

**FOR
LEASE**

**3261 STANFORD RANCH RD,
ROCKLIN, CA**

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

Park Dr - 15,630 ADT

Stanford Ranch Rd - 30,346 ADT

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ROME
REAL ESTATE GROUP

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)
B	+/- 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



STANDORD RANCH PLAZA

Save Mart
 TAQUERIA ROBERTO
 MEXICAN FOOD
 ROCKLIN
 Great Clips
 IT'S GONNA BE GREAT
 ANYTIME FITNESS
 FedEx
 DNA
 DANCE COLLECTIVE
 PASTA Zone

Rocklin's Tutoring Team
 Join the Winning Team

Elevation
 DANCE CENTER
 Rocklin Pet Spa
 Us Nails



Park Dr - 15,630 ADT

DOLLAR TREE

Cj's
 CJ'S PIZZA BAR & GRILL

KIKI'S

THE SHOPS AT STANDORD RANCH

Rocklin
 SUBWAY
 SPORTS CARDS & COLLECTIBLES
 MATHNASIUM
 The Math Learning Center
 1-800 flowers.com

Stanford Ranch Rd - 30,346 ADT

HIGHLAND
 DENTAL GROUP
 Top off
 FROZEN
 YOGURT



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.



WILLIAM
JESSUP
UNIVERSITY

Stanford Ranch Rd

**PROPERTY
LOCATION**

Park Dr



CINEMARK

RC Willey
Your Home. Your Way.

HOBBY LOBBY

planet fitness

SAFeway

JIMBOY'S TACOS

Domino's

CALIFORNIA Family Fitness

W

CHASE

Little Caesars

McDonald's

PANDA EXPRESS CHINESE KITCHEN

DOLLAR TREE

Save Mart

ANYTIME FITNESS

SUBWAY

Starbucks

Great Clips
IT'S GONNA BE GREAT

Rocklin High School
A California Distinguished School

Sunset Blvd



target

Walmart

ASHLEY

KOHL'S

sam's club

BEL AIR

Starbucks

QUICK QUACK CAR WASH

SUBWAY

ROUND TABLE PIZZA ROYALTY

ups

Concentra+ urgent care

TACO BELL

CALIFORNIA SUN WELLNESS SPA

Stanford Ranch Rd

COSTCO WHOLESALE

DICK'S
Clothing & Sporting Goods

THE HOME DEPOT

Party City

STAPLES

WinCo FOODS

Nugget MARKETS

LOWE'S

99¢ only STORES

BIG LOTS!

**IMMEDIATE
VICINITY AERIAL**



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

POPULATION 2028 PROJECTION

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



HOUSEHOLD INCOME 2023 AVERAGE

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

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

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
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

CONTACT US!

FOR MORE INFORMATION ABOUT
THESE RETAIL SUITES



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