

# STANFORD RANCH VILLAGE

NWC Sunset Boulevard & Stanford Ranch Road - Rocklin, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



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## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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**location:** NWC Stanford Ranch Road and Sunset Boulevard  
Rocklin, CA

**anchor tenants:** Bel Air Market

**shopping center GLA:** ±90,596 Square Feet (GLA)

**availability:** ±1,400 SF 2nd Gen Medical Office Space  
±1,000 SF 2nd Gen Salon Space  
±964 SF Retail Space



### 2021 total population

1-mile	18,411
3-mile	93,805
5-mile	209,819



### 2021 daytime population

1-mile	15,295
3-mile	112,807
5-mile	243,951



### 2021 total employees

1-mile	5,501
3-mile	60,365
5-mile	122,376



### 2021 total households

1-mile	6,424
3-mile	31,737
5-mile	74,901



### 2021 average HH income

1-mile	\$119,521
3-mile	\$132,367
5-mile	\$128,627

### traffic counts

Sunset Blvd (north of Stanford Ranch Rd)	7,215
Sunset Blvd (south of Stanford Ranch Rd)	7,416
Stanford Ranch Rd (west of Sunset Blvd)	8,561
Stanford Ranch Rd (east of Sunset Blvd)	6,970




KUMON

Concentra

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# STANFORD RANCH VILLAGE

## PROPERTY OVERVIEW

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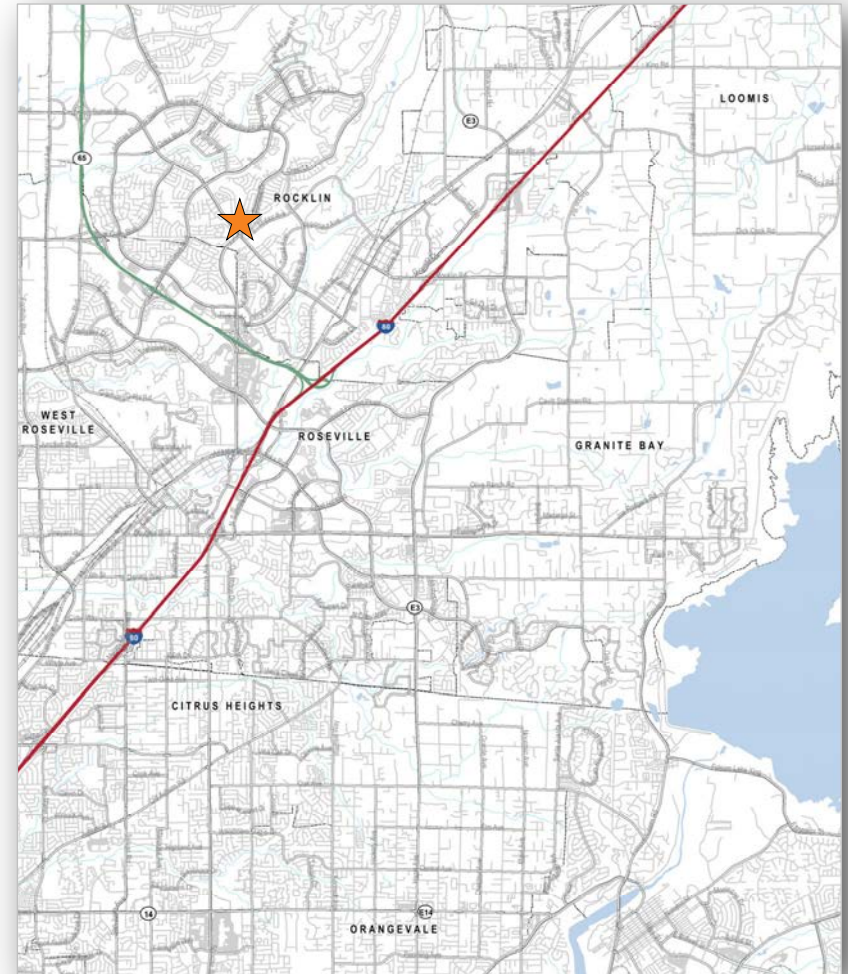
**Stanford Ranch Village** is a ±90,596 square foot neighborhood center at the northwest corner of Sunset Boulevard and Stanford Ranch Road in Rocklin, California.

The center serves the affluent Stanford Ranch community of Rocklin and is among the strongest performing grocery anchored shopping centers in the immediate area.

Anchored by Bel Air Market, the center benefits from excellent population and above-average household income demographics.

**Stanford Ranch Village** is the most established grocery anchored center in North Rocklin trade area and continues to be one of the most upscale centers in the community.

*The center offers a second generation salon space that is situated at the main ingress/egress point along Stanford Ranch Road.*



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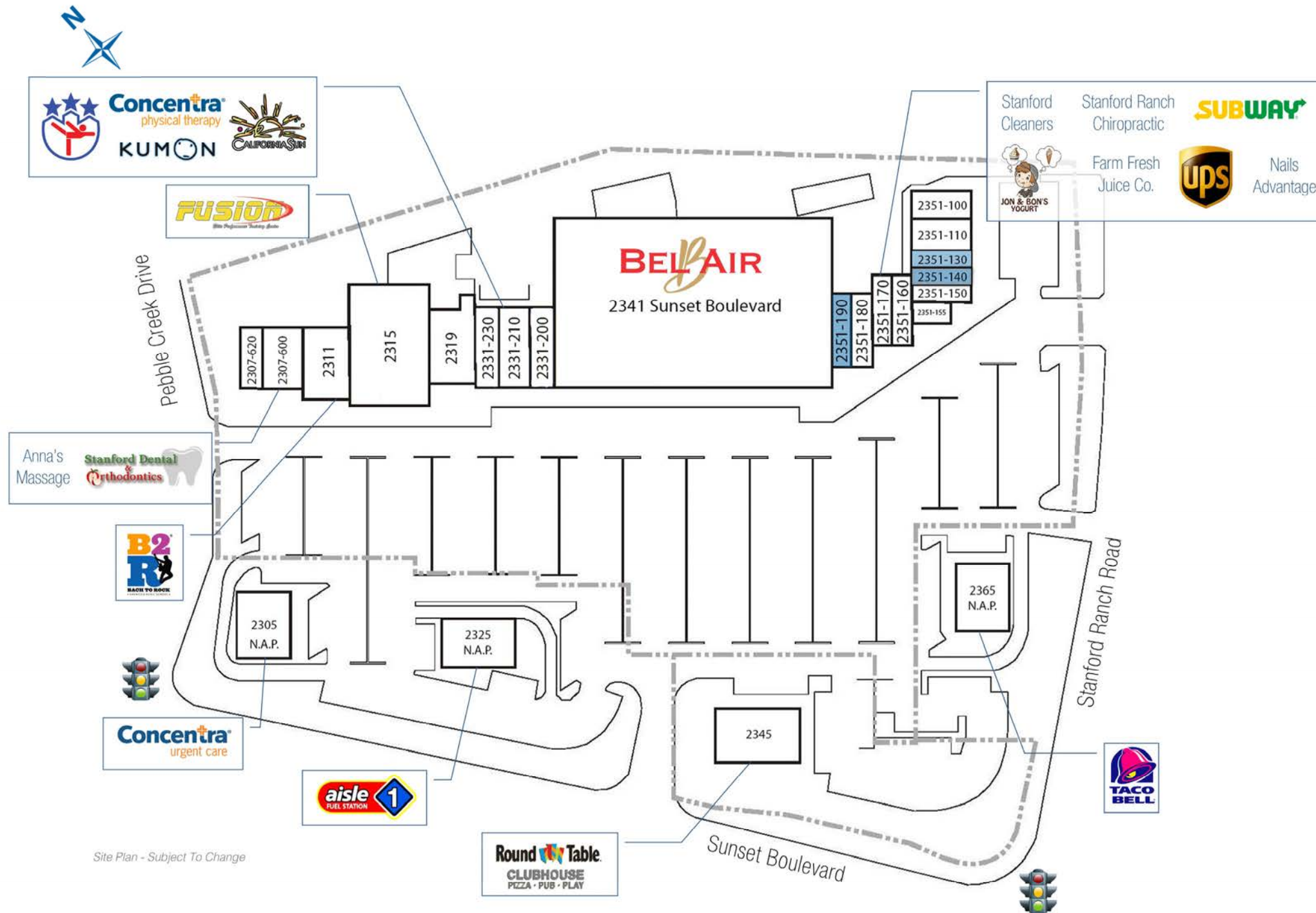


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## SITE PLAN



Site Plan - Subject To Change

SUITE	TENANT	SQ. FT.
2305	Concentra Urgent Care	4,716
2307-600	Stanford Dental & Orthodontics	2,400
2307-620	Anna's Massage	1,200
2311	Bach 2 Rock	3,150
2315	Fusion Elite	9,600
2319	Byers Gymnastics	4,207
2325	Aisle 1 Fuel	838
2331-200	California Sun Centers	1,920
2331-210	Concentra Physical Therapy	2,480
2331-230	Kumon Learning Center	2,000
2341	Bel Air	45,540
2345	Round Table Clubhouse	5,046
2351-100	Stanford Cleaners	1,668
2351-110	Stanford Ranch Chiropractic	1,932
2351-130	<b>AVAILABLE</b>	1,000
2351-140	<b>AVAILABLE</b>	964
2351-150	Subway	1,080
2351-155	Jon and Bon Yogurt Shoppe	800
2351-160	Farm Fresh Juice Co.	1,404
2351-170	The UPS Store	1,400
2351-180	Advantage Nails	1,405
2351-190	<b>AVAILABLE</b>	1,400

For leasing information,  
please contact:

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## INTERSECTION AERIAL

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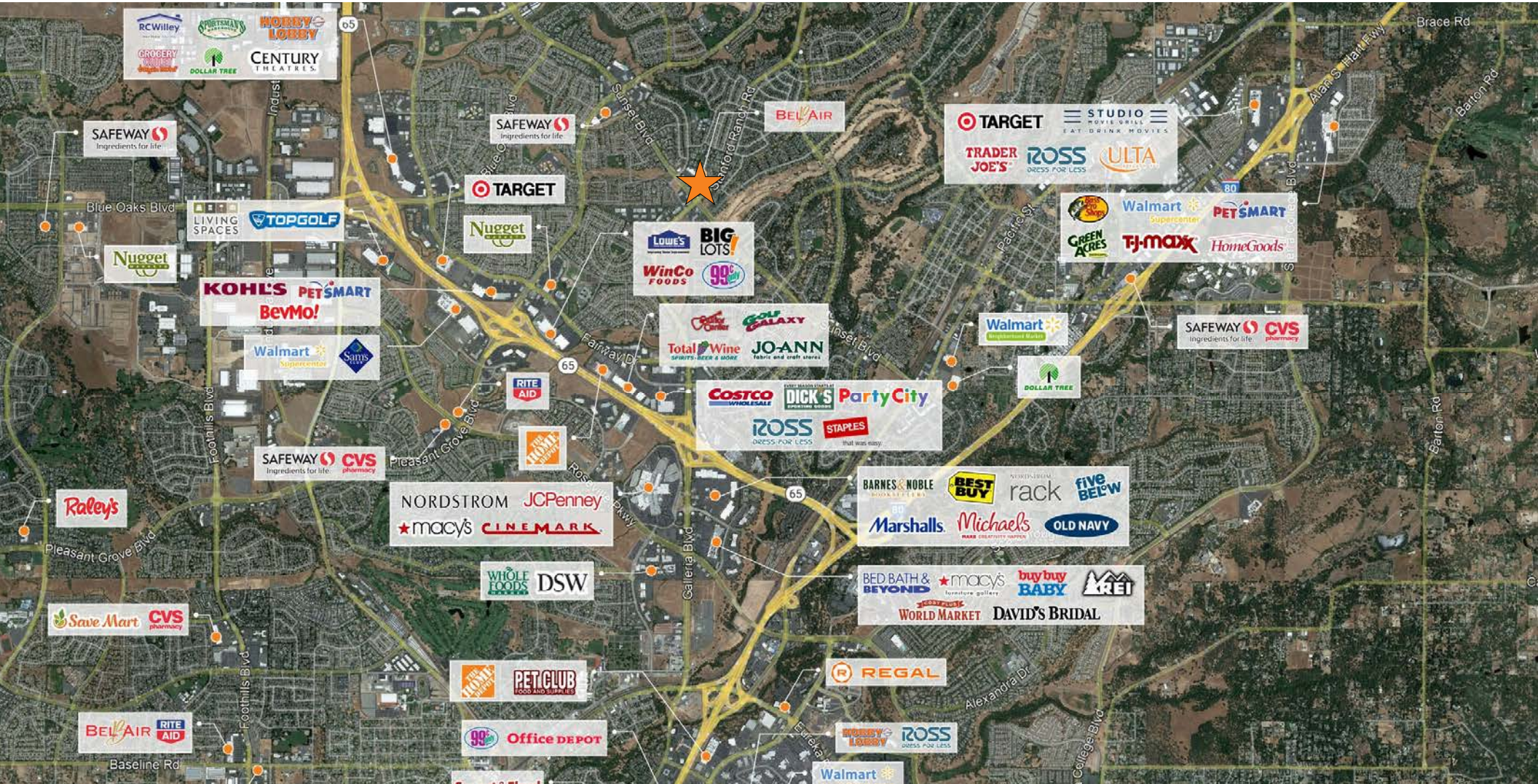
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# STANFORD RANCH VILLAGE

## RETAIL TRADE AREA AERIAL

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