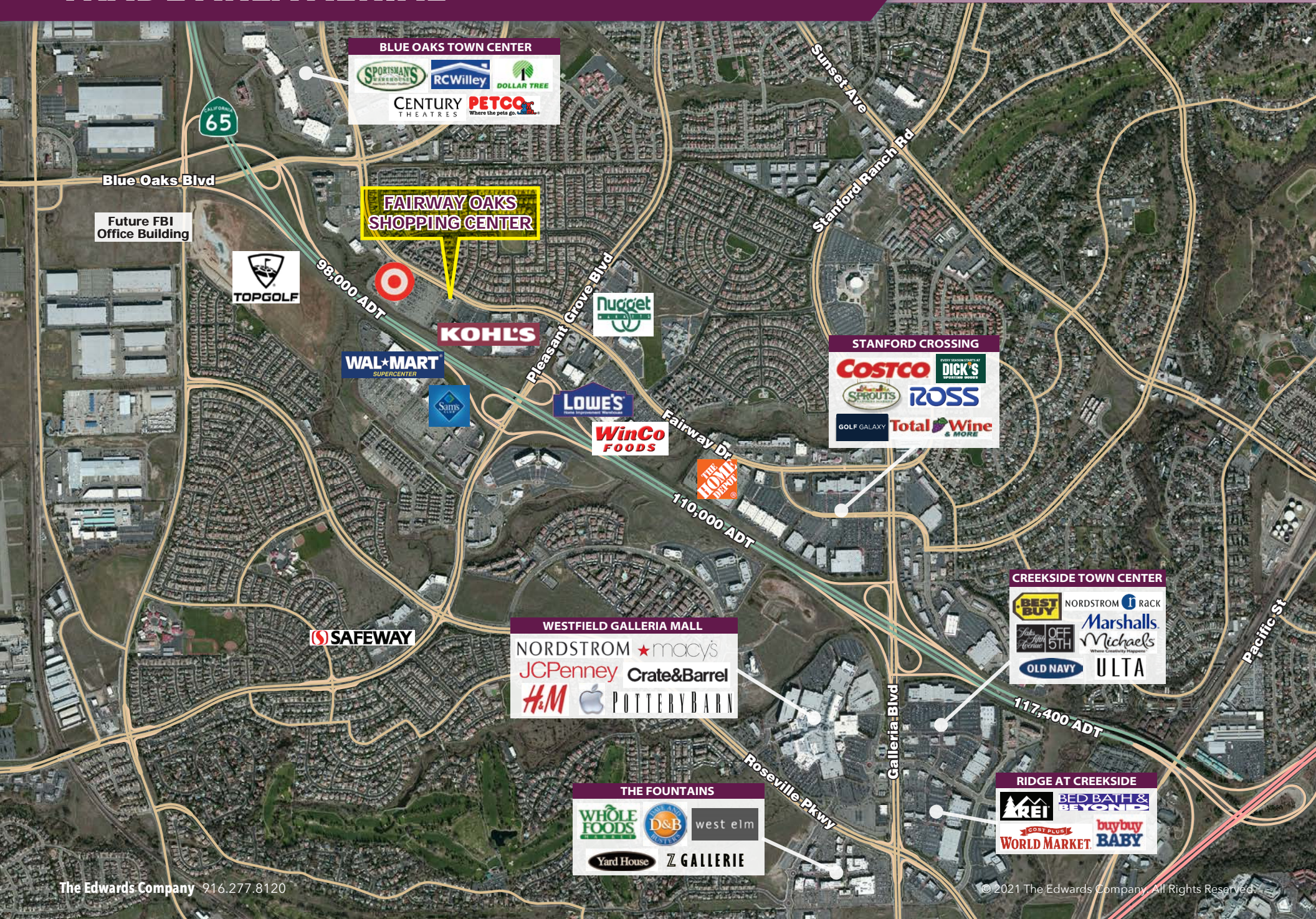


# PROPERTY HIGHLIGHTS



- Fairway Oaks Shopping Center serves the growing Roseville and Rocklin trade areas currently in excess of 220,787 residents in a 5-mile radius with an average household income of \$120,678.
- Excellent co-tenancy including Target and Kohls
- Directly adjacent to Highway 65 interchange - 98,000 ADT and rapidly increasing.
- Signalized entrance off of Fairway Dr. along a main retail corridor connecting Roseville to Rocklin.
- 116,000+ daytime population within a 3-mile radius
- Monument Signage available
- Close proximity to regional destinations such as Top Golf, Thunder Valley Casino, and the Roseville Galleria

# TRADE AREA AERIAL



**BLUE OAKS TOWN CENTER**

SPORTSMAN'S  
RC Willey  
DOLLAR TREE

CENTURY THEATRES  
PETCO  
Where the pets go.

**FAIRWAY OAKS SHOPPING CENTER**



**KOHL'S**

**WAL\*MART**  
SUPERCENTER



**LOWE'S**

**WinCo**  
FOODS



**STANFORD CROSSING**

COSTCO  
DICK'S  
SPROUTS  
ROSS  
GOLF GALAXY  
Total Wine & MORE

**SAFeway**

**WESTFIELD GALLERIA MALL**

NORDSTROM \* macy's  
JCPenney  
Crate&Barrel  
H&M  
Apple  
POTTERYBARN

**CREEKSIDE TOWN CENTER**

BEST BUY  
NORDSTROM  
1 RACK  
Marshall's  
Michael's  
OLD NAVY  
ULTA

**THE FOUNTAINS**

WHOLE FOODS  
D&B  
west elm  
Yard House  
Z GALLERIE

**RIDGE AT CREEKSIDE**

REI  
BED BATH & BEYOND  
WORLD MARKET  
buybuy BABY

Blue Oaks Blvd

Future FBI Office Building



98,000 ADT

Pleasant Grove Blvd

Fairway Dr

110,000 ADT

Sunset Ave

Stanford Ranch Rd

Galleria Blvd

Roseville Pkwy

Pacific St

117,400 ADT

# DEMOGRAPHICS

| POPULATION                                | 1-Mile    | 2-Mile    | 3-Mile    | 4-Mile    | 5-Mile    |
|---|-----------|-----------|-----------|-----------|-----------|
| 2020 Total Population                     | 16,175    | 47,220    | 104,453   | 164,824   | 220,787   |
| 2025 Total Population                     | 16,709    | 48,951    | 109,518   | 175,818   | 237,478   |
| 2020 Total Daytime Population             | 21,155    | 63,654    | 116,915   | 182,869   | 245,241   |
| 2020 Total Employees                      | 58.9%     | 61.0%     | 50.9%     | 49.0%     | 48.0%     |
| 2020 Total Daytime at Home Population     | 41.1%     | 39.0%     | 49.1%     | 51.0%     | 52.0%     |
| % 2020 Female population: Adult           | 36.8%     | 38.6%     | 39.0%     | 39.6%     | 40.1%     |
| % 2020 Male population: Adult             | 34.2%     | 35.6%     | 35.7%     | 35.8%     | 36.1%     |
| RACE AND ETHNICITY                        | 1-Mile    | 2-Mile    | 3-Mile    | 4-Mile    | 5-Mile    |
| White                                     | 70.6%     | 75.3%     | 76.4%     | 76.1%     | 76.5%     |
| Black or African American                 | 2.2%      | 2.4%      | 2.1%      | 2.1%      | 2.1%      |
| Hispanic                                  | 14.4%     | 14.4%     | 14.7%     | 15.5%     | 14.9%     |
| Asian                                     | 16.3%     | 11.9%     | 10.2%     | 10.0%     | 10.0%     |
| Two or More Races                         | 6.0%      | 5.2%      | 5.2%      | 5.1%      | 4.9%      |
| OCCUPATION                                | 1-Mile    | 2-Mile    | 3-Mile    | 4-Mile    | 5-Mile    |
| Employed Population 16 years and over     | 8,237     | 24,371    | 52,204    | 79,404    | 103,755   |
| White collar                              | 74.3%     | 71.6%     | 71.3%     | 70.9%     | 71.4%     |
| Blue collar                               | 25.7%     | 28.4%     | 28.7%     | 29.1%     | 28.6%     |
| EDUCATION                                 | 1-Mile    | 2-Mile    | 3-Mile    | 4-Mile    | 5-Mile    |
| Population 25 years and over              | 10,328    | 30,994    | 68,925    | 110,493   | 150,397   |
| No High School Diploma                    | 3.1%      | 3.8%      | 4.1%      | 4.6%      | 4.7%      |
| High school graduate, GED, or alternative | 13.1%     | 15.2%     | 16.2%     | 16.6%     | 16.7%     |
| College No Degree                         | 22.8%     | 25.6%     | 26.5%     | 26.0%     | 25.9%     |
| College or Advanced Degree                | 60.9%     | 55.5%     | 53.3%     | 52.8%     | 52.8%     |
| HOUSEHOLD VALUE                           | 1-Mile    | 2-Mile    | 3-Mile    | 4-Mile    | 5-Mile    |
| 2020 Home value: Median                   | \$442,627 | \$426,692 | \$427,881 | \$431,705 | \$436,313 |
| 2020 Home value: Average                  | \$475,523 | \$444,516 | \$450,429 | \$461,161 | \$471,225 |

| HOUSEHOLD INCOME                       | 1-Mile    | 2-Mile    | 3-Mile    | 4-Mile    | 5-Mile    |
|--|-----------|-----------|-----------|-----------|-----------|
| 2020 Household Income: Median          | \$102,066 | \$94,820  | \$96,485  | \$93,769  | \$93,220  |
| % Median Income Change 2000 to 2010    | 12.4%     | 14.0%     | 25.6%     | 29.8%     | 28.7%     |
| % Median Income Change 2000 to 2020    | 27.6%     | 39.8%     | 55.7%     | 60.8%     | 58.5%     |
| % Median Income Change 2010 to 2025    | 34.0%     | 45.6%     | 43.4%     | 44.4%     | 44.5%     |
| % Median Income Change 2020 to 2025    | 18.0%     | 18.7%     | 15.7%     | 16.6%     | 17.4%     |
| 2000 Household income: Average         | \$82,961  | \$76,081  | \$70,801  | \$67,857  | \$70,252  |
| 2020 Household income: Average         | \$126,940 | \$120,161 | \$123,318 | \$121,037 | \$120,678 |
| 2025 Household income: Average         | \$153,992 | \$145,244 | \$146,648 | \$144,239 | \$144,055 |
| up to \$24,999                         | 6.2%      | 9.9%      | 11.0%     | 12.2%     | 12.1%     |
| \$25,000 to \$49,999                   | 8.9%      | 12.3%     | 12.8%     | 13.9%     | 14.2%     |
| \$50,000 to \$74,999                   | 18.0%     | 15.8%     | 14.0%     | 13.8%     | 14.2%     |
| \$75,000 to \$124,999                  | 30.1%     | 27.4%     | 26.6%     | 25.1%     | 24.7%     |
| \$125,000 to \$199,999                 | 24.8%     | 23.0%     | 22.3%     | 21.9%     | 21.8%     |
| \$200,000 or more                      | 11.9%     | 11.5%     | 13.2%     | 13.1%     | 13.1%     |
| HOUSEHOLD TRENDS                       | 1-Mile    | 2-Mile    | 3-Mile    | 4-Mile    | 5-Mile    |
| 2020 Households                        | 5,439     | 16,169    | 35,973    | 57,430    | 78,951    |
| 2025 Households                        | 5,543     | 16,467    | 37,115    | 60,232    | 83,550    |
| % Household Change 2000 to 2010        | 515.9%    | 104.6%    | 60.6%     | 54.0%     | 55.6%     |
| % Household Change 2000 to 2020        | 535.4%    | 108.1%    | 70.2%     | 69.2%     | 74.8%     |
| % Household Change 2010 to 2025        | 5.1%      | 3.6%      | 9.4%      | 15.2%     | 18.9%     |
| % Household Change 2020 to 2025        | 1.9%      | 1.8%      | 3.2%      | 4.9%      | 5.8%      |
| Average Household Size                 | 3         | 3         | 3         | 3         | 3         |
| Owner occupied                         | 65.2%     | 61.0%     | 65.2%     | 66.9%     | 68.6%     |
| Renter occupied                        | 34.8%     | 39.0%     | 34.8%     | 33.1%     | 31.4%     |
| % Households with children under 18    | 47.5%     | 40.3%     | 39.6%     | 37.7%     | 35.9%     |
| % Households with no children under 18 | 52.5%     | 59.7%     | 60.4%     | 62.3%     | 64.1%     |