



9400 Fairway Dr

9400 Fairway Dr, Roseville, CA 95678



Dan Owens

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9400 Fairway Dr

\$16.20 /SF/YR

The Goodwill anchored- retail strip center is a beautifully maintained 2008 construction located in at 9400 Fairway Drive, Roseville, CA. The subject property is the prominent anchor building in the Fairway Creek Shopping Center. The building is strategically positioned along Fairway Drive, just off Galleria Blvd. and intersected by 5-star Blvd., and boasts strong National Tenants Goodwill Industries, Tous Les Jours. The Fairway Creek Shopping Center benefits from its close proximity to The Westfield Galleria at Roseville only 1.8 Miles from the subject property and surrounded by National Retailers such as...

- Anchor building in Fairway Creek Shopping Center.
- Centrally located for consumers in Roseville, Rocklin, Lincoln.
- High traffic signalized corner of Fairway Drive and Five Star Blvd.
- High synergy created by long time national tenants and surrounding retailers.
- Beautifully maintained 2008 construction.
- High Demand Retail-Flex Space Available

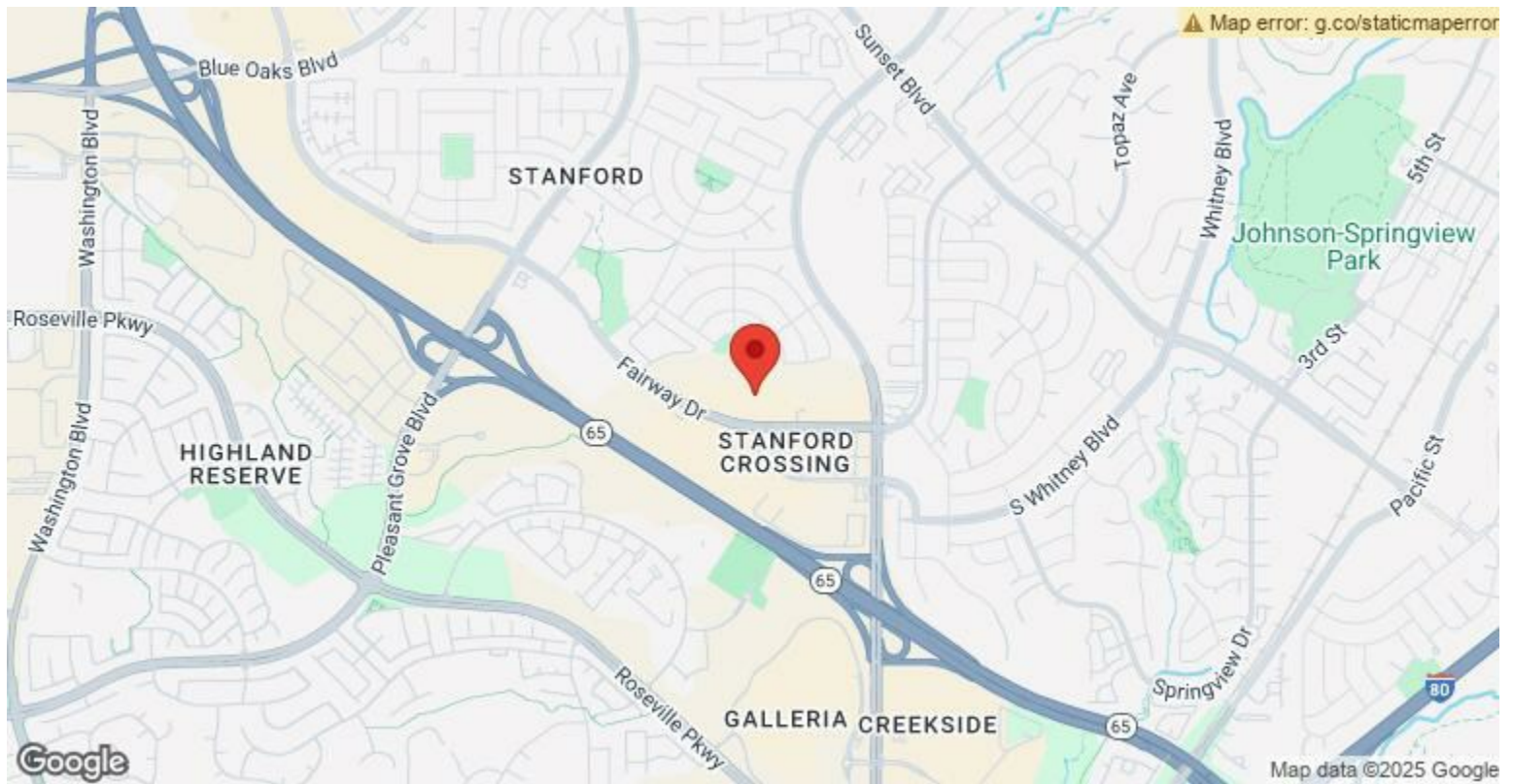


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|----------------------|--------------------|
| Rental Rate: | \$16.20 /SF/YR |
| Property Type: | Retail |
| Property Subtype: | Storefront |
| Gross Leasable Area: | 23,094 SF |
| Year Built: | 2008 |
| Walk Score ®: | 78 (Very Walkable) |
| Transit Score ®: | 25 (Some Transit) |
| Rental Rate Mo: | \$1.35 /SF/MO |

1st Floor Ste 150

| | |
|-----------------|------------------|
| Space Available | 7,389 SF |
| Rental Rate | \$16.20 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Built Out As | Specialty |
| Space Type | Relet |
| Space Use | Retail |
| Lease Term | 5 - 7 Years |

A rare opportunity to lease this high demand Retail-Flex Space located at 9400 Fairway Drive STE 150. This space boasts approximately 7,389 total square feet with a functional warehouse space of approximately 5585 square feet, fronted by approximately 1504 square feet of prime retail/showroom. The space is equipped with 1 ground level roll up door at the rear of the property, and highly visible signage on the main elevation of the building. The space includes Pylon signage on Fairway Drive. This High Demand Retail-Flex Space is located in the vibrant commercial hub in the upscale submarket of Roseville with an Average Household Income of \$110,000 and a Population of 220,000 in a 5-mile radius. You will be strategically located in a key retail corridor surrounded by National Retailers, The Westfield Galleria at Roseville.



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Property Photos



Great Location



Aerial

Property Photos



Aerial 2

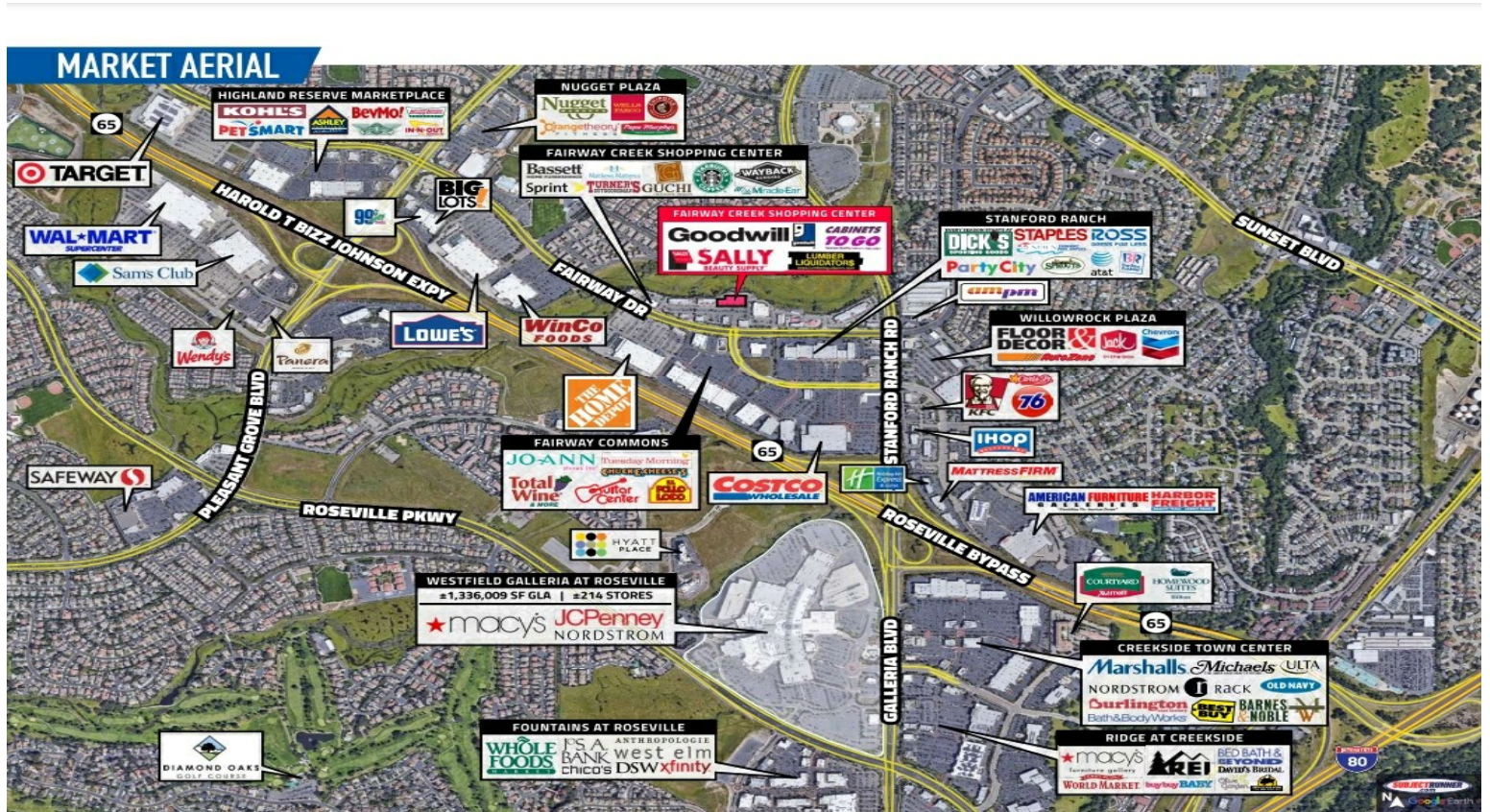


Aerial of Location

Property Photos



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