



Crocker Ranch

Roseville, CA

Sacramento-Roseville-Folsom (CA)



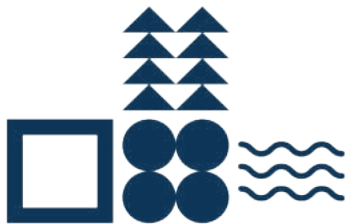
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AERIAL



GROSS LEASABLE AREA (GLA)

81,171 SF

PARKING SPACES

376

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DENSITY AERIAL



Property Overview

Crocker Ranch is located in a growing, residential area of Roseville, California. The center offers a superb tenant mix and is anchored by a popular Safeway grocery store.

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Available Potentially Available Curbside Pick-up



	TENANT	SQ FT
1	Safeway	55,146
2	Round Table Pizza	3,250
3	Available	4,901
4	Dry Cleaner Drop Off	1,405
5	Nail Zone	1,405
6	Great Clips	1,405
7	Carl's Jr.	3,500
8	Bank of America	4,665
9	JPMorgan Chase Bank	5,110
10	Safeway Gas	384

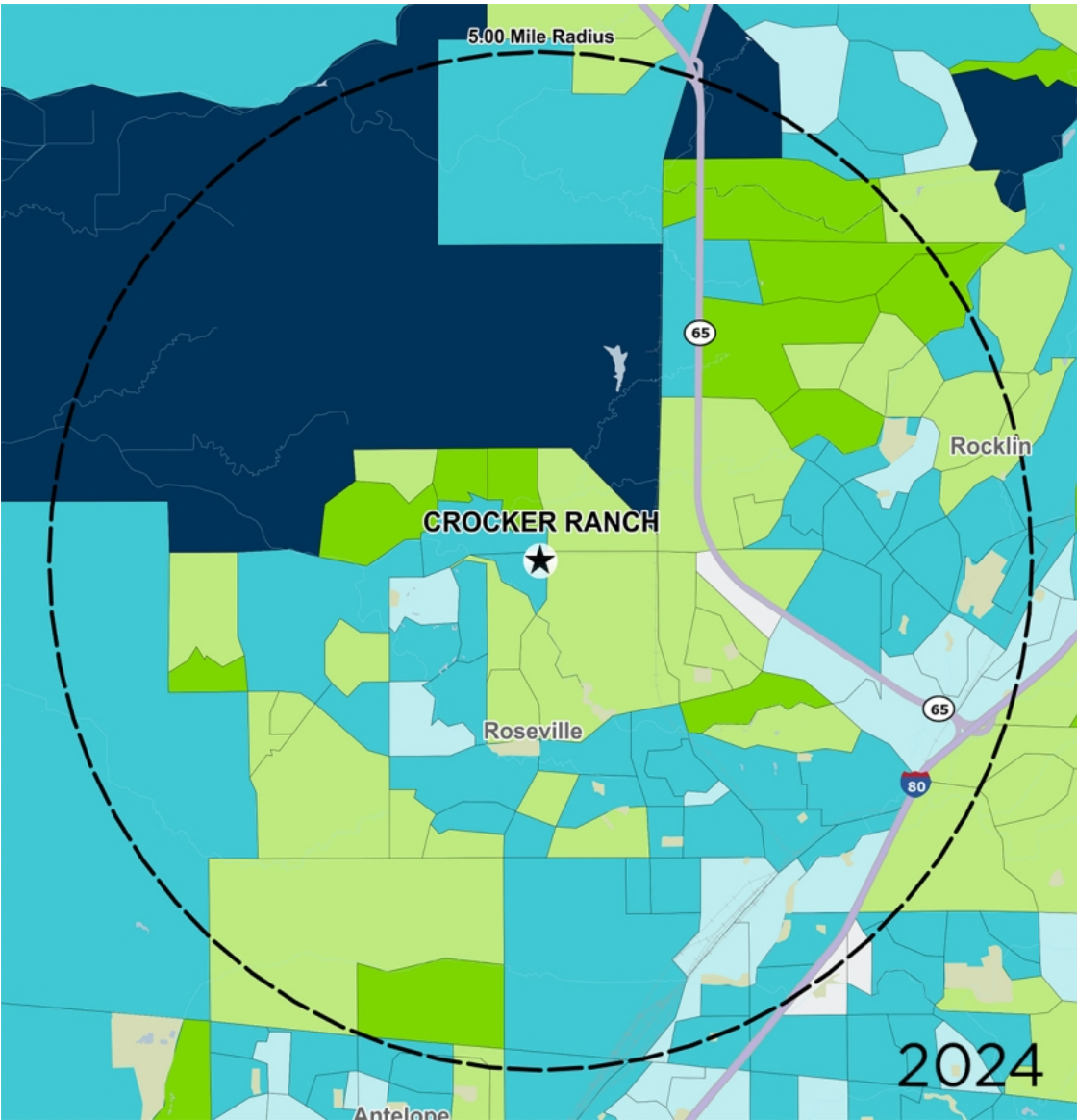
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, 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 purposed 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.

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COMPETITION MAP



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	13,256	100,404	207,238
Daytime Pop	12,078	89,592	205,654
Households	4,688	36,013	74,033
Average HH Income	\$160,726	\$151,085	\$148,226
Median HH Income	\$128,591	\$127,459	\$123,394
Per Capita Income	\$56,941	\$54,450	\$53,256

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



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Crocker Ranch

Woodcreek Oaks Blvd. & Blue Oaks Blvd., Roseville, CA



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