

Fairview Ave 16,400 vpd

County Road B2 16,500 vpd

INNOVATION FROM THE GROUND UP

AVAILABLE
36,416 SF

PETSMART

WELLS FARGO

GameStop

AVAILABLE
4,910 SF

AVAILABLE
2,850 SF

AVAILABLE
8,910 SF

RadioShack

Dana Marie Bridal

Jenny Craig

Lenscrafters
Urban Traveler

AVAILABLE
15,000 SF

Captive Tan

AVAILABLE
4,092 SF

AVAILABLE
6,794 SF

AVAILABLE
4,411 SF

Oreck Vacuum

Old Country Buffet

TGI FRIDAYS

WELLS FARGO



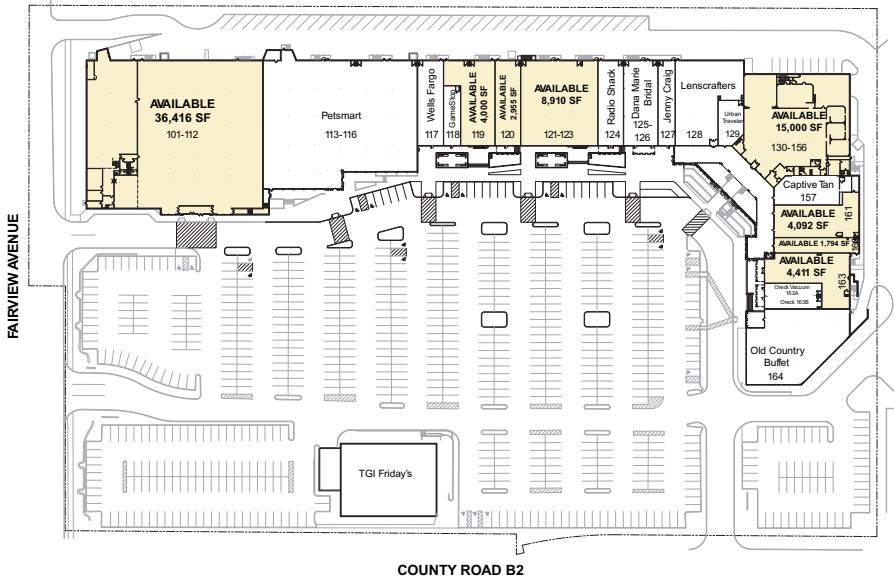
For Lease

Rosedale Commons
2480 Fairview Avenue North
Roseville, Minnesota

ROSEDALE COMMONS

UPPER LEVEL FLOOR PLAN

| SUITE | TENANT | AREA SF |
|---------|--------------------|-----------|
| 101-112 | AVAILABLE | 36,416 SF |
| 113-116 | Petsmart | 25,870 SF |
| 117 | Wells Fargo | 3,052 SF |
| 118 | GameStop | 2,000 SF |
| 119 | AVAILABLE | 4,000 SF |
| 120 | AVAILABLE | 2,955 SF |
| 121-123 | AVAILABLE | 8,910 SF |
| 124 | Radio Shack | 3,002 SF |
| 125-126 | Dana Marie Bridal | 4,000 SF |
| 127 | Jenny Craig | 2,000 SF |
| 128 | Lenscrafters | 6,401 SF |
| 129 | Urban Traveler | 1,482 SF |
| 130-156 | AVAILABLE | 15,000 SF |
| 157 | Captive Tan | 2,048 SF |
| 161 | AVAILABLE | 4,092 SF |
| 162 | AVAILABLE | 1,797 SF |
| 163 | AVAILABLE | 4,411 SF |
| 163A | Oreck Vacuum | 1,005 SF |
| 163B | Oreck | 1,005 SF |
| 164 | Old Country Buffet | 8,670 SF |
| | TGI Friday's | 9,169 SF |
| | Dance Theatre | 6,500 SF |
| | Lifeline | 13,172 SF |



For more information contact:
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For Lease

Site Information

LocationNEC Fairview Avenue & County Road B2, Roseville, MN
DescriptionRetail Shopping Center
Center GLA177,404 sf
Year Opened1990

Available

1,005 - 36,416 sf Inline Spaces for Lease

Demographics

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

**Source: DemographicsNow 2009*

Traffic Counts

County Road B216,500 vehicles per day
Fairview Avenue16,400 vehicles per day

**Source: Minnesota Department of Transportation 2008 Study Averages are per day total cars*

2010 Expenses

CAM\$4.26 psf
Taxes\$4.49 psf
Total Estimates\$8.75 psf

Anchor Tenants

Petsmart Lifetime Fitness

Area Tenants

| | | | |
|--------------|-------------------|-----------------------|--------------------|
| AMC Theater | Babies R Us | Barnes and Noble | Best Buy |
| Big Bowl | BWW | Byerly's | Captive Tan |
| Chili's | Dana Marie Bridal | Dick's | Don Pablos |
| DSW | Flame | Friday's | Fuddruckers |
| GameStop | GolfSmith | Granite City | Herbergers |
| Jake's | JC Penney | Jenny Craig | JoAnn Fabrics |
| Lenscrafters | Kohl's | Macy's | Majors |
| Marshalls | Michaels | Midwest Dance Theatre | Old Country Buffet |
| Office Max | Olive Garden | Oreck Vacuum | Panera Bread |
| Perkins | Petco | Radio Shack | Sports Authority |
| Staples | SuperTarget | Urban Traveler | Wells Fargo |

Comments

Rosedale Commons is located on County Road B2 directly across from the regional shopping center, Rosedale Center on Fairview Avenue and is surrounded by dominant retail tenants.



Information has been obtained from the property owner or other sources that we deem 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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