



RETAIL SPACE FOR LEASE

ROSEDALE COMMONS

NWC Fairview Ave & Cty Rd B2 | Roseville, MN



CONTACT

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OVERVIEW



LOCATION

- Address: 2480 Fairview Avenue N | Roseville, MN 55113
- GLA: 177,404 SF
- Year Opened: 1990



AVAILABILITY

- Suite 180/185: 6,883 SF
- Suite 190A: 1,794 SF
- Lower Level 11: 9,452 SF
- Lower Level 01-05: 13,172 SF

EST. CAM & TAX (2020)

- \$9.96 PSF Total
(\$3.92 PSF CAM/Ins | \$6.04 PSF Taxes)



TRAFFIC COUNTS

- 11,500 vpd - Cty Rd B2
- 23,200 vpd - Fairview Ave



* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	5,729	77,970	312,797
Median HH Income	\$64,091	\$66,036	\$52,990
Average HH Income	\$88,616	\$91,538	\$77,352

CO-TENANTS



AREA TENANTS



SITE PLAN ROSEDALE COMMONS

NWC FAIRVIEW AVE & CTY RD B2 | ROSEVILLE, MN 55113



Main Level

#	TENANT	AREA SF
115A	Bed Bath & Beyond	26,716
115B	Five Below	9,700
116	Petsmart	25,870
125	Comcast Xfinity	3,052
130	GameStop	2,000
119	Phenix Salon	4,000
120	Massage Envy	2,955
145	Destination XL	8,910
150	Scrubs & Beyond	3,002
155	Core Power Yoga	4,000
160	Jenny Craig	2,000
165	Lenscrafters	6,401
170	Urban Traveler	1,482
175	Old Navy	15,000
180/185	AVAILABLE	6,883
190A	AVAILABLE	1,794
195	C J Banks	6,400
200	Lucky 13's Pub	8,670

Lower Level

11	AVAILABLE	9,452
9	Dance Theatre	6,500
01-05	AVAILABLE	13,172

Outlot 2

215A	Buffalo Wild Wings	6,195
215B	Vitamin Shoppe	3,888

Outlot 3

220	Punch Pizza	2,520
222	With Love from MN	2,337

Outlot 4

	Wedding Day Diamonds	2,434
	T-Mobile	2,206



TRADE AREA AERIAL

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Member of:



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