

AVAILABLE FOR LEASE

# CROCKER RANCH

Blue Oaks Blvd & Woodcreek Oaks Blvd  
ROSEVILLE, CA



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REAL ESTATE

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## 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.

**SAFeway**  
Ingredients for life...



**CHASE**  
Great Clips®



**Bank of America**



**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

**GALLELLI**  
REAL ESTATE



# TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2024 Total Population	13,529	94,745	198,934
 2024 Daytime Population	17,478	89,926	195,573
 2024 Total Employees	8,831	34,685	79,777
 2024 Total Households	4,908	34,161	71,726
 2024 Average Household Income	\$185,647	\$174,231	\$165,556
		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

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