

Fiddymment Plaza

4701 FIDDYMENT RD, ROSEVILLE, CA 95747



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FIDDYMENT PLAZA

4701 Fiddymment Rd,

ROSEVILLE, CA 95747

Lease Rate:

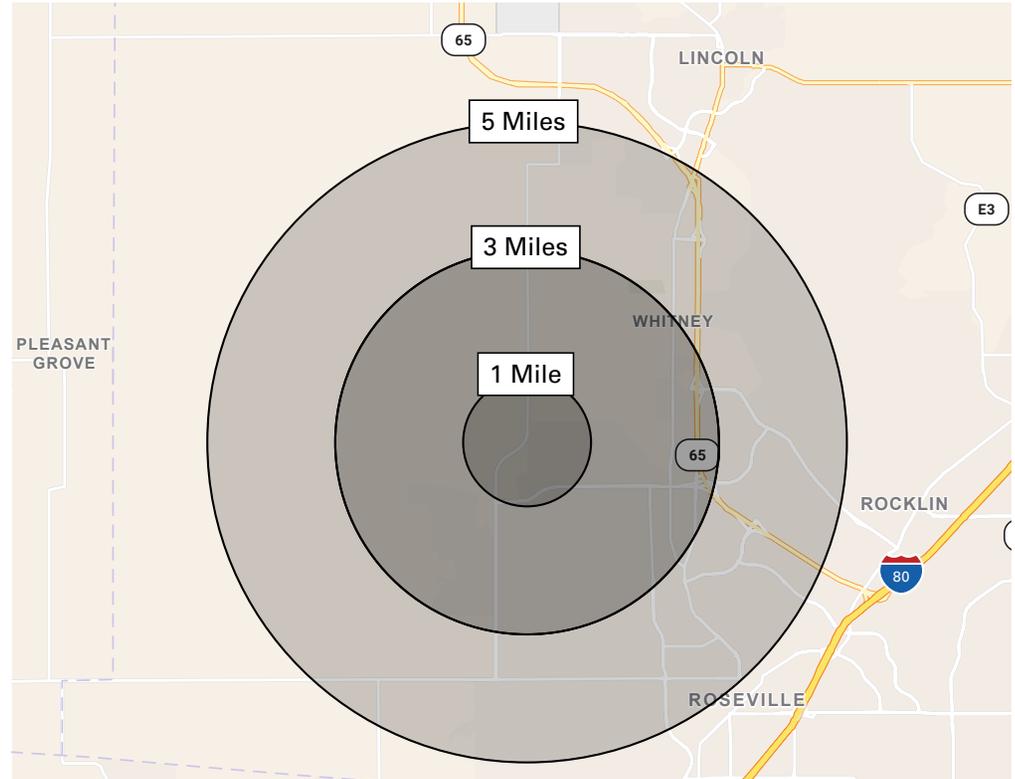
\$3.00/SF/NNN

Available SF:

1,300 SF and 2,327 SF

PROPERTY HIGHLIGHTS

- Located on Fiddymment Road which is one of the main North/South thoroughfares in West Roseville
- Surrounding area has a heavily growing demographic
- Thousands of new homes being developed nearby
- New Sacramento State and Sierra College campuses will be opening nearby soon
- New Construction
- Located on a major thoroughfare in a heavily growing West Roseville Market
- Strong area demographics



* Demographic & traffic count data derived from 2024 Costar

Total Population

1 mile	13,796
3 miles	55,688

of Persons per HH

1 mile	3.1
3 miles	2.8

Average Age

1 mile	38.5
3 miles	41.9

Average HH income

1 mile	\$185,541
3 miles	\$151,464

Total Households

1 mile	4,289
3 miles	19,615

Median Home Value

1 mile	\$724,611
3 miles	\$697,947

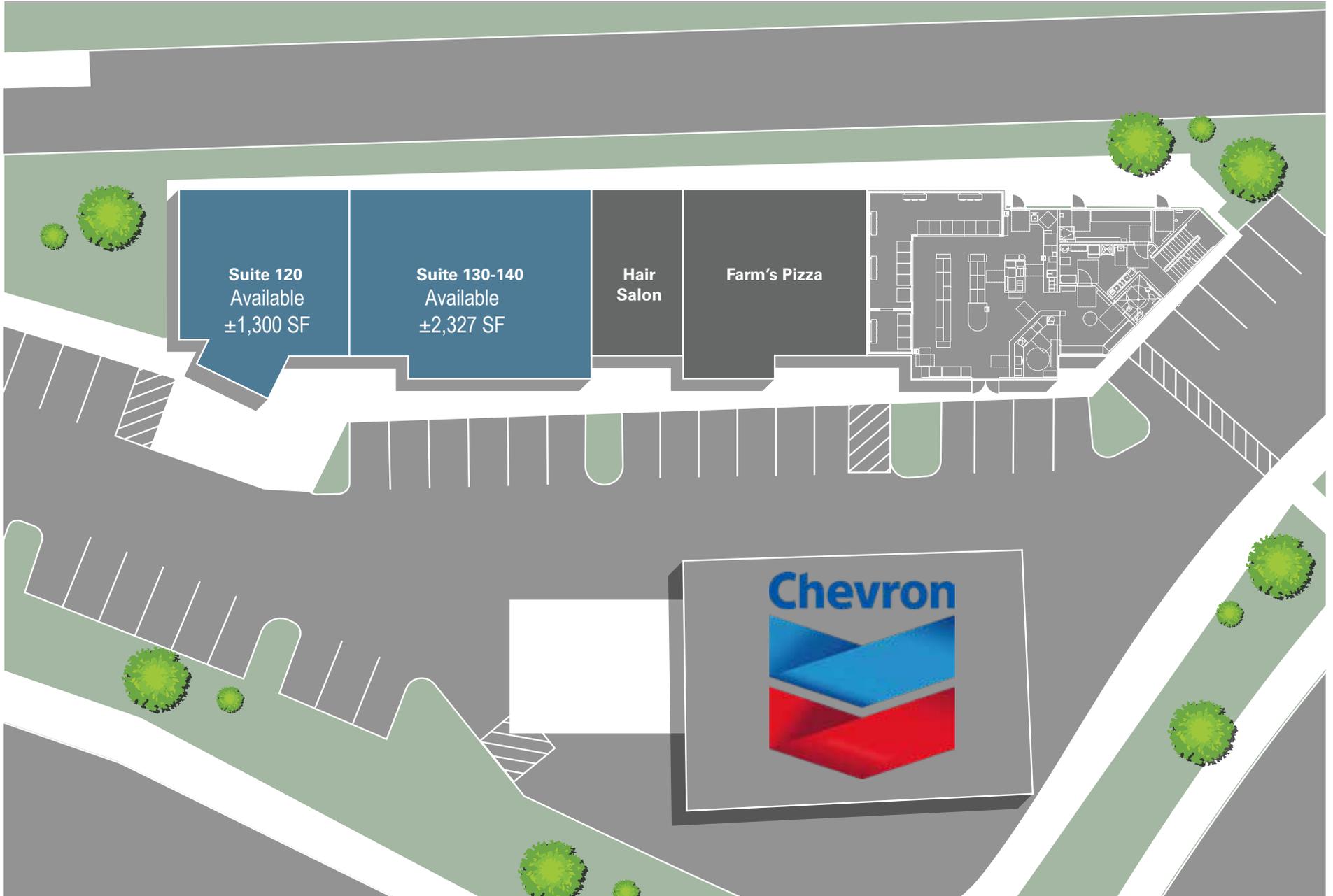
INTERSECTION

Fiddymment Rd & Blue Oaks Blvd.

Average traffic volume

±20,601 Cars Per day

Site plan



Retail Map



FIDDYMENT PLAZA

Gallery



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