



Excess Properties

For Sale/Lease



10451 FAIRWAY DR | ROSEVILLE, CA

- Target anchored outparcel opportunity
- Located along the major arterial for the area-Roseville Bypass
- Strong demographics with an Average Household Income of approx. \$118,000 within 1 mile

Erik Westedt

RE License #CA - 01372758

Tel +1 213 545 4500

erik.westedt@am.jll.com

John Brecher

RE License #CA - 01897931

Tel +1 916 440 1826

john.brecher@am.jll.com

Size

± 5,000 SF Outparcel

Traffic Counts

Roseville Bypass : 98,000 CPD

Fairway Dr : 24,900 CPD

Aerials









Key Area Retailers

Target
Ethan Allen

Great Clips
Kohl's

Top Golf
Walmart Supercenter

Area Profile

	1 Mile Radius	3 Mile Radius	5 Mile Radius
 Estimated Population	13,072	102,950	210,889
 Daytime Population	13,273	103,874	214,665
 Total Housing Units	4,340	37,498	78,545
 Median Age	33	36	38
 Average Household Income	\$125,365	\$108,942	\$110,639
 Median Household Income	\$105,707	\$89,306	\$86,979

Top Tapestry Lifestyle Segments 3 Mile Radius



BOOMBURBS

30.7%

As young professionals, we've moved to the suburbs for the bigger homes they offer. We live in fully-developed neighborhoods and are more likely to have a mortgage than the average US adult.



BRIGHT YOUNG PROFESSIONALS

15.3%

We're active, young, educated, working professionals. We work in white-collar jobs or part-time employment. We use cell phones to redeem mobile coupons, listen to music, text, and check for news and financial information.



SOCCER MOMS

12.3%

We're affluent and family-oriented, with a country flavor. We live outside the city, but close enough for our professional jobs. Both parents work to support our growing children, and we love time-saving innovations like online banking and housekeeping services.