

AVAILABLE FOR LEASE

# CROCKER RANCH

Blue Oaks Blvd & Woodcreek Oaks Blvd  
ROSEVILLE, CA



GALLELLI REAL ESTATE  
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## SEE YOURSELF HERE

Crocker Ranch is a ±81,171 square foot community shopping center located at the southwest corner of Blue Oaks Boulevard and Woodcreek Oaks Boulevard in Roseville and is within minutes of Highway 65.

Neighboring shopping centers in the immediate vicinity feature, Walgreens, Nugget Market, Smashburger, Panda Express, Starbucks, MOD Pizza, NuYo Frozen Yogurt, and Del Taco. Anchored by a Safeway grocery store, Crocker Ranch is ideally located in an up and coming area of Roseville.

Crocker Ranch benefits from a wide variety of shops which includes, Round Table Pizza, Chase Bank, Great Clips, Bank of America, Carl's Jr., Safeway Fuel, Han's Cleaners and NailsZone.

SQUARE FEET

±81,171

TENANTS INCLUDE

SAFeway, ROUND TABLE PIZZA,  
CHASE BANK, BANK OF AMERICA,  
CARL'S JR., GREAT CLIPS

GET TO KNOW  
YOUR NEIGHBORS.



Bank of America



Great Clips®

NailsZone

HAN'S CLEANERS



**SURROUNDED  
BY AFFLUENCE**

**Available**

**SAFeway**  
Ingredients for life.

**Round  
Table  
PIZZA**

**Great Clips**

**SAFeway  
GASOLINE**

**Carls Jr.**

**CHASE**

**Bank of America**

**BLUE OAKS BLVD  
55,618 ADT**

**WOODCREEK OAKS BLVD  
13,311 ADT**

**G GALLELLI  
REAL ESTATE**



# TRADE AREA & DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile
 2022 Total Population	13,855	91,222	193,784
 2022 Daytime Population	13,765	82,868	192,345
 2022 Total Employees	5,230	28,627	78,183
 2022 Total Households	4,746	31,775	68,059
 2022 Average Household Income	\$171,314	\$152,790	\$144,355
		Blue Oaks Blvd	Woodcreek Oaks Blvd
 Traffic Counts		55,618	13,311

# SITE PLAN & LEASING AVAILABILITY

SUITE	TENANT	SQUARE FEET
Major 1	Safeway	±55,146
2	Round Table Pizza	3,250
3	Available	4,901
4	Dry Cleaner Drop Off	1,405
5	NailsZone	1,405
6	Great Clips	1,405
7	Carl's Jr.	3,500
8	Bank of America	4,665
9	Chase Bank	5,110
10	Safeway Fuel Station	384





# JOIN OUR COMMUNITY.

## MEET THE GALLELLI RETAIL TEAM

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