



Crocker Ranch

Roseville, CA

Sacramento-Roseville-Folsom (CA)



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





As of 02/19/24

AERIAL



GROSS LEASABLE AREA (GLA)	81,171 SF
PARKING SPACES	376



DENSITY AERIAL

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■ 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 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.

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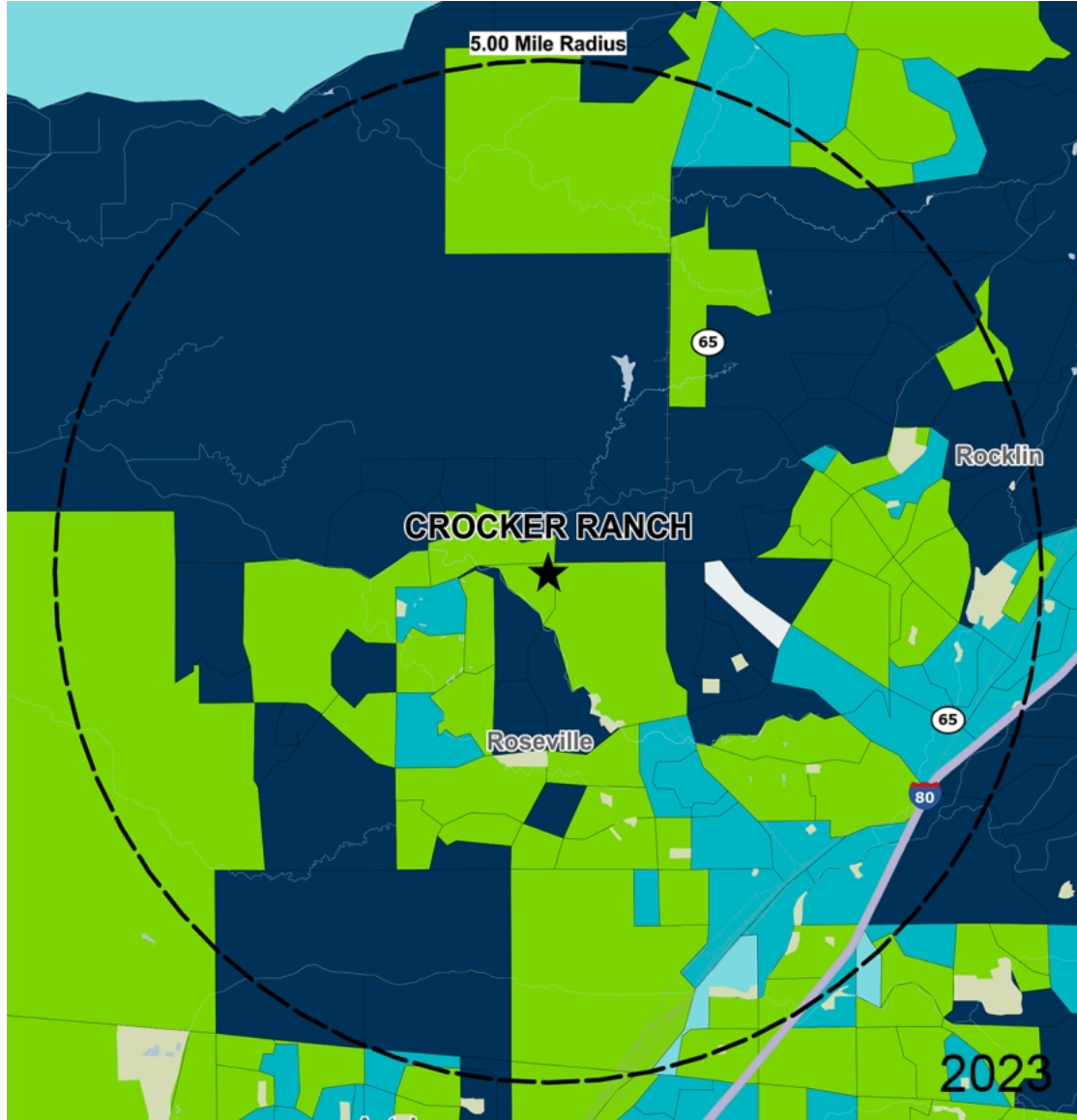
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COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	14,676	92,471	189,170
Daytime Pop	13,768	99,275	207,009
Households	4,993	33,639	68,648
Average HH Income	\$143,387	\$129,165	\$126,898
Median HH Income	\$123,962	\$112,069	\$106,543
Per Capita Income	\$48,860	\$47,054	\$46,234

Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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



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