



ABORN POWERS

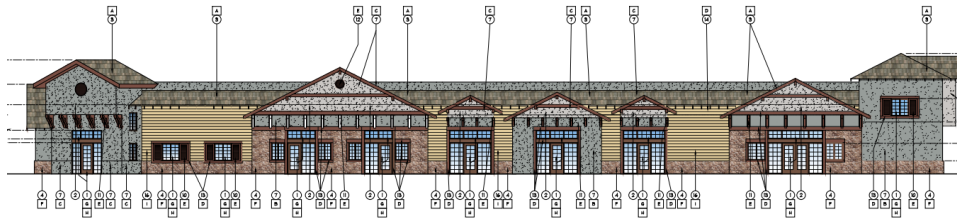
FIDDYMENT PLAZA

4701 FIDDYMENT RD, ROSEVILLE, CA 95747

CHANDLER EDEN
530.788.3466
ceden@abornpowers.com
CalDRE #02081848



FIDDYMENT PLAZA



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	8,802 SF
Available SF:	1,673 - 1,954 SF
Lot Size:	1.3 Acres
Market:	Roseville/Rocklin
Submarket:	West Roseville

PROPERTY HIGHLIGHTS

- Strip Center Anchored by Chevron Gas Station + C-Store.
- Conveniently Located on Fiddymment Rd which is one of the main thoroughfares in West Roseville.
- Heavily growing population, income and housing demographics.
- Thousands of new homes under development in the area.

SPACES

LEASE RATE

SPACE SIZE

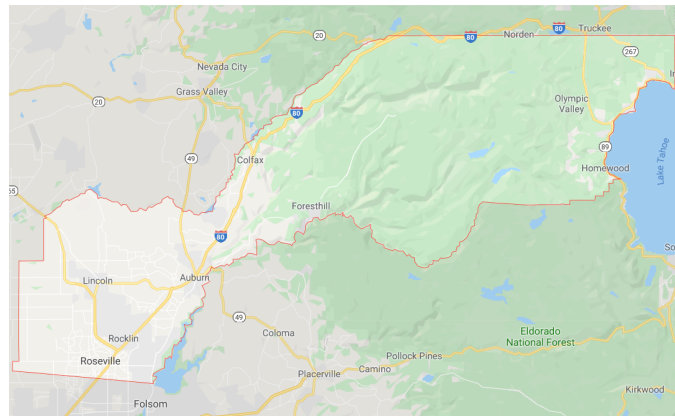
SPACES	LEASE RATE	SPACE SIZE
End Cap	Negotiable	1,954 SF
Middle #1	Negotiable	1,673 SF

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ECONOMY

- Placer County covers a wide area of Northern California, so there is a lot of job diversity. Jobs are spread between the government, business, education, health, construction, and trade sectors.
- California continues to be the largest economy in the United States, and top 5 in the world. From 2017 to 2018, we saw a 6.3% increase in California's GDP, which was supported by the various industries around the state.



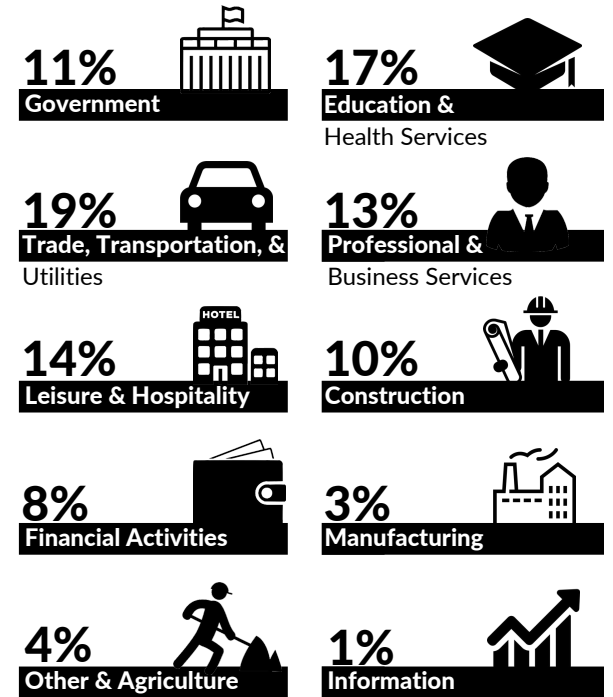
EMPLOYERS

- Alpine Meadows Ski Resort
- Composite Engineering, Inc.
- Costco Wholesale
- Hewlett-Packard
- Kaiser Permanente
- Ritz-Carlton
- Sutter Health
- Thunder Valley Casino
- Union Pacific Railroad Co.

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2018 EMPLOYMENT DISTRIBUTION



TOTAL EMPLOYMENT

- Placer County experienced a 4.5% increase in employment from 2017 to 2018, which was higher than the national average of 1.6% employment increase.
- Quarter 2 of 2019 ended with a 2.8% increase, and if this continues, we could expect an a gain of over 9,000 workers for all of 2019.

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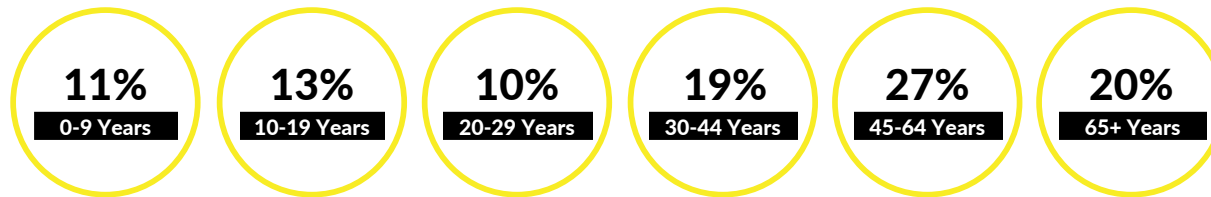


DEMOGRAPHICS

- Placer County had a population of 393,149 people in 2018, which was nearly a 2% increase from 2017. If it continues at this rate we could expect a gain of over 30,000 people in the next 5 years.
- Over 37% of people over 25 years old in Placer County have attained a bachelor's degree or higher.
- The median household income in Placer County continues to be one of the highest in the state coming in at \$80,488 in 2017.

2018 Population 393K	2018 Households 139K	2018 Median Age 42.1	2017 Median Household Income \$80,488
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POPULATION BY AGE



QUALITY OF LIFE

Placer County is a large county that stretches from the Sacramento area to North Lake Tahoe at the Nevada border. This county has Roseville on one end and Tahoe on the other with Interstate 80 connecting the two. Placer county is very centrally located, and is only a short drive from various activities. Whether you are going to a NBA game with the Sacramento Kings, wine tasting in Amador or Napa Counties, or trying a winter sport in the Sierra Nevada Mountains, Placer County is the place to be. Sierra College is located in the Roseville area, but other colleges such as Sacramento State and the University of California Davis are extremely close. This area is also home to many small towns such as Newcastle, which is famous for their mandarin oranges. There are tons of hidden gems in Placer County, so you will never run out of things to do and new places to explore.

Sources: Bureau of Labor Statistics; Bureau of Economic Analysis; United States Census Bureau; Employment Development Department

SPORTS



EDUCATION



ENTERTAINMENT



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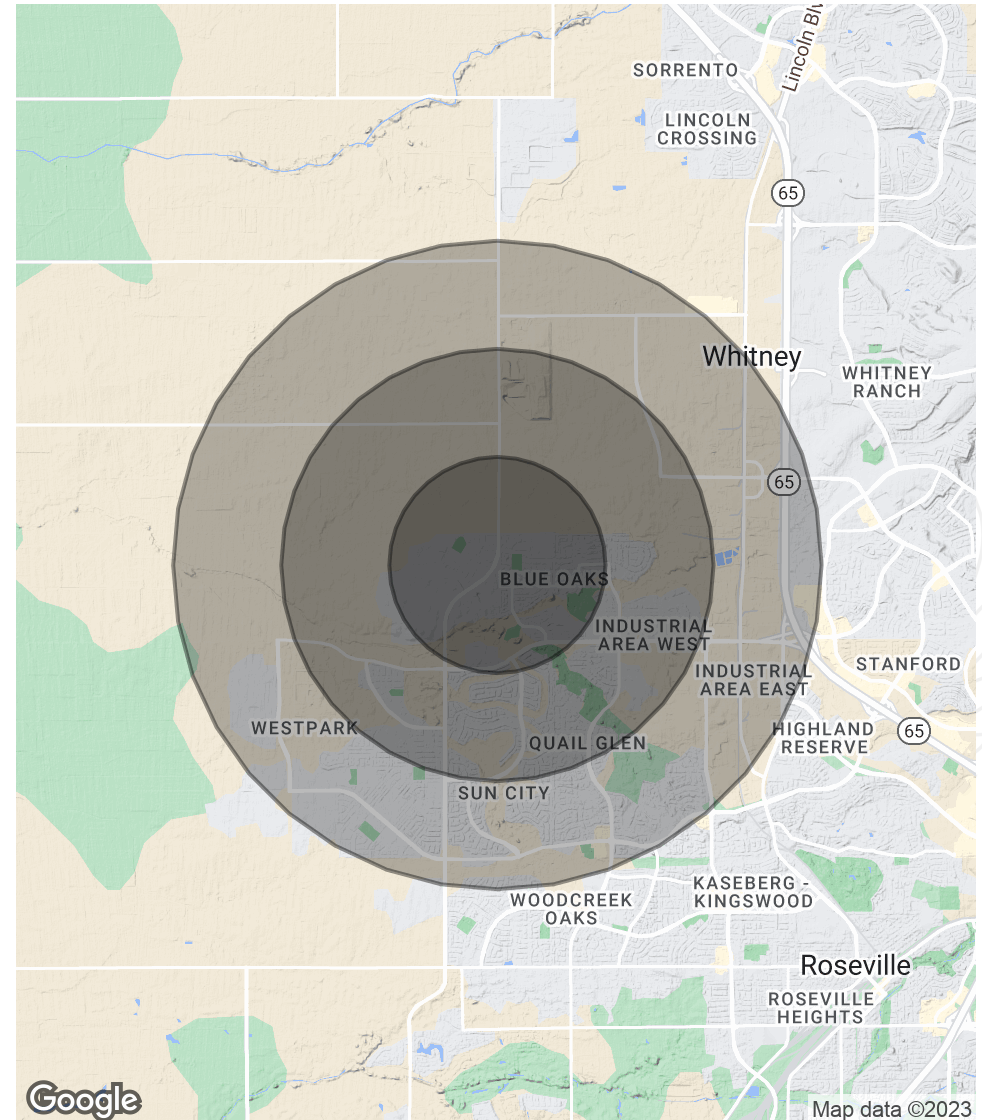


POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,611	27,357	49,471
Average age	37.6	40.4	40.6
Average age (Male)	33.5	42.2	42.1
Average age (Female)	36.7	44.0	43.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,011	9,973	18,229
# of persons per HH	3.1	2.6	2.6
Average HH income	\$158,947	\$149,321	\$141,943
Average house value	\$597,026	\$583,942	\$545,953

* Demographic data derived from 2020 Costar Data and 2021 Traffic Counts Per the City of Roseville Website

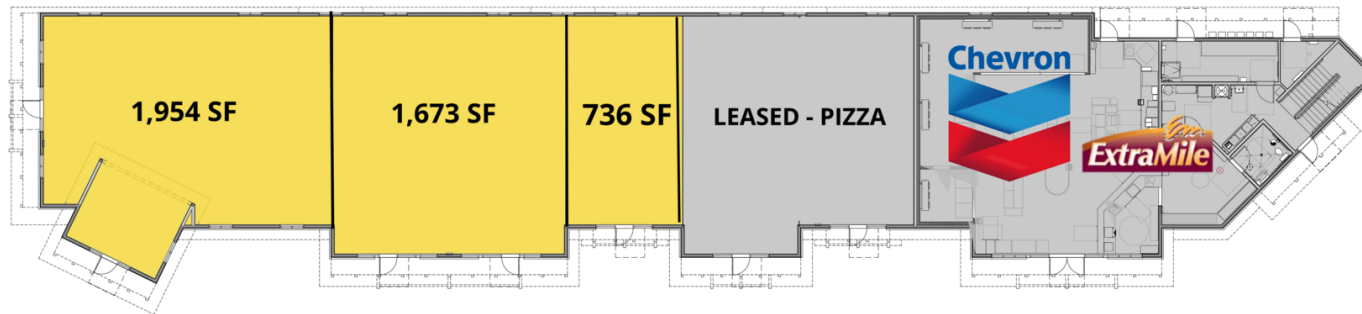
INTERSECTION	AVERAGE TRAFFIC VOLUME
Fiddyment Rd & Crawford Pkwy	+/-35,713.2 Cars Per day (North/South)



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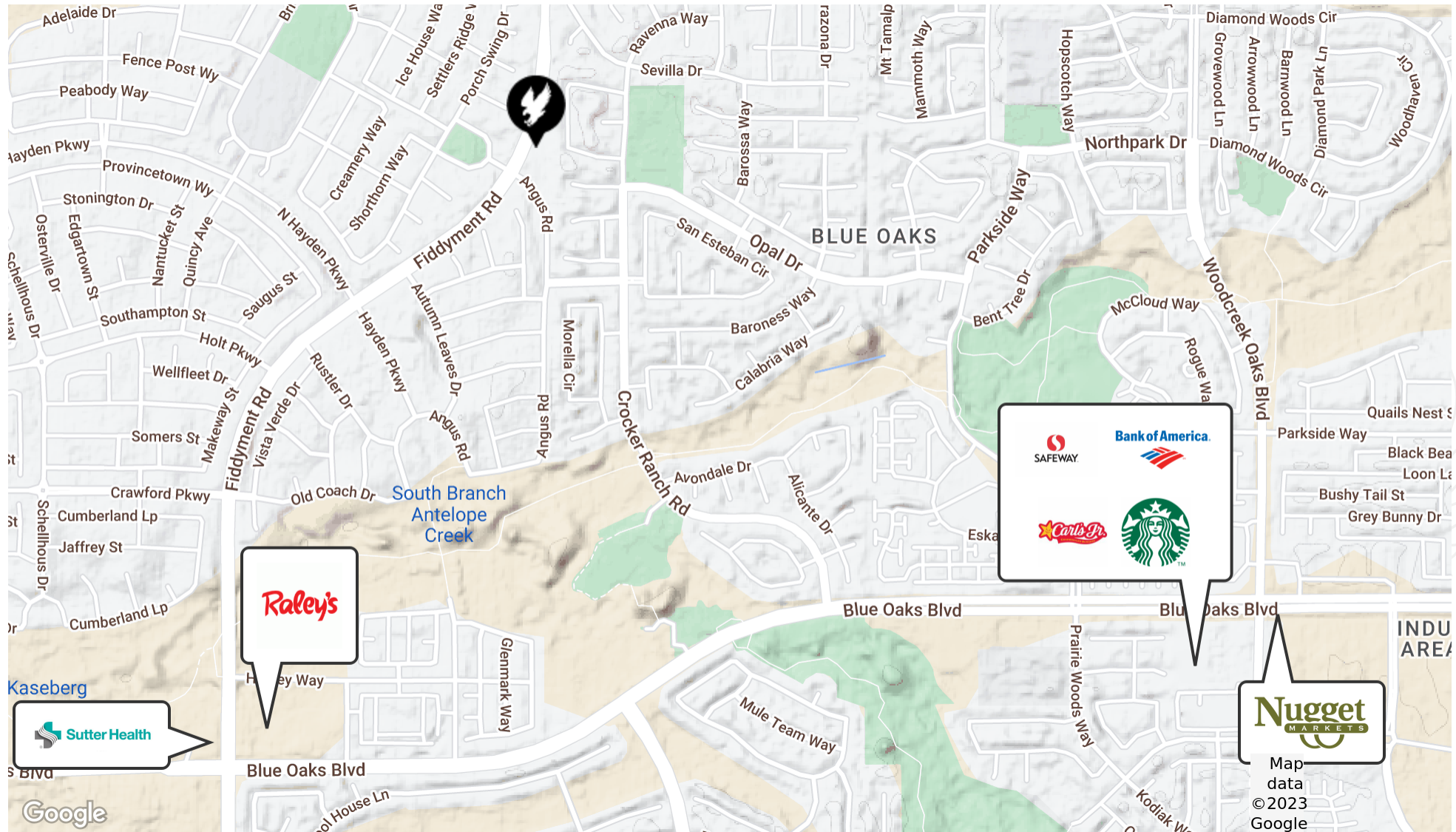
RETAIL PROPERTY FOR LEASE

FIDDYMENT PLAZA



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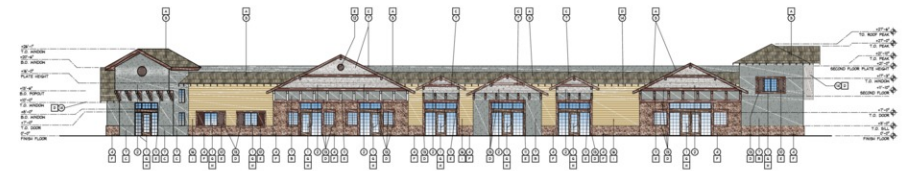
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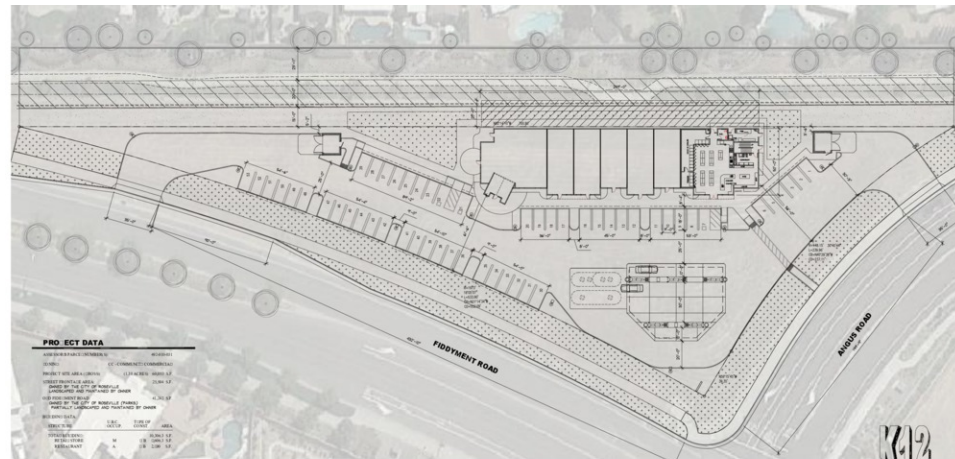
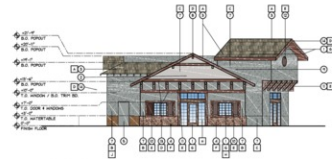
1 FRONT VIEW

KEY NOTES

- 1. EXTERIOR FINISH SYSTEM SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.
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COLOR LEGEND

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PROJECT DATA

OWNER	CHANDLER EDEN
ARCHITECT	K12 ARCHITECTS, INC.
PROJECT NO.	2018-001
DATE	10/15/18
PROJECT LOCATION	10000 FIDDYMENT ROAD, ROSEVILLE, CA 95747
PROJECT TYPE	RETAIL
PROJECT AREA	100,000 SQ. FT.
PROJECT PERIOD	12 MONTHS
PROJECT STATUS	UNDERWAY
PROJECT CONTACT	CHANDLER EDEN
PROJECT PHONE	530.788.3466
PROJECT EMAIL	ceden@abornpowers.com
PROJECT WEBSITE	WWW.ABORNPOWERS.COM

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