

available for lease

# PROMINENT PAD BUILDING

6810 FIVE STAR BOULEVARD - ROCKLIN, CA

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



**MATT GOLDSTEIN**  
Vice President  
CA DRE #01886233  
[mgoldstein@gallellire.com](mailto:mgoldstein@gallellire.com)



**GALLELLI REAL ESTATE**  
(916) 772-1700  
[www.GallelliRE.com](http://www.GallelliRE.com)





## SEE YOURSELF HERE.

6810 Five Star Boulevard is highly visible retail building located at the southeast quadrant of Five Star Boulevard and Stanford Ranch Road in Rocklin, California.

The site is at the epicenter of the Roseville/Rocklin trade area, one of the Sacramento region's strongest retail markets. Located near the interchange of California Highway 65 and Stanford Ranch Road, 6810 Five Star Boulevard is easily accessible.

California 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.

The leasing opportunities in this highly visible building are a  $\pm 5,000$  square foot end cap and a  $\pm 1,412$  square foot for retail or office use. Notable traffic generating retailers within close proximity include Costco, Dick's Sporting Goods, Nordstrom Rack, Party City, Ross, Total Wine, Joann Fabric and Crafts, Best Buy, Burlington, Barnes & Noble, Michael's, Marshalls, Macy's, JC Penney and Nordstrom.

SQUARE FEET

$\pm 12,076$

NOTABLE RETAILERS IN CLOSE PROXIMITY INCLUDE:

**COSTCO, DICK'S SPORTING  
GOODS, SCANDINAVIAN DESIGNS,  
ROSS, STAPLES**



GET TO KNOW  
YOUR NEIGHBORS  
IN CLOSE PROXIMITY



SCANDINAVIAN DESIGNS





**SURROUNDED  
BY AFFLUENCE**

**Westfield®**  
Galleria at Roseville

**LAZY DUG**  
DOG PARK

**HYATT  
PLACE™**

**VillaSport**  
ATHLETIC CLUB AND SPA

**COSTCO**  
WHOLESALE

**H**  
Holiday Inn  
Express

65

**FIVE STAR  
AUTO CENTER**

**THE SITE**

**MY SALON**

**THE BEAD GALLERY**

**THE BEAD GALLERY**

**NOR CAL  
GUNVAULT**

**Rocklin  
Automotive**

**Five Star Blvd**

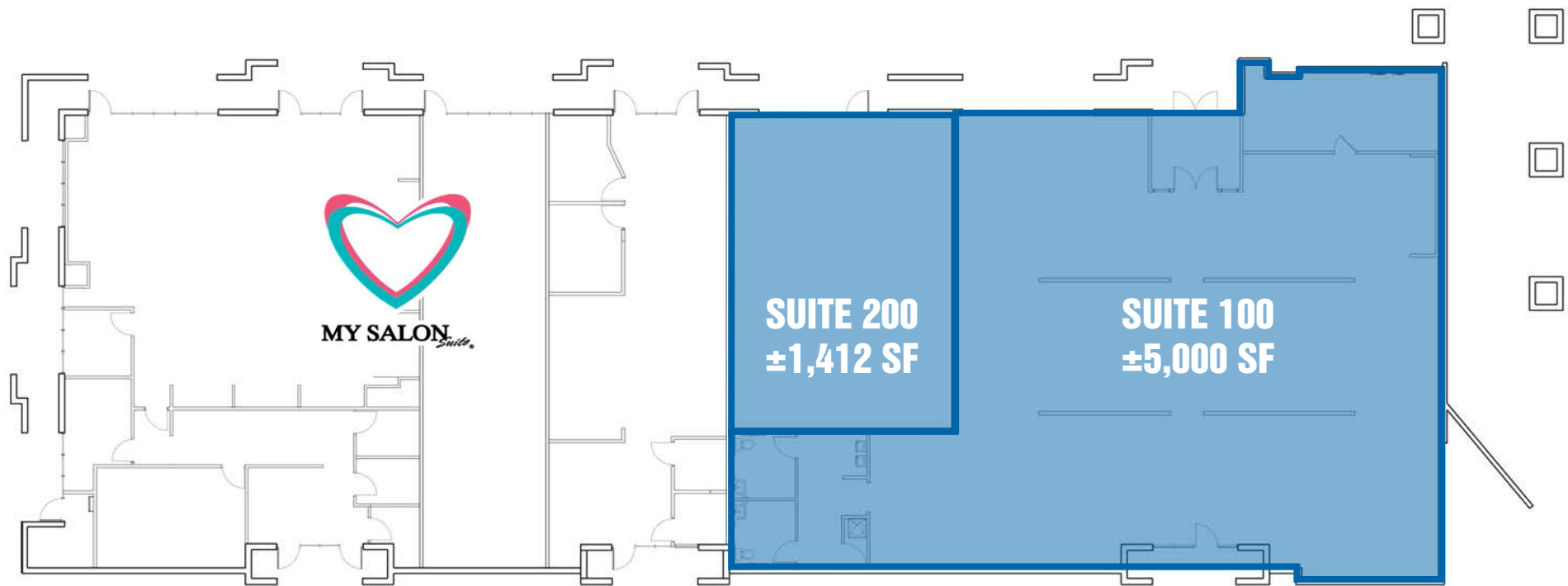


# TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2022 Total Population	12,843	103,713	233,551
 2022 Daytime Population	22,244	137,829	257,212
 2022 Total Employees	15,481	80,685	124,264
 2022 Total Households	5,059	37,086	82,162
 2022 Average Household Income	\$111,608	\$119,941	\$128,067
	Stanford Ranch Rd (west of Hwy 65)	Highway 65 (south of Stanford Ranch Rd)	Highway 65 (north of Stanford Ranch Rd)
 Traffic Counts	46,282	117,400	110,000

# SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
100	AVAILABLE	5,000
200	AVAILABLE	1,412
300	My Salon Suite Rocklin	5,664



# ROSEVILLE RETAIL TRADE AREA





## FOR MORE INFORMATION PLEASE CONTACT

**MATT GOLDSTEIN**

Vice President

CA DRE #01886233

[mgoldstein@gallellire.com](mailto:mgoldstein@gallellire.com)

**GALLELLI REAL ESTATE**

3005 Douglas Boulevard, Suite 200

Roseville, CA 95661

916-772-1700

[GallelliRE.com](http://GallelliRE.com)



Gary B. Gallelli, Broker  
CA DRE #00811881

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