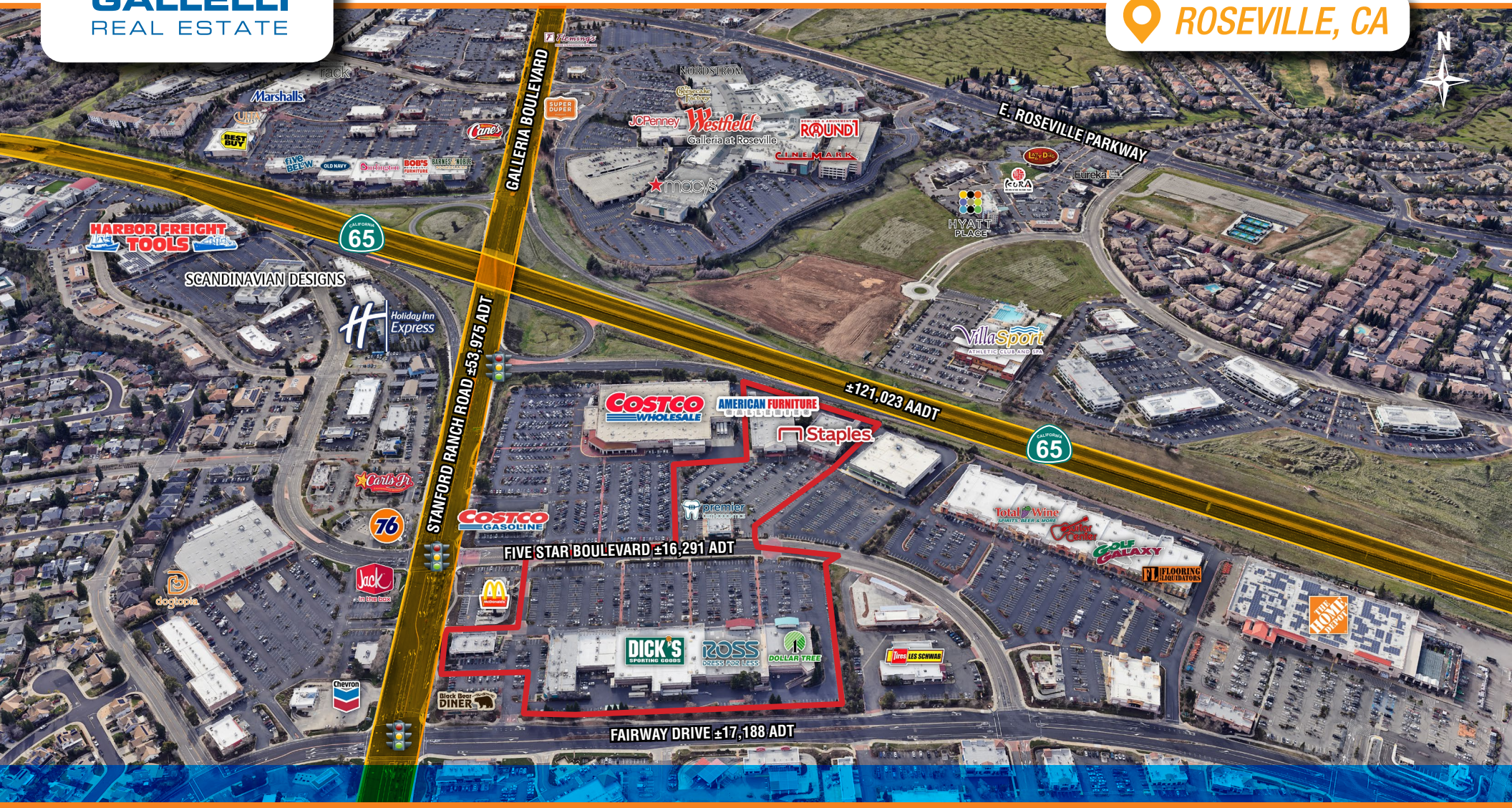
GALLELLI REAL ESTATE

STANFORD RANCH CROSSING

FIVE STAR BOULEVARD & STANFORD RANCH ROAD AT HIGHWAY 65

ROSEVILLE, CA



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

LOCATION OVERVIEW

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

ANCHOR TENANTS:

American Furniture Galleries, Staples, Dick's Sporting Goods, Ross Dress for Less, Dollar Tree

SHOPPING CENTER GLA:

±188,464 Square Feet (GLA)

AVAILABILITY:

±4,951 SF Pad Spaces

TRAFFIC COUNTS

Stanford Ranch Road	Five Star Boulevard
±53,975	±16,291
Fairway Drive	**Highway 65**
±17,188	±121,023

	1-MILE	3-MILE	5-MILE
2025 TOTAL POPULATION	14,201	107,416	247,631
2025 DAYTIME POPULATION	13,962	120,013	254,522
2025 TOTAL EMPLOYEES	10,404	61,325	102,712
2025 TOTAL HOUSEHOLDS	5,856	41,144	92,696
2025 AVERAGE HOUSEHOLD INCOME	$132,252	$151,623	$156,993

TENANTS

DICK'S SPORTING GOODS
Staples
DOLLAR TREE
AMERICAN FURNITURE GALLERIES
ROSS DRESS FOR LESS
premier ORTHODONTICS

NOTABLE RETAILERS IN CLOSE PROXIMITY INCLUDE

COSTCO WHOLESALE
SCANDINAVIAN DESIGNS
HARBOR FREIGHT TOOLS
GOLF GALAXY
Total Wine SPIRITS · BEER & MORE
Guitar Center

SITE PLAN & LEASING

STANFORD RANCH CROSSING

FIVE STAR BOULEVARD & STANFORD RANCH ROAD AT HIGHWAY 65 - ROSEVILLE, CA



SUITE	TENANT	SQUARE FEET
1	American Furniture Galleries	36,041
2	Staples	23,978
3	Premier Orthodontics	1,801
4	AVAILABLE	4,951
5	Dollar Tree	18,859
6	Ross Dress for Less	27,471
7	Dick's Sporting Goods	55,348
9	iPhone Clinic	1,630
10	AT&T (Spring Mobile)	2,034
11	Vacuum & Sewing World	1,393
12	Jersey's Haircuts & Brews	1,255
13	Crumbl Cookies	1,265
14	Azayaka Japanese Fusion	2,756
15	Leslie's Pool Supplies	3,367
16	DAK Korean Fried Chicken	2,100
17	Island Nails	917
18	Juice It Up!	1,050
19	Togo's / Baskin Robbins	2,248

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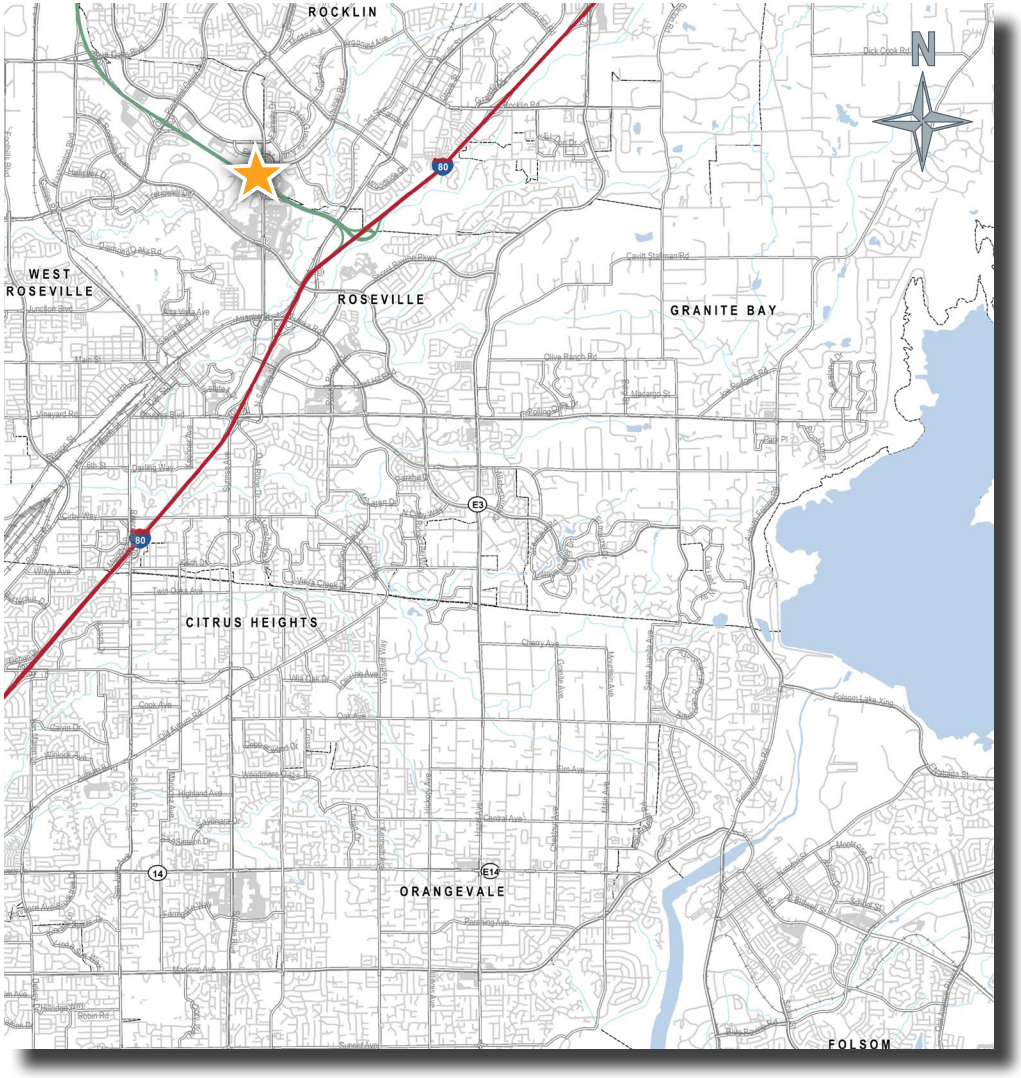
PROPERTY OVERVIEW

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 making it visible to over 200,000 cars per day.

This ±188,464 square foot community center is anchored by Dick's Sporting Goods, American Furniture Galleries, Staples, The Dollar Tree, Ross Dress for Less 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.

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.



GALLELLI REAL ESTATE

A PROUD MEMBER OF CHAINLINKS RETAIL ADVISORS

ROSEVILLE / ROCKLIN RETAIL AERIAL



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