



  
TRANSWESTERN  
REAL ESTATE  
SERVICES



# ROSEDALE COMMONS

Retail Space Available | NWC Fairview Ave + Cty Rd B2 - Roseville, MN



# PROPERTY SUMMARY

**LOCATION:** 2480 Fairview Ave N | Roseville, MN  
**GLA:** 200,639 SF  
**OPENED:** 1990

**AVAILABILITY**      **CAM + TAXES (2025 EST)**

|              |          |                 |             |
|--------------|----------|-----------------|-------------|
| <b>#160:</b> | 2,000 SF | <b>CAM/INS:</b> | \$5.69 PSF  |
| <b>#165:</b> | 6,401 SF | <b>TAXES:</b>   | \$7.40 PSF  |
|              |          | <b>TOTAL:</b>   | \$13.09 PSF |

## TRAFFIC COUNTS

**11,500 vpd** | Cty Rd B2  
**23,200 vpd** | Fairview Ave



## DEMOGRAPHICS

| RADIUS             | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------|----------|----------|----------|
| POPULATION         | 8,524    | 83,377   | 356,595  |
| DAYTIME POPULATION | 18,069   | 103,950  | 391,989  |
| MEDIAN HH INCOME   | \$78,900 | \$84,067 | \$69,850 |
| HOUSEHOLDS         | 3,586    | 35,137   | 143,955  |

\* Sources: ESRI 2022 est & MN Dept of Transportation 2019 Study avgs are per day total cars

## CO-TENANTS



## AREA TENANTS



### Leasing CONTACT

**Kris Schisel** • 612 359 1691 • kris.schisel@transwestern.com

# SITE PLAN ROSEDALE COMMONS

## LOWER LEVEL

## MAIN LEVEL



| MAIN LEVEL  |                      |         |
|-------------|----------------------|---------|
| SUITE       | TENANT               | AREA SF |
| 115A        | HomeGoods            | 26,500  |
| 115B        | Five Below           | 9,700   |
| 116         | Petsmart             | 25,870  |
| 125         | Comcast Xfinity      | 3,052   |
| 130         | GameStop             | 2,000   |
| 119         | Phenix Salon         | 6,955   |
| 145         | Destination XL       | 8,910   |
| 150         | Scrubs & Beyond      | 3,002   |
| 155         | Core Power Yoga      | 4,000   |
| 160         | AVAILABLE            | 2,000   |
| 165         | AVAILABLE            | 6,401   |
| 170         | Urban Traveler       | 1,482   |
| 175         | Old Navy             | 15,000  |
| 185         | Schneiderman's       | 47,113  |
| 200         | Lucky 13's Pub       | 8,670   |
| LOWER LEVEL |                      |         |
| 11          | Schneiderman's       | -       |
| 100         | The Cellar Gym       | 17,591  |
| OUTLOT 2    |                      |         |
| 215A        | Buffalo Wild Wings   | 6,195   |
| 215B        | Vitamin Shoppe       | 3,888   |
| OUTLOT 3    |                      |         |
| 220         | Punch Pizza          | 2,520   |
| 222         | With Love from MN    | 2,337   |
| OUTLOT 4    |                      |         |
|             | Wedding Day Diamonds | 2,434   |
|             | T-Mobile             | 2,206   |

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