

STANFORD RANCH CROSSING

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

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: 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

shopping center GLA: ±188,464 Square Feet (GLA)

availability: ±2,100 SF 2nd Gen Restaurant Space
±1,801 SF - ±18,859 SF Retail Space (Available 03-01-2025)



2023 total population

| | |
|--------|---------|
| 1-mile | 13,728 |
| 3-mile | 104,432 |
| 5-mile | 238,078 |



2023 daytime population

| | |
|--------|---------|
| 1-mile | 15,176 |
| 3-mile | 126,807 |
| 5-mile | 265,447 |



2023 total employees

| | |
|--------|---------|
| 1-mile | 13,000 |
| 3-mile | 74,528 |
| 5-mile | 128,268 |



2023 total households

| | |
|--------|--------|
| 1-mile | 5,424 |
| 3-mile | 38,349 |
| 5-mile | 86,956 |



2023 average HH income

| | |
|--------|-----------|
| 1-mile | \$121,406 |
| 3-mile | \$140,790 |
| 5-mile | \$145,098 |

traffic counts



| | |
|---------------------|---------|
| Stanford Ranch Road | 54,514 |
| Five Star Boulevard | 16,487 |
| Fairway Drive | 17,242 |
| Highway 65 | 120,887 |

Notable Retailers in Close Proximity Include:



SCANDINAVIAN DESIGNS



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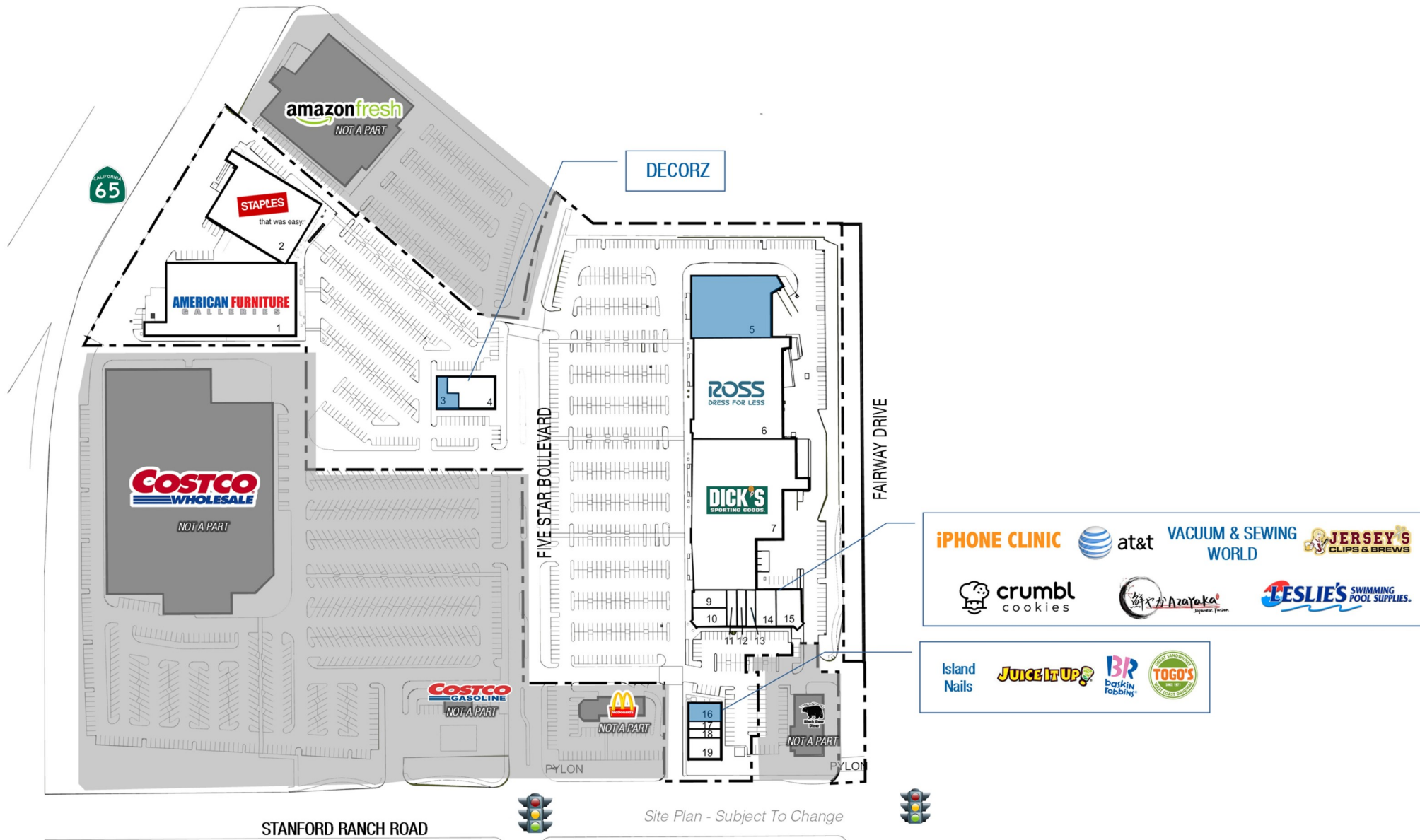


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SITE PLAN



Site Plan - Subject To Change

| SUITE | TENANT | SQ. FT. |
|-------|---------------------------------|---------|
| 1 | American Furniture Galleries | 36,041 |
| 2 | Staples | 23,978 |
| 3 | AVAILABLE | 1,801 |
| 4 | Decorz | 4,951 |
| 5 | AVAILABLE (03-01-2025) | 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 Swimming Pool Supplies | 3,367 |
| 16 | AVAILABLE | 2,100 |
| 17 | Island Nails | 917 |
| 18 | Juice It Up! | 1,050 |
| 19 | Togo's / Baskin Robbins | 2,248 |

For leasing information, please contact:

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PROPERTY OVERVIEW

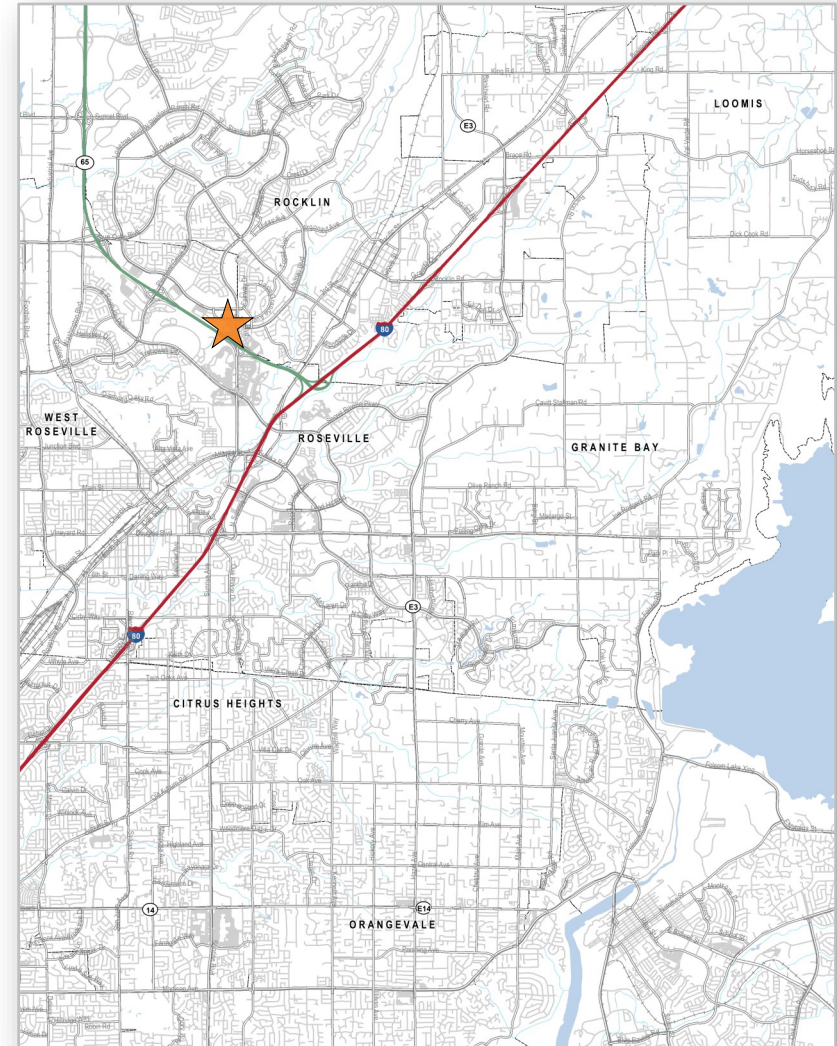
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Situated at the intersection of Stanford Ranch Road and Five Star Boulevard along Highway 65, **Stanford Ranch Crossing** is one of the most highly trafficked shopping centers in the region making it visible to over 200,000 cars per day.

This ±188,464 square foot community center is anchored by Dick's Sporting Goods, American Furniture Galleries, Staples, and 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.



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STANFORD RANCH CROSSING

RETAIL VICINITY AERIAL (HIGHWAY 65 CORRIDOR)

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