

# STANFORD RANCH CROSSING

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

A PROUD MEMBER OF  
**CHAINLINKS**  
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:

Staples, Dick's Sporting Goods, Ross Dress for Less, Party City

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

### availability:

±36,041 SF Anchor Space  
±2,756 SF 2nd Gen Restaurant Space



### 2022 total population

1-mile	13,727
3-mile	103,573
5-mile	239,860



### 2022 daytime population

1-mile	22,191
3-mile	132,123
5-mile	263,788



### 2022 total employees

1-mile	14,779
3-mile	73,291
5-mile	122,484



### 2022 total households

1-mile	5,424
3-mile	38,349
5-mile	86,956



### 2022 average HH income

1-mile	\$115,452
3-mile	\$130,596
5-mile	\$138,868

### traffic counts

Stanford Ranch Rd (east of Hwy 65)	48,853
Five Star Blvd	17,321
Fairway Dr	10,560
Highway 65 (north of Stanford Ranch Rd)	110,000



Notable Retailers in Close Proximity Include:



SCANDINAVIAN DESIGNS



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SITE PLAN



SUITE	TENANT	SQ. FT.
1	AVAILABLE	36,041
2	Staples	23,978
3	Sentinel Dental	1,801
4	Zothex Flooring	4,951
5	Party City	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	AVAILABLE	2,756
15	Leslie's Swimming Pool Supplies	3,367
16	Rubio's	2,100
17	Island Nails	917
18	Juice It Up!	1,050
19	Togo's / Baskin Robbins	2,248

For leasing information,  
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# STANFORD RANCH CROSSING

## PROPERTY OVERVIEW

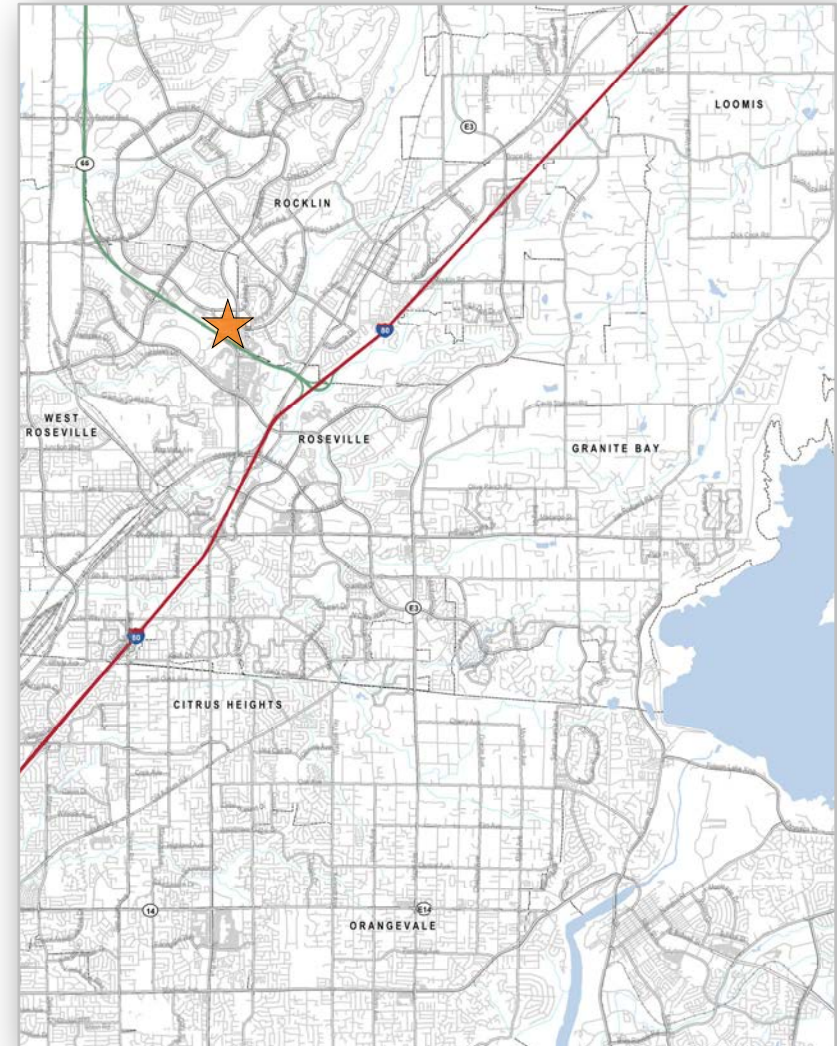
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Situated at the intersection of Stanford Ranch Road and Five Star Boulevard along Highway 65, **Stanford Ranch Crossing** is one of the most highly trafficked shopping centers in the region.

Visible to approximately 187,000 cars per day, the  $\pm 188,464$  square foot community center is anchored by Dick's Sporting Goods, Staples, 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.

The 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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RETAIL VICINITY AERIAL (HIGHWAY 65 CORRIDOR)

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**KIMCO**  
REALTY  
more than shopping  
EVERYDAY LIVING™

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