

STANFORD RANCH CROSSING

Five Star Boulevard & Stanford Ranch Road at Highway 65 - Roseville, CA

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STANFORD RANCH CROSSING

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: Five Star Boulevard and Stanford Ranch Road at Highway 65
Roseville, CA

anchor tenants: Sprouts, Staples, Dick's Sporting Goods, Ross Dress for Less, Party City

shopping center GLA: ±188,464 Square Feet (GLA)

availability: ±1,050 SF Retail Space



2022 total population

1-mile	13,727
3-mile	103,573
5-mile	239,860



2022 daytime population

1-mile	22,191
3-mile	132,123
5-mile	263,788



2022 total employees

1-mile	14,779
3-mile	73,291
5-mile	122,484



2022 total households

1-mile	5,424
3-mile	38,349
5-mile	86,956



2022 average HH income

1-mile	\$115,452
3-mile	\$130,596
5-mile	\$138,868

traffic counts



Stanford Ranch Rd (east of Hwy 65)	48,853
Five Star Blvd	17,321
Fairway Dr	10,560
Highway 65 (north of Stanford Ranch Rd)	110,000

Notable Retailers in Close Proximity Include:



SCANDINAVIAN DESIGNS



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PROPERTY OVERVIEW

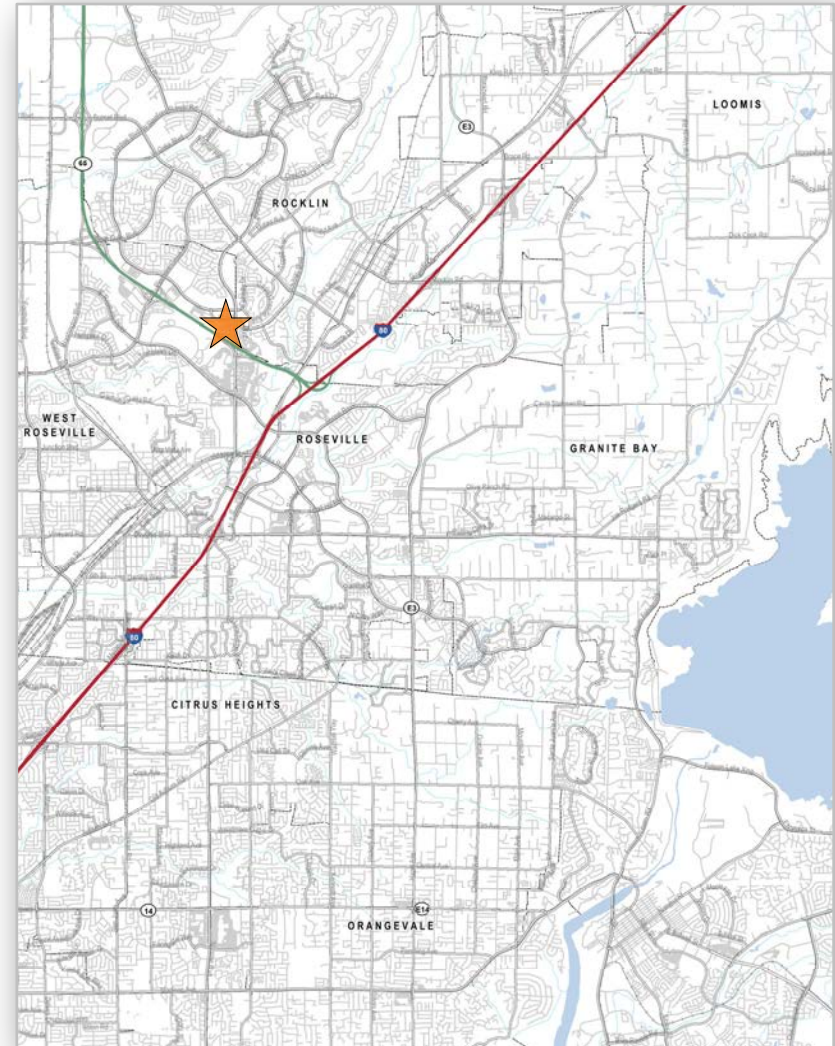
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Situated at the intersection of Stanford Ranch Road and Five Star Boulevard along Highway 65, **Stanford Ranch Crossing** is one of the most highly trafficked shopping centers in the region.

Visible to approximately 187,000 cars per day, the ±188,464 square foot community center is anchored by Dick's Sporting Goods, Sprouts Farmers Market, Staples, Ross Dress for Less and Party City and is shadow anchored by one of the highest volume Costco stores in the Greater Sacramento Market.

The Roseville/Rocklin trade area is the epicenter of one of the Sacramento region's strongest retail markets.

The Highway 65 is the main freeway connector between Sacramento and Yuba City/Marysville. The site is also near the Interstate 80 interchange, making it accessible to the entire Placer County region and beyond.



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STANFORD RANCH CROSSING

RETAIL VICINITY AERIAL (HIGHWAY 65 CORRIDOR)

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