FOR LEASE

3261 STANFORD RANCH RD, ROCKLIN, CA

+/- 1,000 - 5,000 SF OF RETAIL SPACE AVAILABLE



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THE SHOPS AT STANFORD RANCH



SUITES	SIZE	LEASE RATE	SPACE NOTES	
A	+/- 1,000 SF	\$1.75 PSF, NNN	Cold shell condition (no HVAC, no bathrooms, no electrical panel)	
В	+/- 1,000 SF	\$1.75 PSF, NNN	Cold shell condition (no HVAC, no bathrooms, no electrical panel)	
A+B	+/- 2,000 SF	\$1.75 PSF, NNN	Cold shell condition (no HVAC, no bathrooms, no electrical panel)	
D	+/- 5,000 SF	\$1.55 PSF, NNN	Cold shell condition no HVAC, no bathrooms, no electrical panel, large enclosed patio	

- Current Layout: The layout is an open retail floorplan currently in cold shell condition
- Visibility: Amplify your retail presence with building and monument signage visible from Stanford Ranch Rd.
- Great Location: Surrounded by a master-planned residential community and golf course
- Zoning: Designated as Commercial Mixed-Use under the Placer County
- Neighboring Tenants: Starbucks, Dollar Tree, Subway, KIKI's, Save Mart, Anytime Fitness and others!
- Traffic Counts: Stanford Ranch Rd: 30,346 ADT, Park Dr: 15,899 ADT
- Property Zoning: Planned Development Business Park Commercial City of Rocklin

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SITE PLAN







EXTERIOR PICTURES







ROBUST CONSUMER REACH:

Access to 88,779 residents within 3 miles and 178,487 within 5 miles, with a highly educated population and an average household income of \$135,797 in 2023.

PROXIMITY TO SACRAMENTO:

Located 22 miles from Sacramento, convenient access to Reno,
 Nevada, and Lake Tahoe, making it ideal for businesses targeting regional or national markets.

BUSINESS-FRIENDLY ENVIRONMENT:

 A favorable tax climate, streamlined permitting, and support through business incubators and accelerators make Rocklin an attractive place for business establishment and growth.

STRATEGIC CONNECTIVITY:

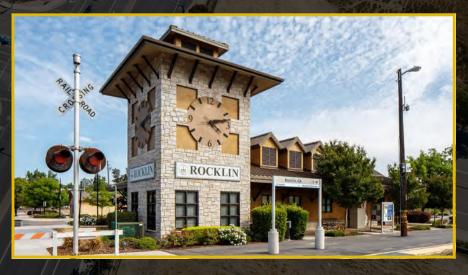
 With close proximity to major routes like the US-50 and I-80, Rancho Cordova guarantees easy access for commuters and visitors, enhancing potential customer traffic for retailers.

COMMUNITY ENGAGEMENT:

 A vibrant community with civic pride, hosting various events, festivals, and active volunteer organizations.









DEMOGRAPHIC SUMMARY REPORT

3261 STANFORD RANCH ROAD, ROCKLIN, CA 95765



POPULATION 2023 ESTIMATE

3-MILE RADIUS 89,196 **5-MILE RADIUS** 177,885 **10-MILE RADIUS** 518,431

HOUSEHOLD INCOME 2023 AVERAGE

3-MILE RADIUS \$135,847.00 5-MILE RADIUS \$133,150.00 10-MILE RADIUS \$118,719.00

POPULATION 2028 PROJECTION

3-MILE RADIUS 93,957 **5-MILE RADIUS** 186,863 **10-MILE RADIUS** 537,962

HOUSEHOLD INCOME 2023 MEDIAN

3-MILE RADIUS \$114,154.00 5-MILE RADIUS \$109,306.00 10-MILE RADIUS \$94,968.00

POPULATION

2023 BY ORIGIN

WHITE	70,910	141,066	408,654
BLACK	2,099	4,368	20,894
HISPANIC ORIGIN	12,730	25,669	84,814
AM.INDIAN & ALASKAN	775	1,722	5,872
ASIAN	10,024	20,414	51,032
HAWAIIAN/PACIFIC ISLAND	283	650	2,594
OTHER	5,104	9,666	29,385

PARTNER | RETAIL BROKERAGE AND INVESTMENT SALES 916.705.8132

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CONTACT US!

FOR MORE INFORMATION ABOUT
THESE RETAIL SUITES

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