



MULTI-TENANT RETAIL AT FAIRWAY CREEK

ABSOLUTE NNN INVESTMENT PROPERTY

9400 Fairway Dr | Roseville, CA

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Executive Summary

\$8,000,000

Price

5.43%

Cap Rate

\$434,316

NOI

23,094 SF

GLA

1.10 Acres

Lot Size

OC Investments & Management is proud to offer for sale 9400 Fairway Drive, Roseville, CA. Located in The Fairway Creek Shopping Center, the Goodwill anchored retail strip center is a multi-tenant property consisting of approximately 23,094 rentable square feet situated on an approximate 1.10 Acre lot. The subject property is a beautifully maintained 2008 construction currently occupied by Goodwill Industries, Tous Les Jours, and Artificial Grass Depots. 9400 Fairway Drive is the prominent anchor building in The Fairway Creek Shopping Center and is strategically positioned along Fairway Dr. just off Galleria Boulevard and intersected by Five Star Boulevard. Fairway Creek Shopping Center benefits from its close proximity to The Westfield Galleria at Roseville, only 1.8 miles from the subject property in an area surrounded by National Retailers such as Costco, Lowes, Home Depot, Kohls, Walmart, Starbucks, Tous Les Jours, Dicks Sporting Goods, Total Wine and many more.

Key Highlights

- » NNN Investment Opportunity with Minimal Managerial Responsibilities.
- » Strategically Located in a Key Retail Corridor surrounded by National Retailers and The Westfield Galleria.
- » Located in the upscale submarket of Roseville with an Average Household Income of \$117,000 and a population of 220,000 in a 5-mile radius.
- » 5.43% Cap Rate Year 1 with upside through annual rent increases.
- » Immaculately maintained 2008 Construction.
- » Great Curb Appeal, with Pylon Signage for two (2) Major Tenants.



Rent Roll

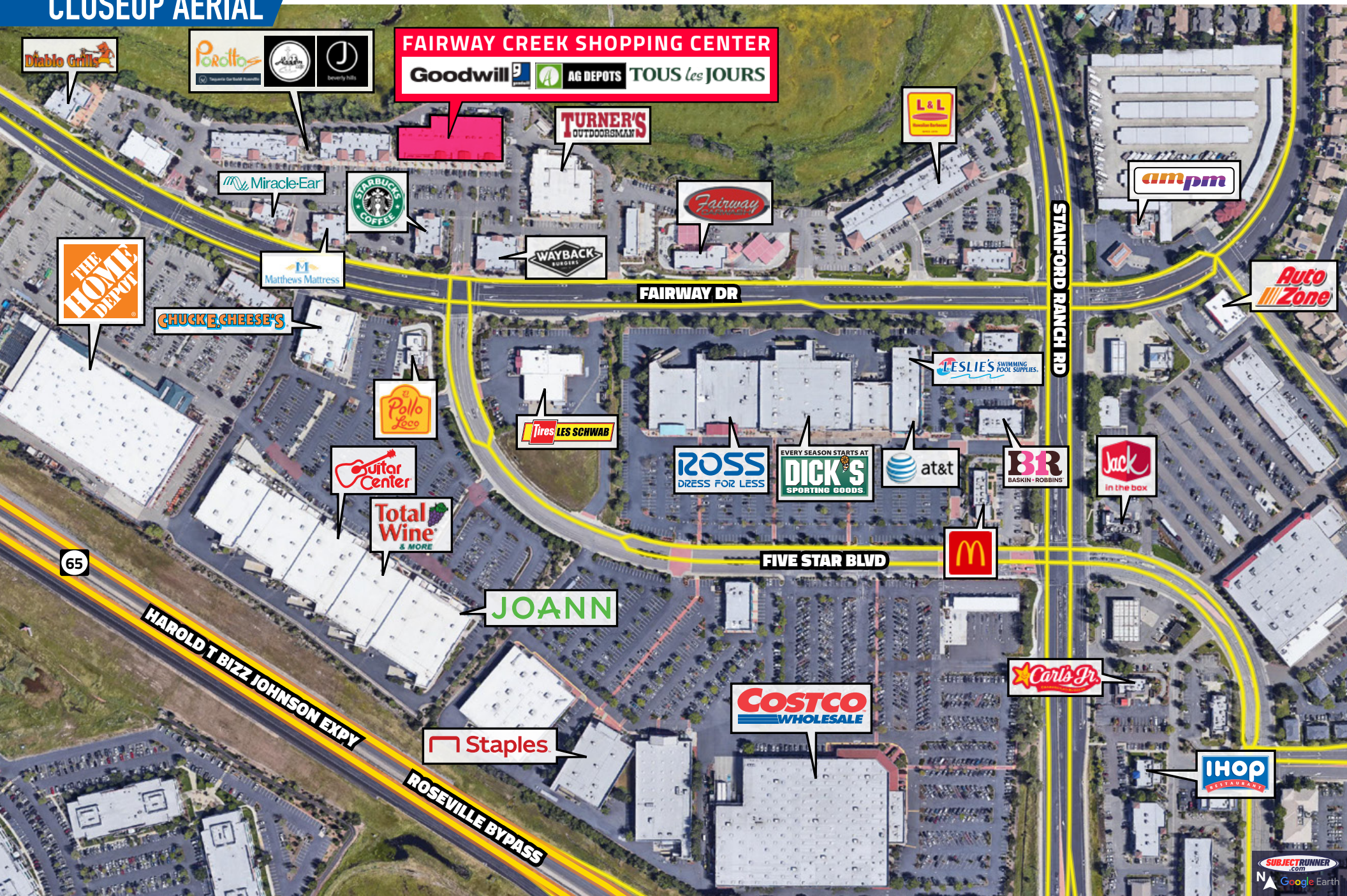
#	Tenant	SQ. FT.	RENT	MONTHLY RENT PSF	MONTHLY CAM	LEASE FROM	LEASE TO	INCREASES	OPTIONS
100	Artificial Grass Depots	1,734 SF	\$3,505.00	\$2.02	\$1,300	05/01/2022	07/31/2027	3% Annual	One (1) 5-Year extension option 3% increase
120	Tous Les Jours	2,182 SF	\$4,172.00	\$1.91	\$1,600	08/01/2022	07/31/2032	4% or CPI, whichever is greater Cap 6%	Two (2) 5-Year options 4% or CPI whichever is greater Cap 6%
150	Vacant	7,389 SF	\$9,975.15	\$1.35	\$5,173	TBD	TBD	TBD	TBD
170	Goodwill Industries	11,789 SF	\$18,540.37	\$1.57	\$8,665	05/13/2009	12/31/2026	3% Annual	Two (2) 5-Year options to renew at fair market value 3% Annual Increases through option periods
		23,094 SF	\$36,192.52		\$13,312.00				



MARKET AERIAL



CLOSEUP AERIAL



DEMOGRAPHICS

FAIRWAY CREEK SHOPPING CENTER

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2024 Population:	13,569	101,280	232,159
2029 Population:	14,469	108,516	249,027
2024-2029 Projected Population Growth:	6.6%	7.1%	7.3%
Median Age:	38.4	39.8	41.5
Average HH Income:	\$122,502	\$127,415	\$131,159
Total Consumer Spending:	\$203.4M	\$1.5B	\$3.5B
2024 Households:	5,223	37,903	85,869



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