



# Stanford Ranch

Roseville, CA

Sacramento-Roseville-Folsom (CA)



**Brian Alt**  
Leasing Representative  
(916) 580-2533  
balt@kimcorealty.com

KRC Property Management I, Inc., a Subsidiary of Kimco Realty®  
CA License ID: 01504949 | CA KRC License ID: 01518685





As of 03/14/23

AERIAL



GROSS LEASABLE AREA (GLA)	188,493 SF
PARKING SPACES	1,029
PARKING RATIO	5.46 per 1,000 SF

Brian Alt

Leasing Representative | (916) 580-2533 | balt@kimcorealty.com



DENSITY AERIAL

**Brian Alt**

Leasing Representative | (916) 580-2533 | [balt@kimcorealty.com](mailto:balt@kimcorealty.com)



■ Available 
 ■ Potentially Available 
 ■ Non-Controlled 
 A Curbside Pick-up



	TENANT	SQ FT
1	Available	36,041
2	Staples	23,978
3	Citadel Dental	1,801
4	Decorz	4,951
5	Party City	18,859
6	Ross Dress for Less	27,471
7	Dick's Sporting Goods	55,348
8	iPhone Clinic	1,630
9	AT&T Authorized Retailer	2,034
10	Vacuum and Sewing World	1,393
11	Jersey Haircuts & Brews	1,255
12	Crumbl Cookies	1,265
13	Azayaka Japanese Fusion	2,756
14	Leslie's Swimming Pool [...]	3,367
15	Rubio's	2,100
16	Island Nails	917
17	Juice It Up	1,050
18	Togo's/Baskin Robbins	2,248

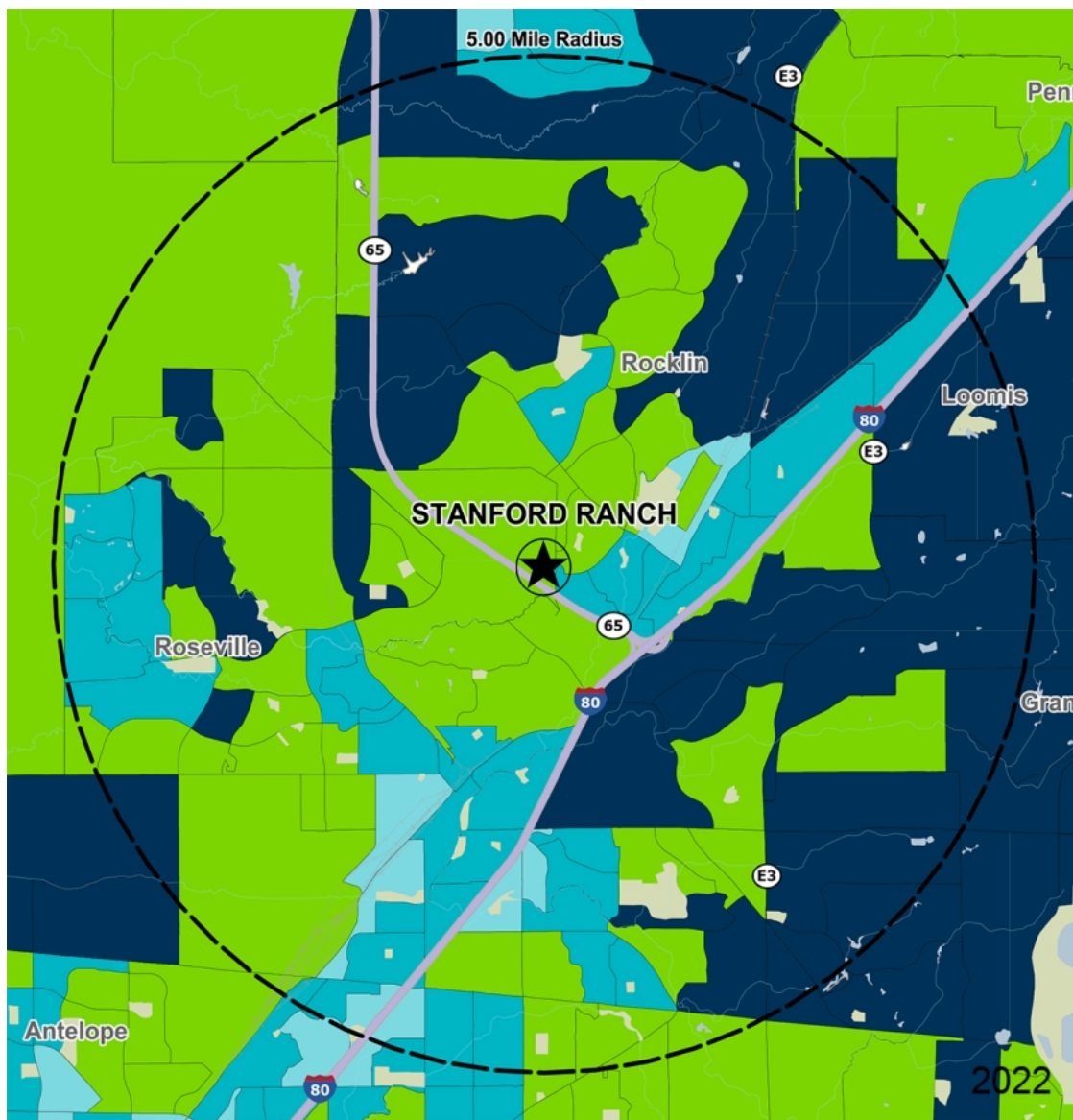
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

**Brian Alt**

Leasing Representative | (916) 580-2533 | balt@kimcorealty.com



COMPETITION MAP



by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	15,124	106,227	242,648
Daytime Pop	17,821	154,641	318,378
Households	5,816	40,064	90,202
Average HH Income	\$113,820	\$120,459	\$124,957
Median HH Income	\$99,200	\$99,222	\$99,993
Per Capita Income	\$43,908	\$45,662	\$46,678

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



# Stanford Ranch

Stanford Ranch Rd. & Hwy. 65, Roseville, CA



**Brian Alt**  
Leasing Representative  
(916) 580-2533  
balt@kimcorealty.com

KRC Property Management I, Inc., a Subsidiary of Kimco Realty®  
CA License ID: 01504949 | CA KRC License ID: 01518685