

# STANFORD RANCH CROSSING

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

A PROUD MEMBER OF  
**CHAIN LINKS**  
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:** ±18,859 SF Jr. Anchor Space  
±2,100 SF 2nd Gen Restaurant Space  
±1,801 SF Pad Space



### 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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## PROPERTY OVERVIEW

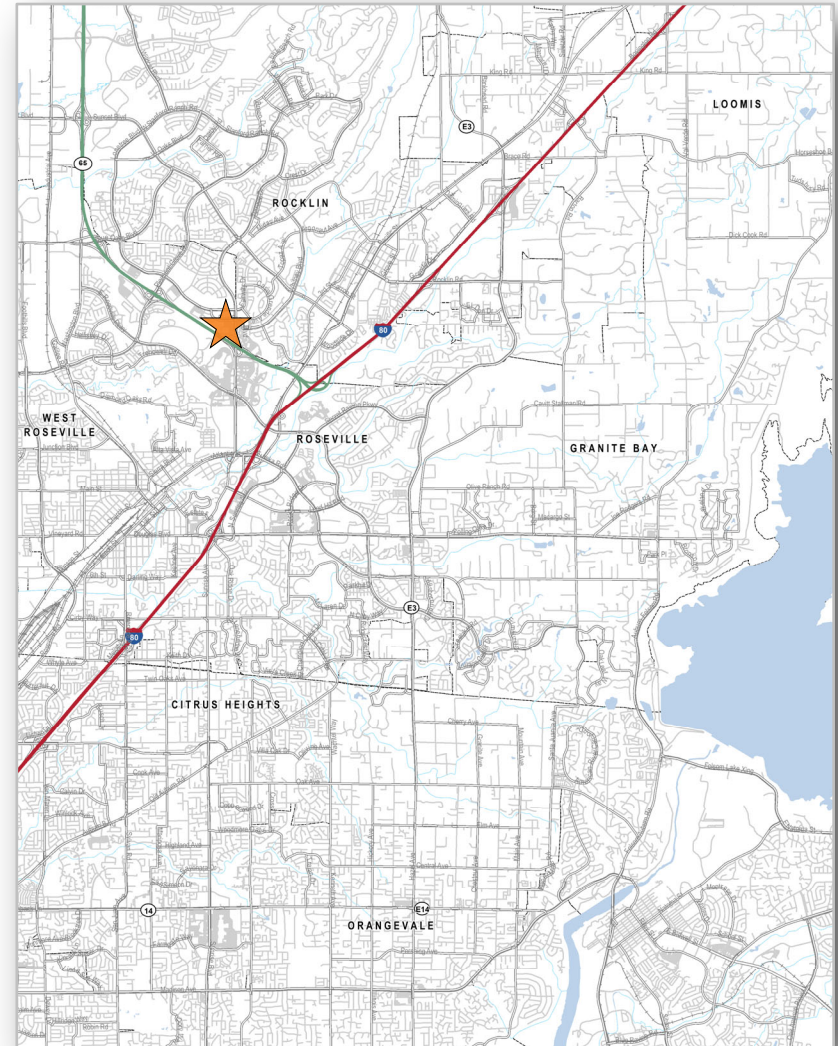
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Situated at the intersection of Stanford Ranch Road and Five Star Boulevard along Highway 65, **Stanford Ranch Crossing** is one of the most highly trafficked shopping centers in the region making it visible to over 200,000 cars per day.

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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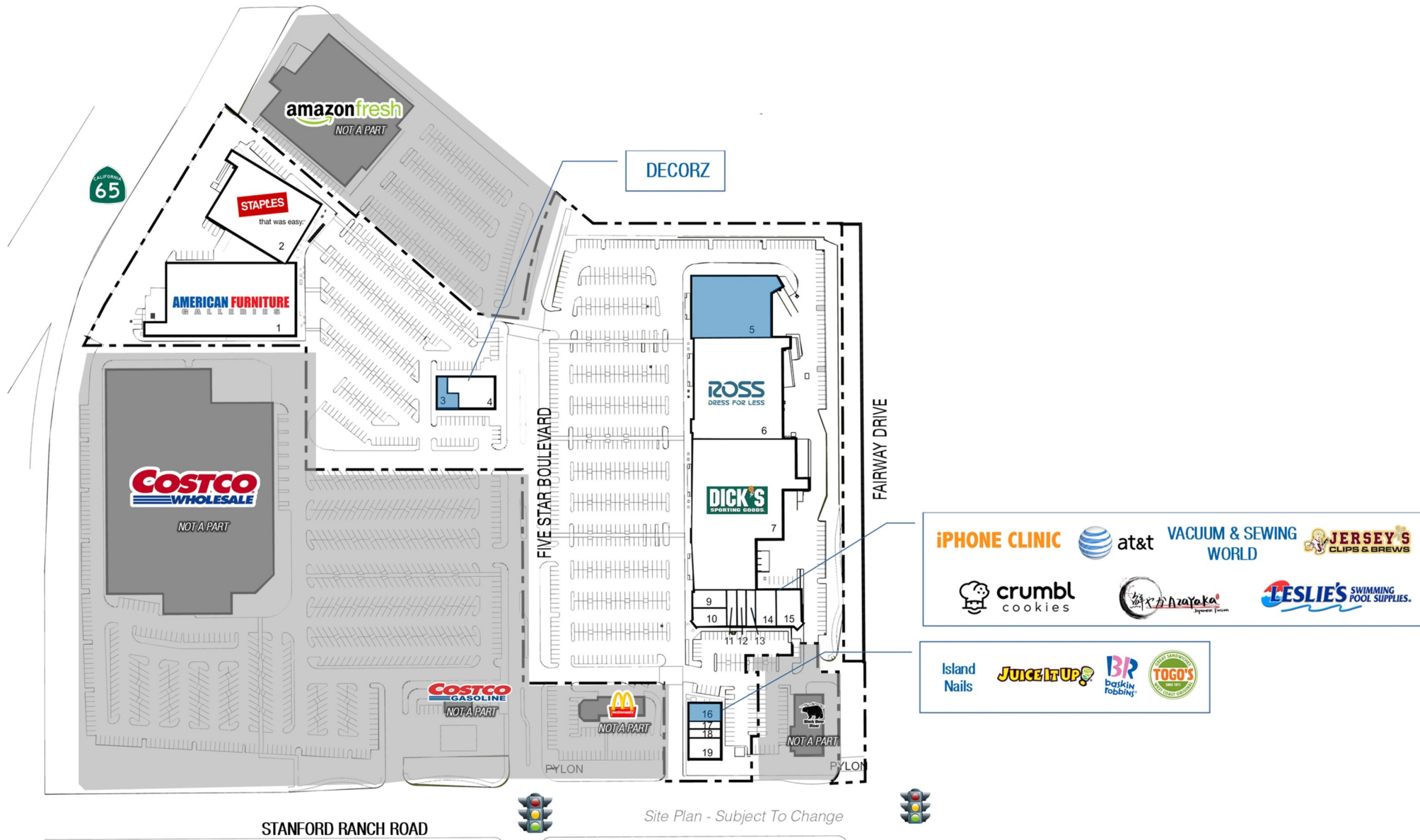
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## SITE PLAN



Site Plan - Subject To Change

SUITE	TENANT	SQ. FT.
1	American Furniture Galleries	36,041
2	Staples	23,978
3	<b>AVAILABLE (03-01-2025)</b>	1,801
4	Decorz	4,951
5	<b>AVAILABLE (03-01-2025)</b>	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	<b>AVAILABLE</b>	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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## RETAIL VICINITY AERIAL (HIGHWAY 65 CORRIDOR)

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