

AVAILABLE FOR LEASE

CROCKER RANCH

Blue Oaks Blvd & Woodcreek Oaks Blvd
ROSEVILLE, CA



GALLELLI REAL ESTATE
(916) 772-1700
www.GallellIRE.com

KEVIN SOARES
EXECUTIVE VICE PRESIDENT
CA DRE #01291491

JEFF HAGAN
SENIOR VICE PRESIDENT
CA DRE #01494218

Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.
© Gallelli Real Estate. All Rights Reserved.



SEE YOURSELF HERE

Crocker Ranch is a ±81,171 square foot community shopping center located at the southwest corner of Blue Oaks Boulevard and Woodcreek Oaks Boulevard in Roseville and is within minutes of Highway 65.

Neighboring shopping centers in the immediate vicinity feature, Walgreens, Nugget Market, Smashburger, Panda Express, Starbucks, MOD Pizza, NuYo Frozen Yogurt, and Del Taco. Anchored by a Safeway grocery store, Crocker Ranch is ideally located in an up and coming area of Roseville.

Crocker Ranch benefits from a wide variety of shops which includes, Round Table Pizza, Chase Bank, Great Clips, Bank of America, Carl's Jr., Safeway Fuel, Han's Cleaners and NailsZone.

SQUARE FEET

±81,171

TENANTS INCLUDE

SAFEWAY, ROUND TABLE PIZZA,
CHASE BANK, BANK OF AMERICA,
CARL'S JR., GREAT CLIPS

GET TO KNOW
YOUR NEIGHBORS.



Bank of America



Great Clips®

NailsZone

HAN'S CLEANERS



**SURROUNDED
BY AFFLUENCE**

Available

SAFeway
Ingredients for life.

**Round
Table
PIZZA**

Great Clips

**SAFeway
GASOLINE**

Carls Jr.

CHASE

Bank of America

**BLUE OAKS BLVD
55,618 ADT**

**WOODCREEK OAKS BLVD
13,311 ADT**

**G GALLELLI
REAL ESTATE**



TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2022 Total Population	13,855	91,222	193,784
 2022 Daytime Population	13,765	82,868	192,345
 2022 Total Employees	5,230	28,627	78,183
 2022 Total Households	4,746	31,775	68,059
 2022 Average Household Income	\$171,314	\$152,790	\$144,355
		Blue Oaks Blvd	Woodcreek Oaks Blvd
 Traffic Counts		55,618	13,311

SITE PLAN & LEASING AVAILABILITY

SUITE	TENANT	SQUARE FEET
Major 1	Safeway	±55,146
2	Round Table Pizza	3,250
3	Available	4,901
4	Dry Cleaner Drop Off	1,405
5	NailsZone	1,405
6	Great Clips	1,405
7	Carl's Jr.	3,500
8	Bank of America	4,665
9	Chase Bank	5,110
10	Safeway Fuel Station	384



ROSEVILLE RETAIL TRADE AREA



JOIN OUR COMMUNITY.

MEET THE GALLELLI RETAIL TEAM

KEVIN SOARES

Executive Vice President
CA DRE #01291491
ksoares@gallellire.com

JEFF HAGAN

Senior Vice President
CA DRE #01494218
jhagan@gallellire.com

GALLELLI REAL ESTATE

3005 Douglas Boulevard, Suite 200
Roseville, CA 95661
916-772-1700
GallelliRE.com



GALLELLI
REAL ESTATE

Gary B. Gallelli, Broker
CA DRE #00811881

Licensed as Real Estate Salespersons by the CA DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

© Gallelli Real Estate. All Rights Reserved.

