

**FAIRWAY COMMONS**  
**10241 - 10271 FAIRWAY DR**  
**ROSEVILLE, CA**  
2,602 SF RETAIL SUITE AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.



EXCLUSIVELY REPRESENTED BY:

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ETHAN CONRAD PROPERTIES, INC.  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200  
www.ethanconradprop.com



**FEATURES:**

- Anchored by Big Lots and 99¢ Only
- Property is adjacent to Lowe’s, Winco and directly across the street from Nugget Market Center
- Near the intersection of Pleasant Grove Blvd and Fairway Drive
- Center is part of nearly +/- 3,000,000 SF of retail located within a 3-mile radius which includes Westfield Roseville Galleria and The Fountains

**PROPERTY DETAILS:**

Benefits from strong traffic counts on Pleasant Grove and Fairway Drive. High traffic counts on Hwy 65 of ±95,000 ADT off Hwy 65, the main freeway connector between Sacramento and Yuba City/Marysville. Close proximity to I-80 interchange, making it accessible to the entire Placer County Region.

**LEASE RATE:**

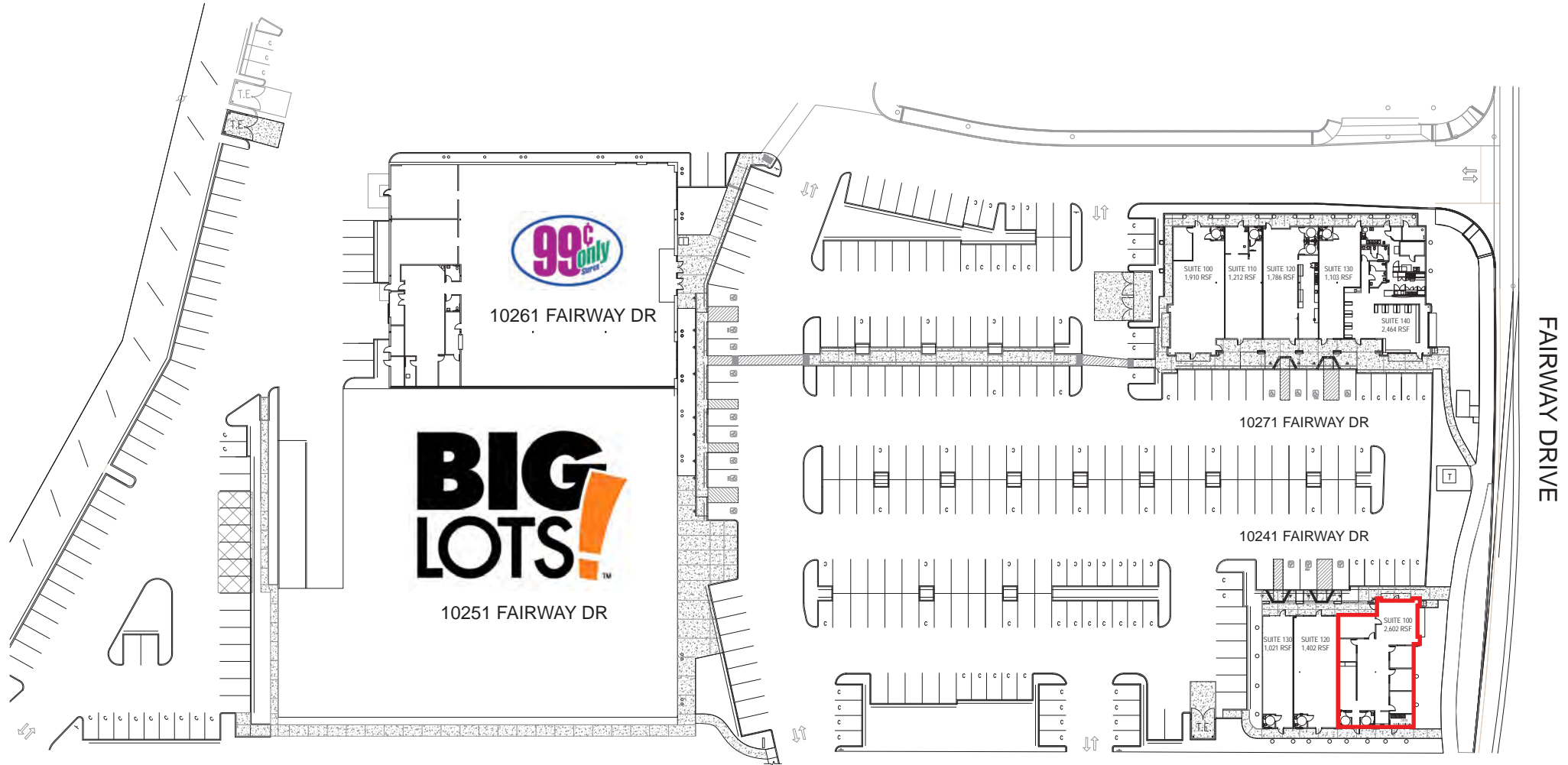
10241 Suite 100: 2,602 SF, \$5,959.00, (\$2.29 PSF, NNN)

NNN costs are approximately \$0.36 PSF.

**DEMOGRAPHICS:**    **1 mile**    **3 mile**    **5 mile**  
 2018 Population (est): 17,211    101,533    215,291  
 2018 Avg HH Income: \$119,862    \$109,163    \$111,190  
 Avg Daily Traffic @ Fairway & Pleasant Grove: 37,652



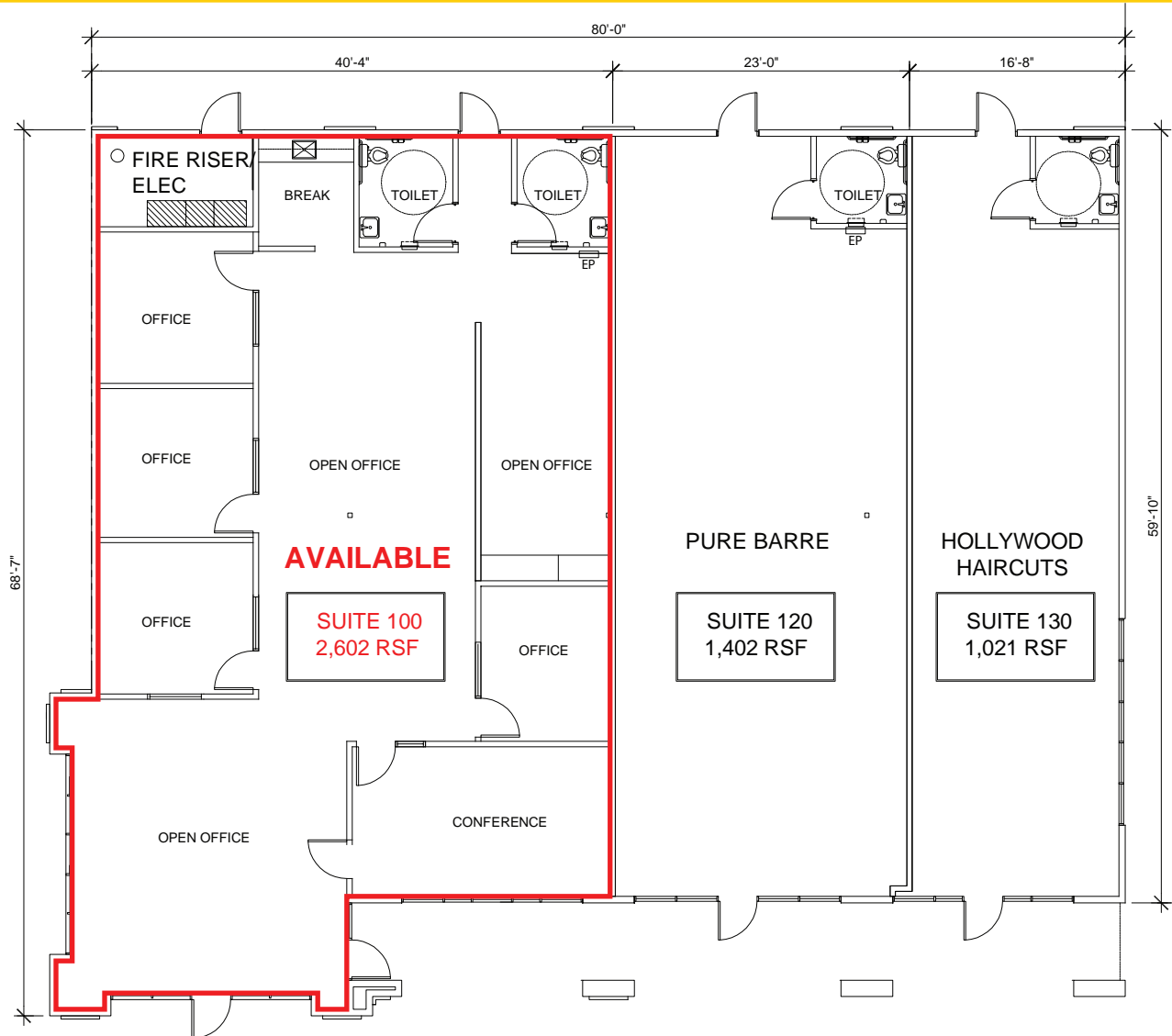
**SITE PLAN**



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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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FOR LEASE

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