

STANFORD RANCH CROSSING

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

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RETAIL ADVISORS



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more than shopping
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STANFORD RANCH CROSSING

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

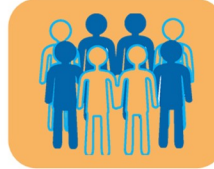
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location: Five Star Boulevard and Stanford Ranch Road at Highway 65
Roseville, CA

anchor tenants: American Furniture Galleries, Staples, Dick's Sporting Goods, Ross Dress for Less, Party City

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

availability: ±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 | 53,975 |
| Five Star Boulevard | 16,291 |
| Fairway Drive | 17,188 |
| Highway 65 | 121,023 |



Notable Retailers in Close Proximity Include:



SCANDINAVIAN DESIGNS



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PROPERTY OVERVIEW

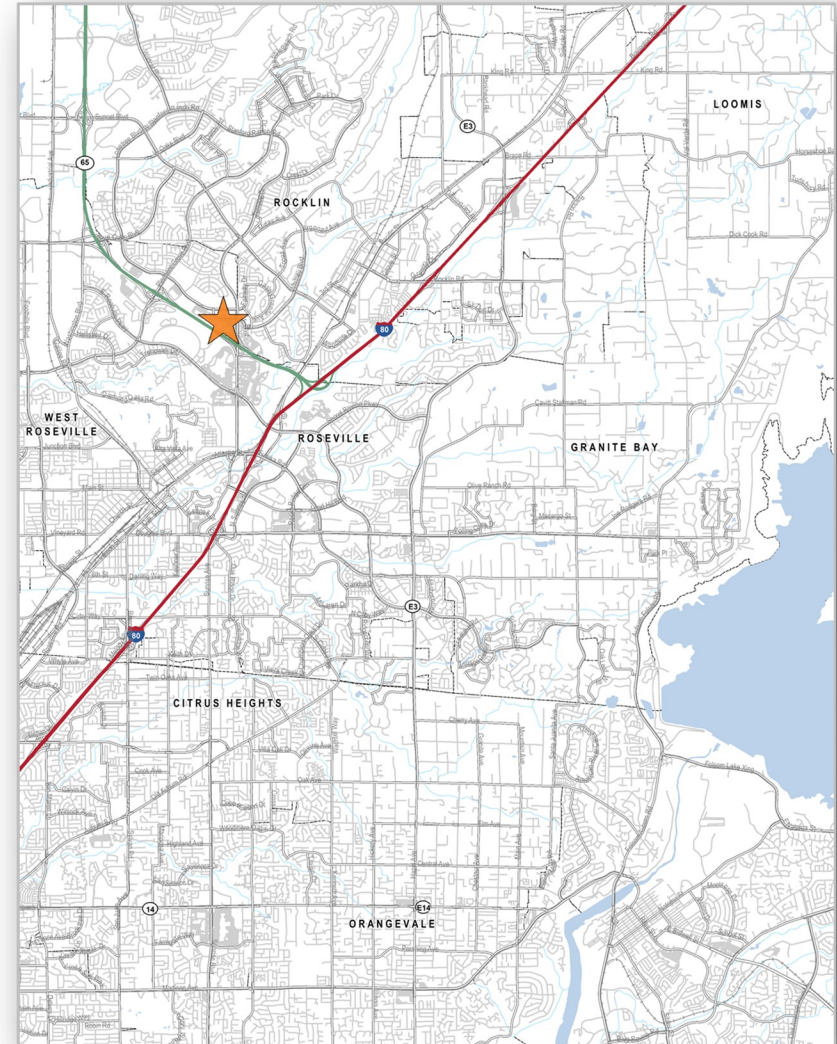
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Situated at the intersection of Stanford Ranch Road and Five Star Boulevard along Highway 65, **Stanford Ranch Crossing** is one of the most highly trafficked shopping centers in the region making it visible to over 200,000 cars per day.

This ±188,464 square foot community center is anchored by Dick's Sporting Goods, American Furniture Galleries, Staples, The Dollar Tree Ross Dress for Less and Party City 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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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 | 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 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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STANFORD RANCH CROSSING

RETAIL VICINITY AERIAL (HIGHWAY 65 CORRIDOR)

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