

Fairview Ave 17,500 vpd

County Road B2 16,500 vpd

INNOVATION FROM THE GROUND UP

**BED BATH & BEYOND**

**PETSMART**

AVAILABLE  
3,052 SF

GameStop

AVAILABLE  
4,000 SF

AVAILABLE  
8,910 SF

RadioShack

Dana Marie Bridal Jenny Craig

Lenscrafters Urban Traveler

Proposed  
**OLD NAVY**

Captive Tan  
AVAILABLE  
4,092 SF  
AVAILABLE 6,794 SF  
AVAILABLE  
4,411 SF  
Oreck Vacuum

Old Country Buffet

Proposed  
Buffalo Wild Wings Vitamin Shoppe

**WELLS FARGO**



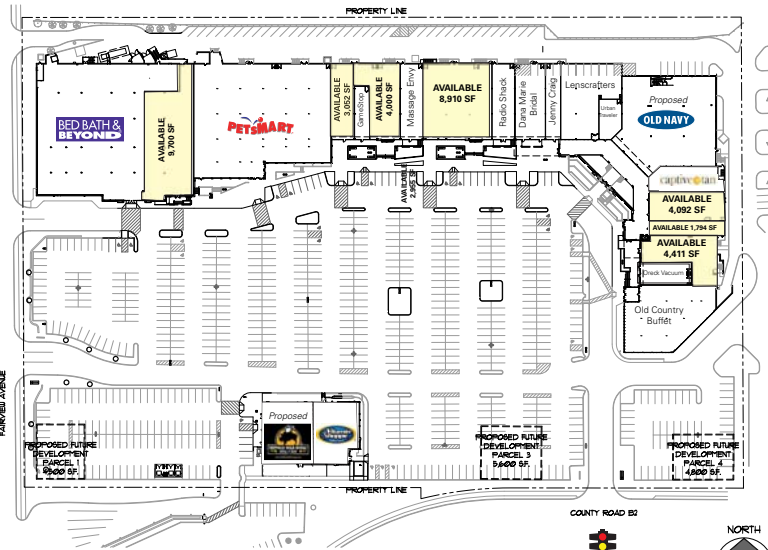
# For Lease

Rosedale Commons  
2480 Fairview Avenue North  
Roseville, Minnesota

## ROSEDALE COMMONS

UPPER LEVEL FLOOR PLAN

TENANT	AREA SF
Bed Bath & Beyond	26,716 SF
<b>AVAILABLE</b>	<b>8,700 SF</b>
Petsmart	25,870 SF
<b>AVAILABLE</b>	<b>3,052 SF</b>
GameStop	2,100 SF
<b>AVAILABLE</b>	<b>4,000 SF</b>
Massage Envy	2,955 SF
<b>AVAILABLE</b>	<b>8,910 SF</b>
Radio Shack	3,002 SF
Dana Marie Bridal	4,000 SF
Jenny Craig	2,200 SF
Lenscrafters	6,401 SF
Urban Traveler	1,482 SF
Proposed	15,000 SF
Old Navy	2,048 SF
Captive Tan	4,092 SF
<b>AVAILABLE</b>	<b>1,797 SF</b>
<b>AVAILABLE</b>	<b>4,411 SF</b>
Oreck Vacuum	1,005 SF
Old Country Buffet	8,570 SF
Dance Theatre	6,500 SF
Lifetime	13,172 SF
Proposed	6,195 SF
Buffalo Wild Wings	3,888 SF
Vitamin Shoppe	3,888 SF



ROSEDALE COMMONS SITE PLAN  
SCALE: 1" = 30'-0"

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# For Lease

## Site Information

**Location** .....NEC Fairview Avenue & County Road B2, Roseville, MN  
**Description** .....Newly Renovated, Retail Shopping Center  
**Center GLA** .....177,404 sf  
**Year Opened** .....1990

## Available

1,797 - 15,865 sf Inline Spaces  
 6,195 sf in Outlot Building

## Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<b>Population</b>	4,563	79,048	282,649
<b>Average Household Income</b>	\$66,844	\$72,738	\$62,478
<b>Median Household Income</b>	\$52,451	\$61,776	\$50,442

\*Source: DemographicsNow 2009

## Traffic Counts

**County Road B2** .....16,500 vehicles per day  
**Fairview Avenue** .....17,500 vehicles per day

\*Source: Minnesota Department of Transportation 2009 Study Averages are per day total cars

## 2011 Expenses

**CAM** .....\$4.56 psf  
**Taxes** .....\$4.61 psf  
**Total Estimates** .....\$9.17 psf

## Center Tenants

<b>Bed Bath &amp; Beyond</b>	<b>Petsmart</b>	<b>Lifetime Fitness</b>	<b>Old Country Buffet</b>
Captive Tan	Dana Marie Bridal	GameStop	Jenny Craig
Lenscrafters	Massage Envy	Midwest Dance	Oreck Vacuum
Radio Shack			

## Area Tenants

AMC Theater	Babies R Us	Barnes and Noble	Best Buy
Big Bowl	BWW	Byerly's	Chili's
Dick's	Don Pablos	DSW	Flame
Fuddrucker's	GolfSmith	Granite City	Herbergers
JC Penney	JoAnn Fabrics	Kohl's	Macy's
Marshalls	Michaels	Office Max	Olive Garden
Panera Bread	Perkins	Petco	Sports Authority
Staples	SuperTarget	Talbot's	ULTA

## Comments

Rosedale Commons is located on County Road B2 directly across from the regional shopping center, Rosedale Center on Fairview Avenue and is engulfed by dominant retail tenants in a very mature and dense retail trade area.



Information has been obtained from property owner or other sources to be deemed reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made regarding the information and the property is offered as is. This submission may be modified or withdrawn at any time by the property owner.

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