



FOR LEASE

6200-6220 STANFORD RANCH RD

ROCKLIN, CA



Property Highlights:

- Prime Retail Area of Rocklin w/ frontage on Stanford Ranch Rd.
- Over 17k population in 1mi and 209k in 5mi
- High Avg. HH Incomes in trade area: Over \$110k+
- Strong traffic counts on Stanford Ranch Rd. Over 33k+ vehicles per day (Stanford Ranch Rd. & Sunset)
- Monument Signage available on Stanford Ranch Rd.
- ±17,100sf – Total Building
- Lease Rate & Tenant Improvements Negotiable

6200 Stanford Ranch Rd.

Suite #300 ±1,525sf - (existing hair salon)

Suite #500 ±1,184sf (occupied on short term lease)

6220 Stanford Ranch Rd.

Suite 100 B: ±2,615sf* (2nd gen restaurant space w/ hood & grease trap)

Suite 200 A: ±2,231sf* (end cap unit – occupied on short term lease).

*Suites Can be combined for larger user

For more information, please contact:

Jeff Clark, CCIM

Lic. #00979522

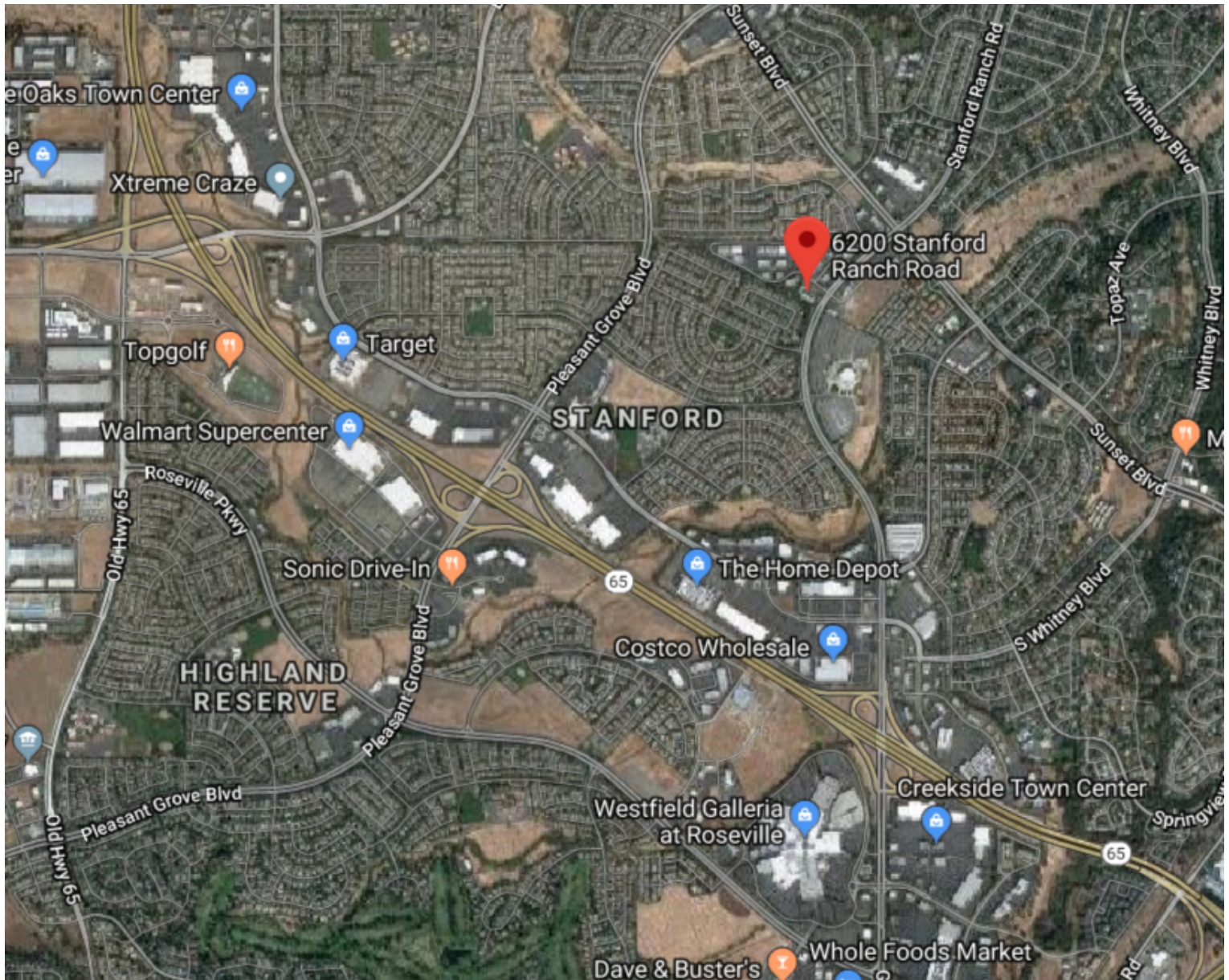
916-673-6558 main 916-806-2586 cell

jclark@clarkcre.com

www.clarkcre.com

The Plaza at Stanford Ranch

6200-6220 Stanford Ranch Rd.





Demographic and Income Profile

6200 Stanford Ranch Rd, Rocklin, California, 95765 3
6200 Stanford Ranch Rd, Rocklin, California, 95765
Ring: 1 mile radius

Prepared by Esri
Latitude: 38.79387
Longitude: -121.26835

Summary	Census 2010		2019		2024		
Population	16,233		17,288		18,161		
Households	5,705		6,065		6,378		
Families	4,077		4,310		4,525		
Average Household Size	2.82		2.83		2.82		
Owner Occupied Housing Units	3,492		3,846		4,107		
Renter Occupied Housing Units	2,213		2,219		2,271		
Median Age	34.1		35.7		36.5		
Trends: 2019 - 2024 Annual Rate	Area		State		National		
Population	0.99%		0.67%		0.77%		
Households	1.01%		0.62%		0.75%		
Families	0.98%		0.62%		0.68%		
Owner HHs	1.32%		0.79%		0.92%		
Median Household Income	2.62%		2.99%		2.70%		
Households by Income				2019		2024	
				Number	Percent	Number	Percent
	<\$15,000			384	6.3%	345	5.4%
	\$15,000 - \$24,999			284	4.7%	238	3.7%
	\$25,000 - \$34,999			272	4.5%	237	3.7%
	\$35,000 - \$49,999			448	7.4%	385	6.0%
	\$50,000 - \$74,999			1,006	16.6%	921	14.4%
	\$75,000 - \$99,999			1,007	16.6%	1,002	15.7%
	\$100,000 - \$149,999			1,342	22.1%	1,484	23.3%
	\$150,000 - \$199,999			699	11.5%	915	14.3%
	\$200,000+			622	10.3%	852	13.4%
Median Household Income			\$89,012		\$101,278		
Average Household Income			\$110,134		\$127,781		
Per Capita Income			\$39,692		\$46,087		
Population by Age	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,191	7.3%	1,155	6.7%	1,254	6.9%
	5 - 9	1,334	8.2%	1,238	7.2%	1,300	7.2%
	10 - 14	1,346	8.3%	1,282	7.4%	1,267	7.0%
	15 - 19	1,132	7.0%	1,176	6.8%	1,143	6.3%
	20 - 24	1,017	6.3%	955	5.5%	859	4.7%
	25 - 34	2,294	14.1%	2,653	15.3%	2,731	15.0%
	35 - 44	2,756	17.0%	2,485	14.4%	3,125	17.2%
	45 - 54	2,270	14.0%	2,468	14.3%	2,185	12.0%
	55 - 64	1,496	9.2%	1,846	10.7%	1,901	10.5%
	65 - 74	689	4.2%	1,168	6.8%	1,340	7.4%
	75 - 84	418	2.6%	521	3.0%	689	3.8%
	85+	290	1.8%	342	2.0%	366	2.0%
Race and Ethnicity	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	12,858	79.2%	12,981	75.1%	13,110	72.2%
	Black Alone	260	1.6%	349	2.0%	429	2.4%
	American Indian Alone	118	0.7%	123	0.7%	132	0.7%
	Asian Alone	1,618	10.0%	2,116	12.2%	2,497	13.7%
	Pacific Islander Alone	57	0.4%	57	0.3%	63	0.3%
	Some Other Race Alone	447	2.8%	553	3.2%	633	3.5%
	Two or More Races	876	5.4%	1,109	6.4%	1,297	7.1%
	Hispanic Origin (Any Race)	2,101	12.9%	2,515	14.5%	2,878	15.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

August 11, 2019

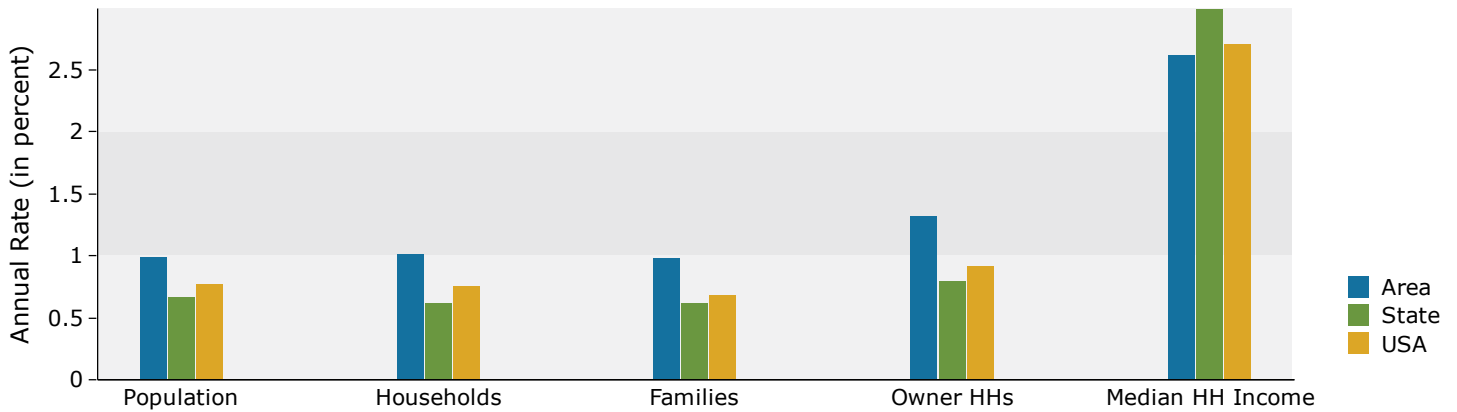


Demographic and Income Profile

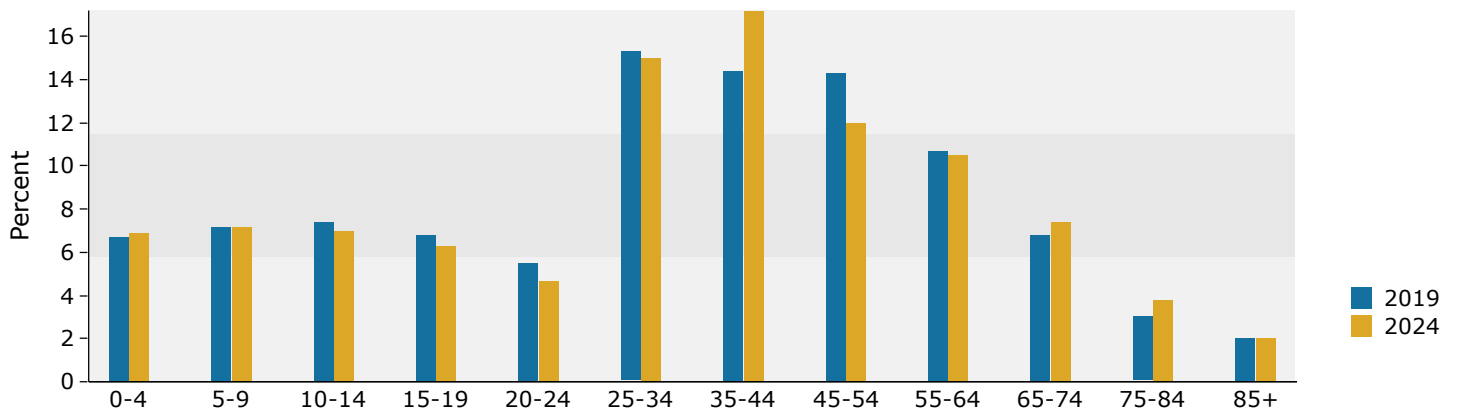
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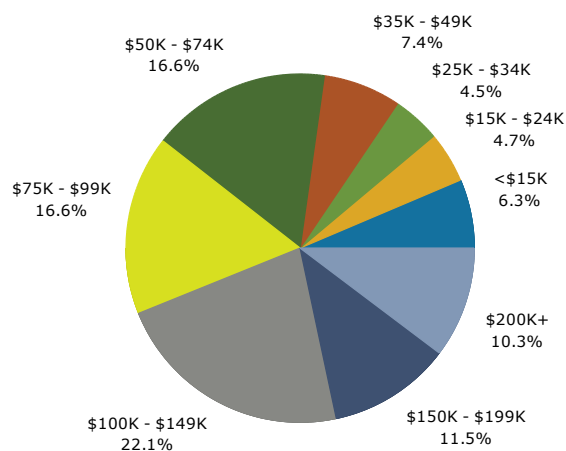
Trends 2019-2024



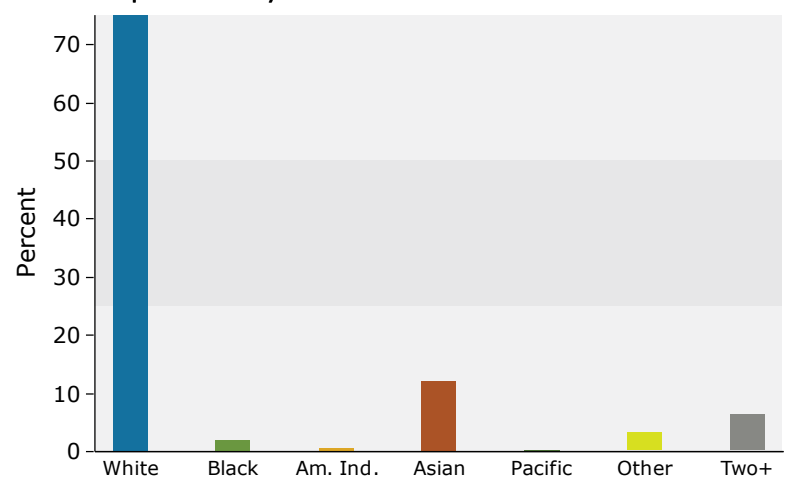
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 14.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

August 11, 2019



Demographic and Income Profile

6200 Stanford Ranch Rd, Rocklin, California, 95765 3
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Ring: 3 mile radius

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Summary	Census 2010	2019	2024
Population	80,623	91,525	98,146
Households	29,443	33,033	35,332
Families	20,803	23,341	24,978
Average Household Size	2.72	2.75	2.76
Owner Occupied Housing Units	18,675	21,363	23,103
Renter Occupied Housing Units	10,768	11,669	12,229
Median Age	35.3	36.7	37.0
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.41%	0.67%	0.77%
Households	1.35%	0.62%	0.75%
Families	1.36%	0.62%	0.68%
Owner HHs	1.58%	0.79%	0.92%
Median Household Income	3.03%	2.99%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	2,417	7.3%	2,072	5.9%
\$15,000 - \$24,999	1,973	6.0%	1,636	4.6%
\$25,000 - \$34,999	1,774	5.4%	1,552	4.4%
\$35,000 - \$49,999	2,389	7.2%	2,164	6.1%
\$50,000 - \$74,999	5,556	16.8%	5,381	15.2%
\$75,000 - \$99,999	4,598	13.9%	4,804	13.6%
\$100,000 - \$149,999	6,833	20.7%	7,797	22.1%
\$150,000 - \$199,999	3,764	11.4%	4,974	14.1%
\$200,000+	3,728	11.3%	4,952	14.0%

Median Household Income	\$86,322	\$100,226
Average Household Income	\$110,918	\$128,289
Per Capita Income	\$40,489	\$46,746

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,462	6.8%	5,672	6.2%	6,262	6.4%
5 - 9	6,383	7.9%	6,355	6.9%	6,708	6.8%
10 - 14	6,637	8.2%	6,870	7.5%	6,868	7.0%
15 - 19	5,996	7.4%	6,355	6.9%	6,458	6.6%
20 - 24	4,971	6.2%	5,645	6.2%	5,576	5.7%
25 - 34	10,489	13.0%	12,546	13.7%	14,160	14.4%
35 - 44	12,833	15.9%	13,072	14.3%	14,918	15.2%
45 - 54	12,122	15.0%	12,801	14.0%	12,278	12.5%
55 - 64	7,747	9.6%	10,564	11.5%	10,914	11.1%
65 - 74	4,252	5.3%	6,916	7.6%	8,154	8.3%
75 - 84	2,506	3.1%	3,244	3.5%	4,218	4.3%
85+	1,225	1.5%	1,487	1.6%	1,631	1.7%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	65,139	80.8%	70,304	76.8%	72,654	74.0%
Black Alone	1,375	1.7%	2,022	2.2%	2,566	2.6%
American Indian Alone	600	0.7%	644	0.7%	687	0.7%
Asian Alone	6,681	8.3%	9,467	10.3%	11,461	11.7%
Pacific Islander Alone	238	0.3%	260	0.3%	292	0.3%
Some Other Race Alone	2,470	3.1%	3,245	3.5%	3,792	3.9%
Two or More Races	4,119	5.1%	5,583	6.1%	6,694	6.8%
Hispanic Origin (Any Race)	9,974	12.4%	12,820	14.0%	15,046	15.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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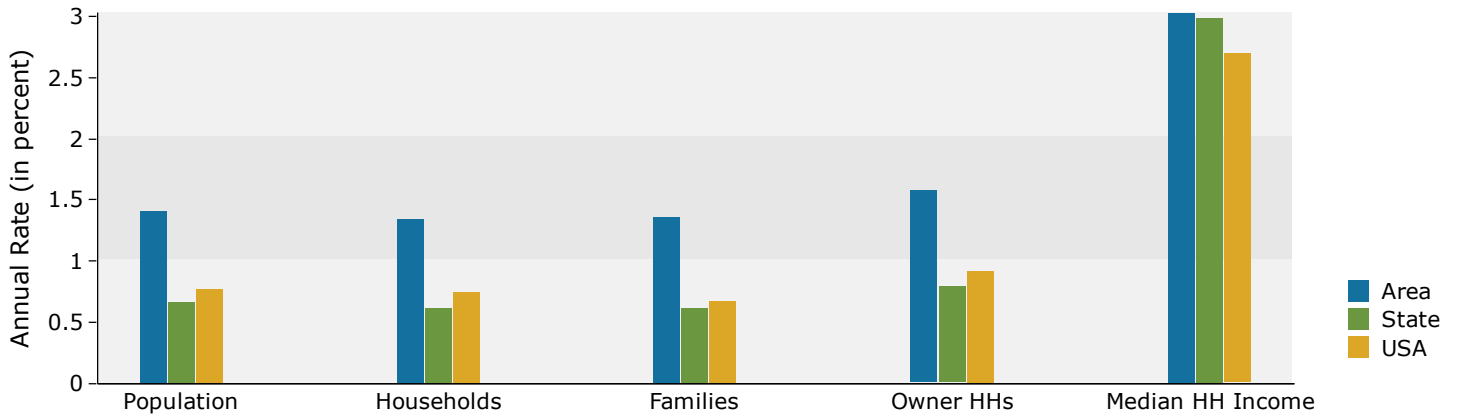


Demographic and Income Profile

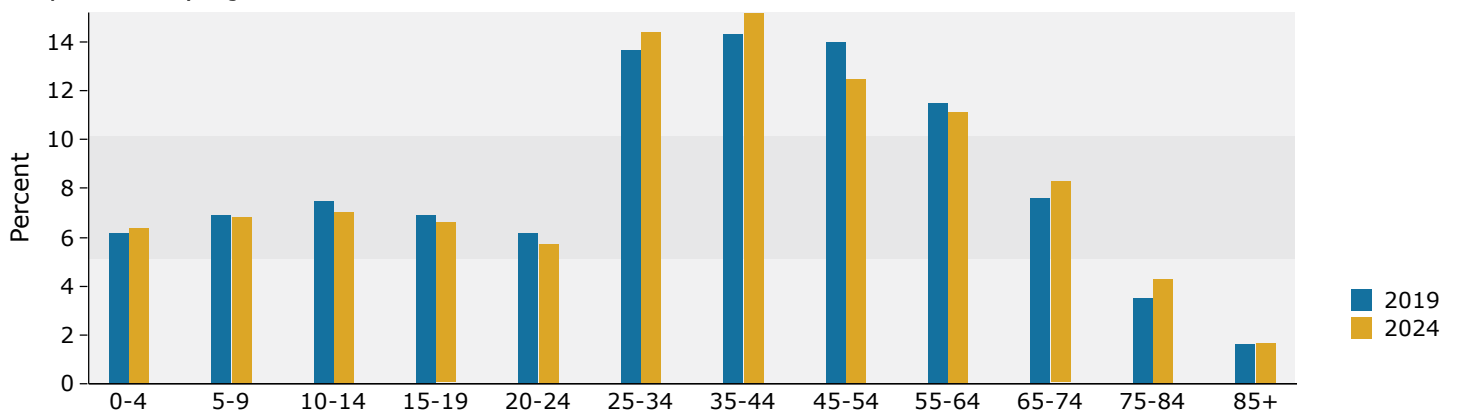
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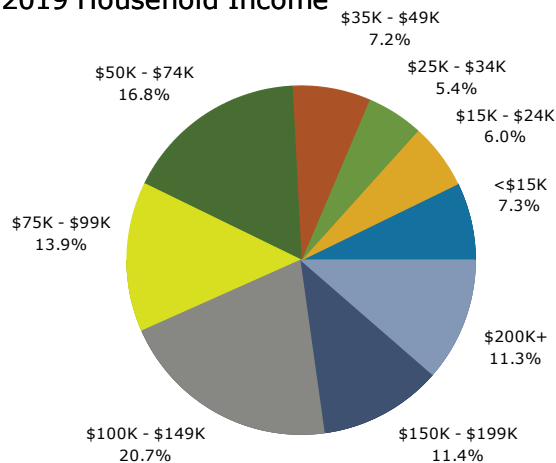
Trends 2019-2024



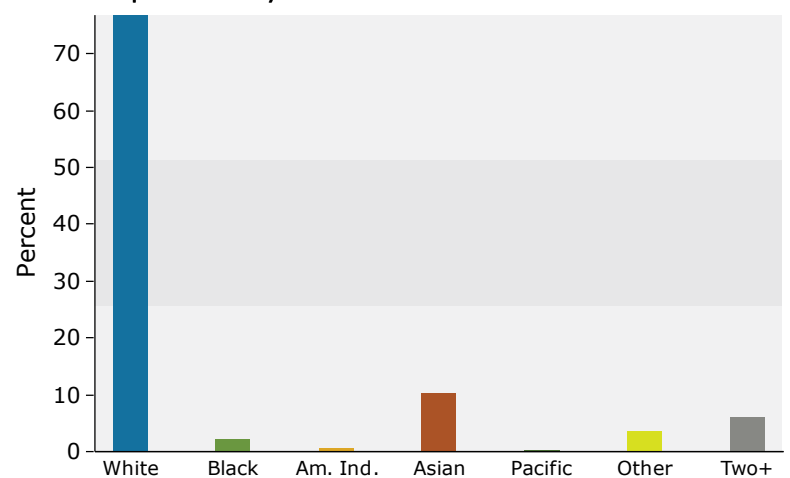
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 14.0%



Demographic and Income Profile

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Ring: 5 mile radius

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Summary	Census 2010	2019	2024				
Population	184,684	209,647	224,464				
Households	69,905	78,402	83,746				
Families	49,050	55,007	58,765				
Average Household Size	2.62	2.65	2.66				
Owner Occupied Housing Units	47,083	54,248	58,490				
Renter Occupied Housing Units	22,822	24,154	25,256				
Median Age	38.1	39.1	39.2				
Trends: 2019 - 2024 Annual Rate	Area	State	National				
Population	1.38%	0.67%	0.77%				
Households	1.33%	0.62%	0.75%				
Families	1.33%	0.62%	0.68%				
Owner HHs	1.52%	0.79%	0.92%				
Median Household Income	3.06%	2.99%	2.70%				
Households by Income	2019		2024				
	Number	Percent	Number	Percent			
	<\$15,000	5,591	7.1%	4,731	5.6%		
	\$15,000 - \$24,999	4,732	6.0%	3,912	4.7%		
	\$25,000 - \$34,999	4,375	5.6%	3,801	4.5%		
	\$35,000 - \$49,999	6,061	7.7%	5,447	6.5%		
	\$50,000 - \$74,999	13,240	16.9%	12,863	15.4%		
	\$75,000 - \$99,999	10,934	13.9%	11,477	13.7%		
	\$100,000 - \$149,999	16,112	20.6%	18,469	22.1%		
	\$150,000 - \$199,999	8,647	11.0%	11,475	13.7%		
	\$200,000+	8,710	11.1%	11,570	13.8%		
Median Household Income	\$85,140		\$98,992				
Average Household Income	\$110,057		\$127,488				
Per Capita Income	\$41,252		\$47,683				
Population by Age	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	11,625	6.3%	12,330	5.9%	13,604	6.1%
	5 - 9	13,561	7.3%	13,627	6.5%	14,437	6.4%
	10 - 14	14,141	7.7%	14,571	7.0%	14,723	6.6%
	15 - 19	13,249	7.2%	13,333	6.4%	13,407	6.0%
	20 - 24	10,059	5.4%	12,009	5.7%	11,593	5.2%
	25 - 34	21,876	11.8%	27,127	12.9%	30,812	13.7%
	35 - 44	26,664	14.4%	27,814	13.3%	31,737	14.1%
	45 - 54	27,104	14.7%	27,213	13.0%	26,314	11.7%
	55 - 64	19,736	10.7%	25,291	12.1%	25,417	11.3%
	65 - 74	13,653	7.4%	20,272	9.7%	22,935	10.2%
	75 - 84	9,114	4.9%	11,019	5.3%	14,017	6.2%
	85+	3,904	2.1%	5,038	2.4%	5,470	2.4%
Race and Ethnicity	Census 2010		2019		2024		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	150,626	81.6%	162,728	77.6%	168,111	74.9%
	Black Alone	3,107	1.7%	4,547	2.2%	5,760	2.6%
	American Indian Alone	1,407	0.8%	1,522	0.7%	1,618	0.7%
	Asian Alone	13,551	7.3%	19,703	9.4%	24,061	10.7%
	Pacific Islander Alone	496	0.3%	553	0.3%	623	0.3%
	Some Other Race Alone	6,630	3.6%	8,545	4.1%	9,850	4.4%
	Two or More Races	8,868	4.8%	12,050	5.7%	14,442	6.4%
	Hispanic Origin (Any Race)	24,266	13.1%	30,906	14.7%	36,004	16.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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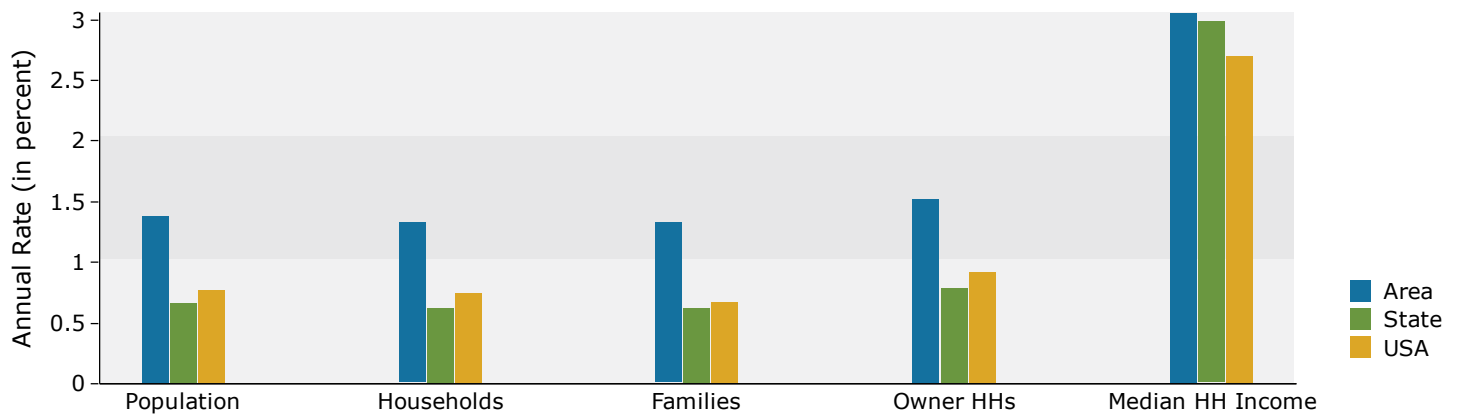


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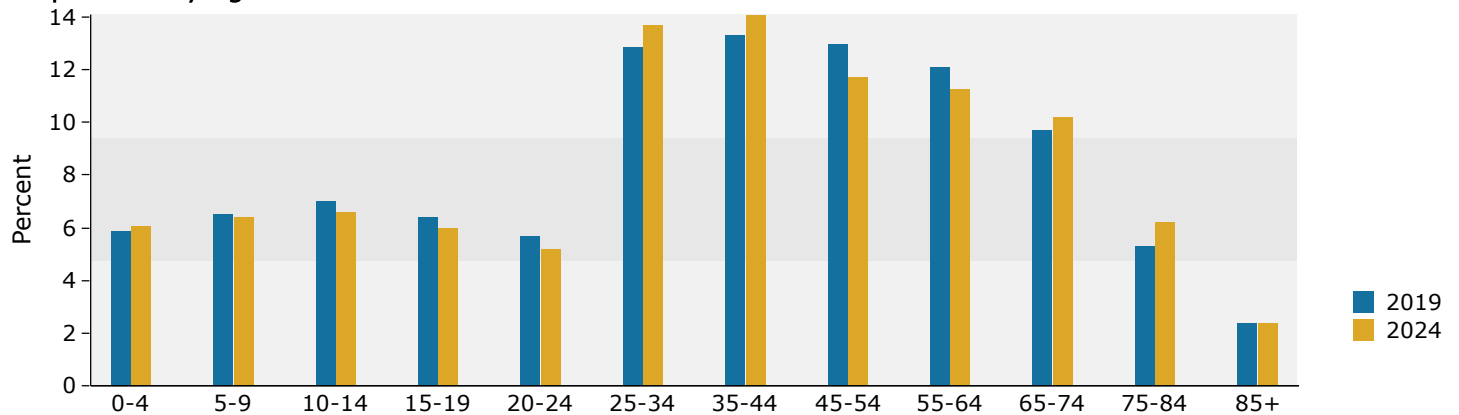
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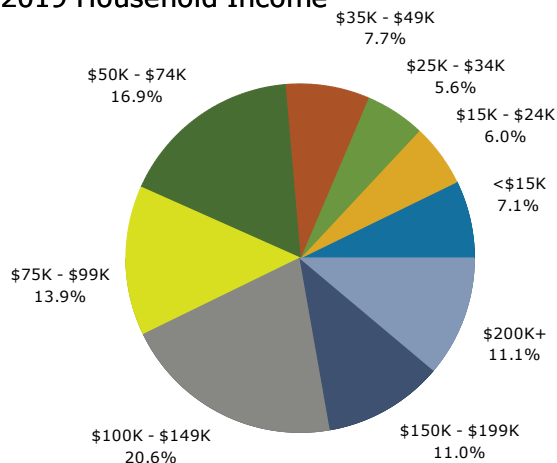
Trends 2019-2024



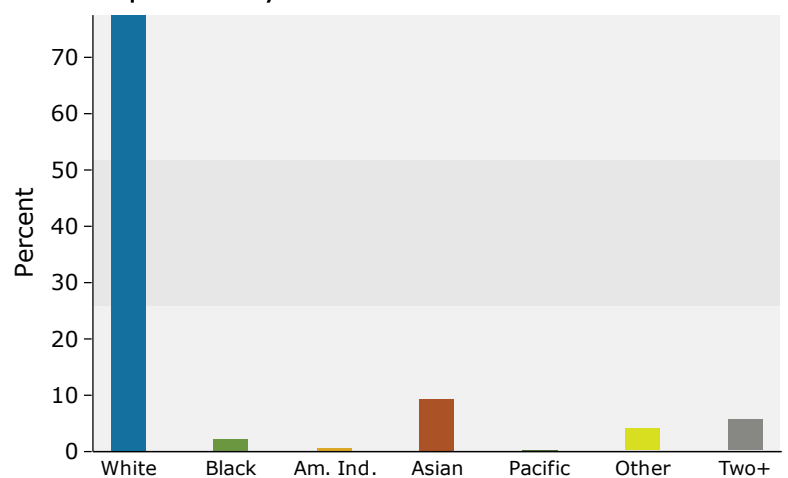
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 14.7%