



Excess properties

For sale/lease



10451 Fairway Drive | Roseville, CA

- Target anchored outparcel opportunity
- Located along the major arterial for the area-Roseville Bypass
- Strong demographics with an Average Household Income of approx. \$155,060 within 1 mile

SIZE

±5,000 SF
Outparcel



TRAFFIC COUNTS

102,800 CPD **19,200 CPD**
Roseville Bypass Fairway Drive







Top tapestry lifestyle segments

3 mile radius >



PROFESSIONAL PRIDE

21.8%

These neighborhoods, prevalent in These South and West neighborhoods feature married families with children, advanced degrees, and dual incomes in technology/engineering/management roles. Residents earn high salaries, often work from home, and live in newly constructed single-family homes in outer suburbs with mortgages.



MODERN MINDS

12.3%

This fast-growing suburban segment near major cities consists of residents aged 25-44, with nearly half holding bachelor's degrees and many being recent immigrants. They work in healthcare, technology, retail, education, and manufacturing with upper-tier incomes. Most live in newer homes valued above \$300,000 and own multiple vehicles.



URBAN CHIC

9.6%

This segment includes highly educated, married couples with young children in suburban areas near large coastal metros, especially in California, New York, Massachusetts, and Washington. They work in technology, healthcare, and education with upper-tier incomes and substantial net worth. Most live in single-family homes and own one or two vehicles.

Source: ESRI 2025

Area profile



Estimated population

11,987
1 MILE RADIUS

102,363
3 MILE RADIUS

224,918
5 MILE RADIUS



Daytime population

9,475
1 MILE RADIUS

82,177
3 MILE RADIUS

180,427
5 MILE RADIUS



Total housing units

4,551
1 MILE RADIUS

41,900
3 MILE RADIUS

92,414
5 MILE RADIUS



Median age

36.7
1 MILE RADIUS

38.9
3 MILE RADIUS

40.4
5 MILE RADIUS



Avg household income

\$155,060
1 MILE RADIUS

\$146,436
3 MILE RADIUS

\$149,847
5 MILE RADIUS



Median household income

\$133,100
1 MILE RADIUS

\$123,914
3 MILE RADIUS

\$126,642
5 MILE RADIUS

Source: Sites USA

Key area retailers



BevMo!



KOHL'S



Walmart
Supercenter



Erik Westedt

License #01372758
Tel +1 213 545 4500
erik.westedt@jll.com

John Brecher

License #01897931
Tel +1 916 440 1826
john.brecher@jll.com