

available for lease

STANFORD RANCH VILLAGE

NWC SUNSET BOULEVARD & STANFORD RANCH ROAD - ROCKLIN, CA



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SEE YOURSELF HERE.

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.

SQUARE FEET

±90,596

ANCHOR TENANTS

BEL-AIR

The center offers ±964 - ±1,404 SF spaces that are situated at the main ingress/egress point along Stanford Ranch Road.

GET TO KNOW
YOUR NEIGHBORS.



SURROUNDED BY AFFLUENCE



B2 R **RESONANCE** **Stanford Dental Orthodontics**
Concentra physical therapy **FUSION**
KUMON MATH READING SUCCESS **CALIFORNIA SUN**

BEL AIR

ups **JON & BON'S YOGURT**
SUBWAY

Concentra urgent care

aisle 1

Round Table CLUBHOUSE
PIZZA - PUB - PLAY

TACO BELL

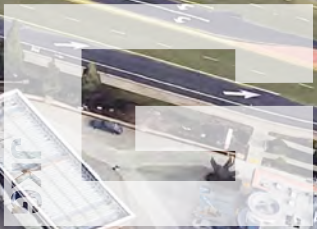
SUNSET BLVD

Stanford Ranch Rd

Coppervale Dr

Mehiten Cr

STANFORD RANCH BLVD



TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile	
 2024 Total Population	19,667	98,611	222,486	
 2024 Daytime Population	19,463	113,445	259,839	
 2024 Total Employees	6,008	62,043	126,272	
 2024 Total Households	6,966	35,833	84,492	
 2024 Average Household Income	\$158,510	\$166,302	\$160,226	
	Sunset Blvd <i>(North of Stanford Ranch)</i>	Sunset Blvd <i>(South of Stanford Ranch)</i>	Stanford Ranch Rd <i>(West of Sunset)</i>	Stanford Ranch Rd <i>(East of Sunset)</i>
 Traffic Counts	17,547	15,279	18,805	16,592

SITE PLAN & LEASING



Site Plan - Subject To Change

SUITE	TENANT	SQUARE FEET
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	We Rock The Spectrum	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	A Classic Touch	1,000
2351-140	AVAILABLE	964
2351-150	Subway	1,080
2351-155	Jon and Bon Yogurt Shoppe	800
2351-160	AVAILABLE	1,404
2351-170	The UPS Store	1,400
2351-180	Advantage Nails	1,405
2351-190	AVAILABLE	1,400



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GALLELLI RETAIL TEAM

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ROCKLIN RETAIL TRADE AREA



LET US

MEET THE GALLELLI RETAIL TEAM

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