

# STANFORD RANCH CROSSING

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

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



**KIMCO**  
REALTY  
*more than shopping*  
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Kevin Soares  
Executive Vice President  
CA DRE #01291491  
ksoares@GallelliIRE.com

Jeff Hagan  
Senior Vice President  
CA DRE #01494218  
jhagan@GallelliIRE.com

Gallelli Real Estate  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliIRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881

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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  
±1,801 SF Pad Space



### 2024 total population

1-mile	13,991
3-mile	106,438
5-mile	242,857



### 2024 daytime population

1-mile	15,207
3-mile	131,578
5-mile	275,976



### 2024 total employees

1-mile	12,250
3-mile	74,957
5-mile	130,215



### 2024 total households

1-mile	5,781
3-mile	40,976
5-mile	91,502



### 2024 average HH income

1-mile	\$137,260
3-mile	\$154,092
5-mile	\$159,810

### 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

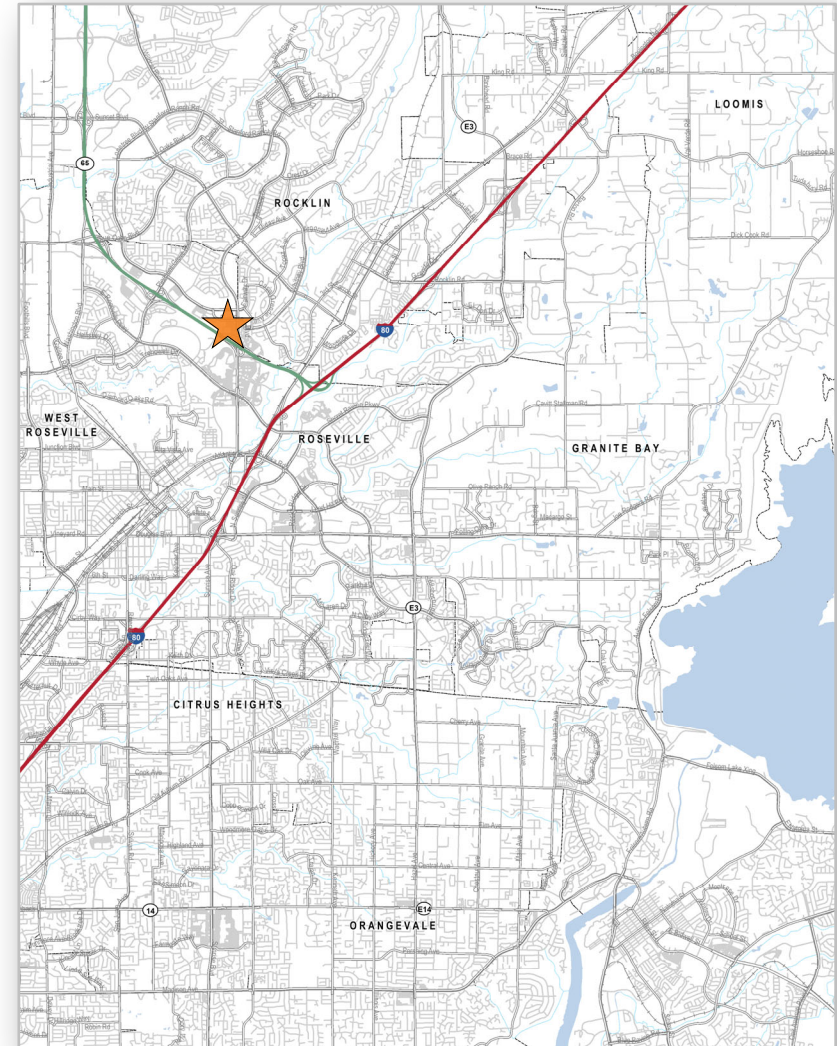
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Situated at the intersection of Stanford Ranch Road and Five Star Boulevard along Highway 65, **Stanford Ranch Crossing** is one of the most highly trafficked shopping centers in the region making it visible to over 200,000 cars per day.

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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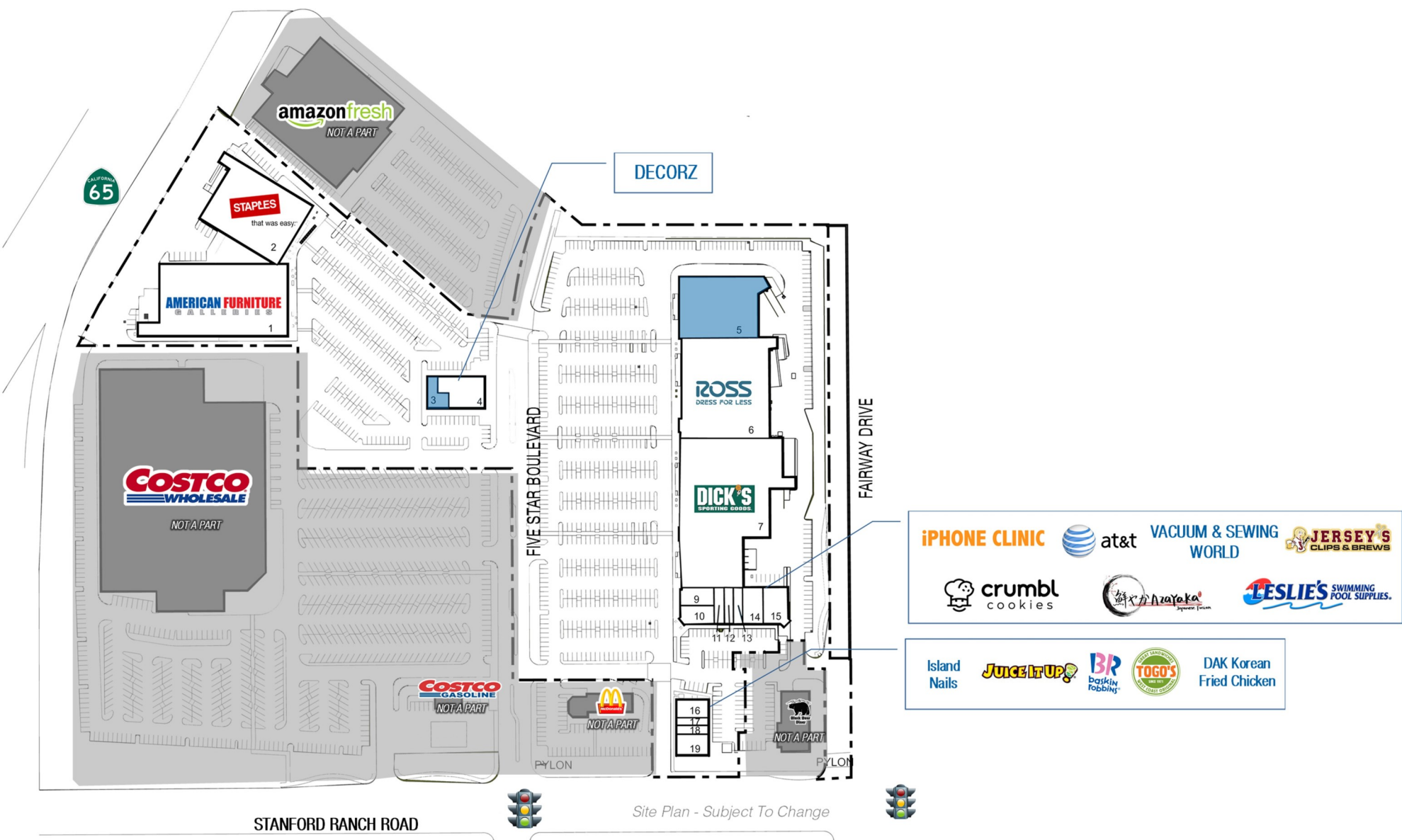


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SITE PLAN



SUITE	TENANT	SQ. FT.
1	American Furniture Galleries	36,041
2	Staples	23,978
3	AVAILABLE	1,801
4	Decorz	4,951
5	AVAILABLE	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	DAK Korean Fried Chicken	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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