

**FOR  
LEASE**

**9650 FAIRWAY DRIVE,  
ROSEVILLE, CA**

**±3,160 SF RETAIL SPACE AVAILABLE**



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REAL ESTATE GROUP

# FAIRWAY CREEK SHOPPING CENTER

SUITE	SIZE	LEASE RATE	SPACE NOTES
100	+/-3,160 SF	\$2.35 PSF, NNN	OCCUPIED BY MATTHEWS MATTRESS. AVAILABLE W/ 30 DAYS' NOTICE

## PROPERTY HIGHLIGHTS:

- Fairway-Drive Frontage & Signage:** Command daily visibility along one of Roseville's busiest retail arterials, keeping your brand in constant view for thousands of commuters. Prominent pad-front placement with pylon and building signage options delivers unmatched brand presence for both drive-by and destination shoppers.
- Retail Power Cluster:** Surrounded by Westfield Galleria, Stanford Ranch Crossing, The Fountains, and Creekside Town Center— with regional shopping anchors such as Costco, Home Depot, Ross Dress For Less, Amazon Fresh Grocery, and more that draw steady, high-value traffic all week.
- Proven Drive Counts:** Over 17,000 vehicles per day on Fairway Drive and 110,000+ AADT on Highway 65 nearby—offering outstanding exposure and strong retail visibility that drives performance.
- Freeway-Fast Access:** Nearby Highway 65 functions as the key freeway link connecting Sacramento with Yuba City and Marysville. The site's proximity to the Interstate 80 interchange offers excellent regional connectivity, granting easy access throughout Placer County and to surrounding areas.
- Affluent, Growing Customer Base:** Average household income of over \$126K and continuous population growth make Roseville a magnet for strong, sustained retail spending.

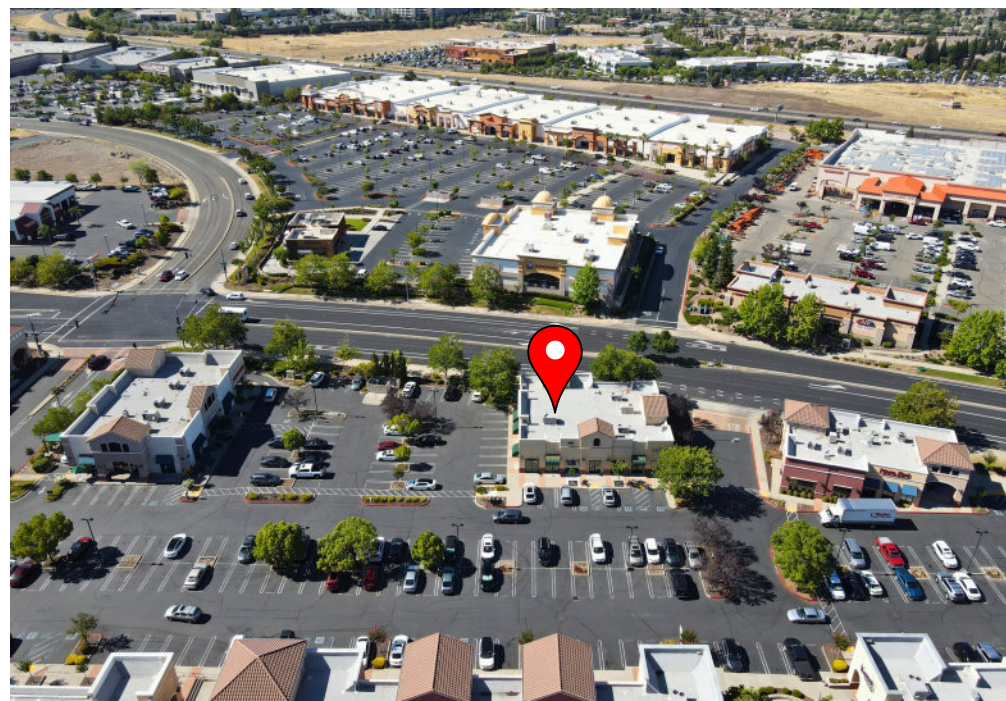


## SURROUNDING RETAILERS:





# EXTERIOR PHOTOS



# FAIRWAY DRIVE RETAIL AERIAL

Diablo Grills  
GUCHI  
INTERIOR DESIGN

Porottos South Indian Cuisine  
Miracle-Ear  
Taqueria Garibaldi el sabor mexicano  
Starbucks  
J beverly hills  
goodwill

L&L Hawaiian Barbecue  
TURNER'S OUTDOORSMAN  
Bassett HOME FURNISHINGS  
Four Sisters Cafe  
ampm  
PLATINUM WINE LOUNGE

WORK WORLD



PROPERTY LOCATION

THE HOME DEPOT  
CHUCK E. CHEESE'S  
Guitar Center  
Total Wine & MORE  
GOLF GALAXY  
FLOORING LIQUIDATORS

DICK'S Clothing & Sporting Goods  
Tires LES SCHWAB  
McDonald's  
AT&T  
ROSS DRESS FOR LESS  
DOLLAR TREE  
BASKIN-ROBBINS

FAIRWAY DR

STANFORD RANCH RD

FIVE STAR BLVD

amazon fresh  
ZOTHEX Flooring, Cabinets, & More  
COSTCO WHOLESALE

HWY 65 - ROSEVILLE BYPASS

KAISER PERMANENTE RADIATION ONCOLOGY  
DENTAL HAVEN DR. GRACE  
VillaSport ATHLETIC CLUB AND SPA  
FARMERS INSURANCE  
CALIFORNIA 65

Auto Zone  
ExtraMile  
Jack in the box  
IHOP  
Chevron  
MATTRESS FIRM  
The BEACH HUT DELI SINCE 1981  
AMERICAN FURNITURE GALLERIES  
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# ROSEVILLE RETAIL AERIAL



PROPERTY LOCATION



**Westfield**  
GALLERIA AT ROSEVILLE  
+/- 1,336,009 SF GLA  
+/- 214 STORES

WHOLE FOODS MARKET ANTHROPOLOGIE JOS. A. BANK  
xfinity west elm DSW DESIGNER SHOE WAREHOUSE

# DEMOGRAPHIC SUMMARY REPORT

9650 FAIRWAY DR, ROSEVILLE, CA 95678



## POPULATION

### 2024 ESTIMATE

3-MILE RADIUS	101,770
5-MILE RADIUS	234,198
10-MILE RADIUS	661,264

## POPULATION

### 2029 PROJECTION

3-MILE RADIUS	109,033
5-MILE RADIUS	251,199
10-MILE RADIUS	688,455



## HOUSEHOLD INCOME

### 2024 AVERAGE

3-MILE RADIUS	\$126,778.00
5-MILE RADIUS	\$131,221.00
10-MILE RADIUS	\$117,987.00

## HOUSEHOLD INCOME

### 2024 MEDIAN

3-MILE RADIUS	\$104,433.00
5-MILE RADIUS	\$106,280.00
10-MILE RADIUS	\$93,721.00



## POPULATION

### 2024 BY ORIGIN

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	65,368	153,530	423,899
BLACK	2,528	5,575	28,017
HISPANIC ORIGIN	17,361	37,920	119,620
AM.INDIAN & ALASKAN	639	1,478	5,645
ASIAN	10,984	25,075	57,553
HAWAIIAN/PACIFIC ISLANDER	87	188	2,247
OTHER	22,165	48,351	143,903

# CONTACT US!

FOR MORE INFORMATION ABOUT  
THIS RETAIL SUITE



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