

FREEDOM POINT- PARCEL FOR SALE

SEC Washington Boulevard & Blue Oaks Boulevard (at Highway 65) - Roseville, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



Parcel 6
±2.233 gross ac.
±1.128 net ac.

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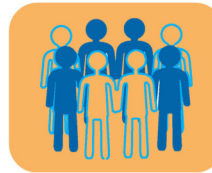
PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: SEC Washington Boulevard and Blue Oaks Boulevard (at Highway 65)
Roseville, CA

notable tenants in close proximity: Top Golf, Living Spaces, Walmart Super Center, Sam's Club, Target, RC Willey, Cinemark Theaters, Hobby Lobby, Sportsman's Warehouse, Crunch Fitness, Petco

for sale: Parcel 6 ±2.233 gross ac./±1.128 net ac.



2024 total population

1-mile	7,684
3-mile	110,302
5-mile	232,615



2024 daytime population

1-mile	8,313
3-mile	114,761
5-mile	253,950



2024 total employees

1-mile	7,848
3-mile	50,970
5-mile	113,959



2024 total households

1-mile	2,616
3-mile	40,791
5-mile	86,166



2024 average HH income

1-mile	\$193,817
3-mile	\$164,704
5-mile	\$163,383

traffic counts

CA Hwy 65	105,202
Blue Oaks Blvd.	41,705
Washington Blvd.	15,166

Adjacent dynamic traffic generators include:



Tenants Nearby include:



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PROPERTY OVERVIEW

Freedom Point is situated at the southeast corner of Washington and Blue Oaks Boulevards at Highway 65 and is the City of Roseville's largest mixed-use development.

The overall project encompasses nearly 59 total acres. Top Golf™, a national, high profile, golf-themed entertainment venue opened its first Northern California location here in 2016 and continues to exceed sales expectations.

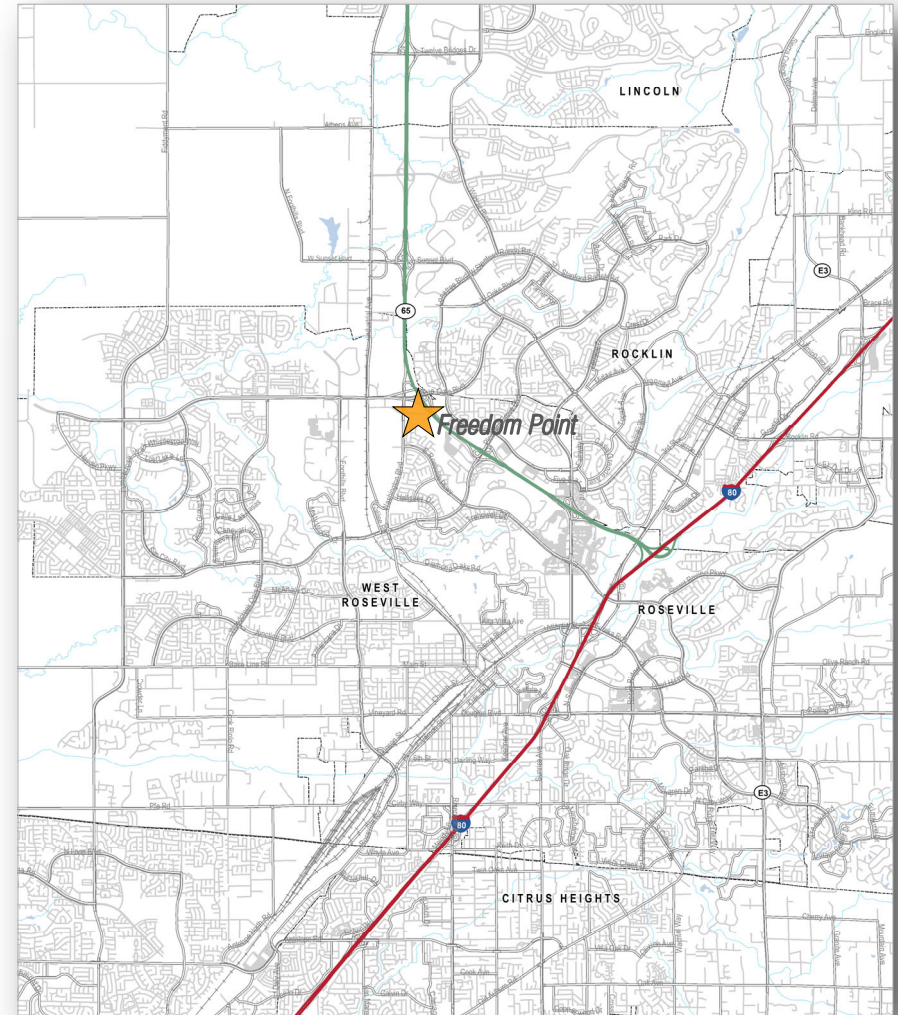
In addition, two extended-stay hotels are adjacent and have a total of 211 rooms. The newest addition to the project is Living Spaces.

The site benefits from strong trade area demographics and excellent retail/restaurant synergy in the immediate vicinity. The Roseville Trade Area continues to be one of the strongest retail markets in the Greater Sacramento Region.

A fully entitled and fully improved parcel is available:

- Parcel 6 ±2.233 gross acres/±1.128 net acres

The parcel is a high visibility development opportunity and is directly visible to approximately 105,202 cars per day traveling on Highway 65.



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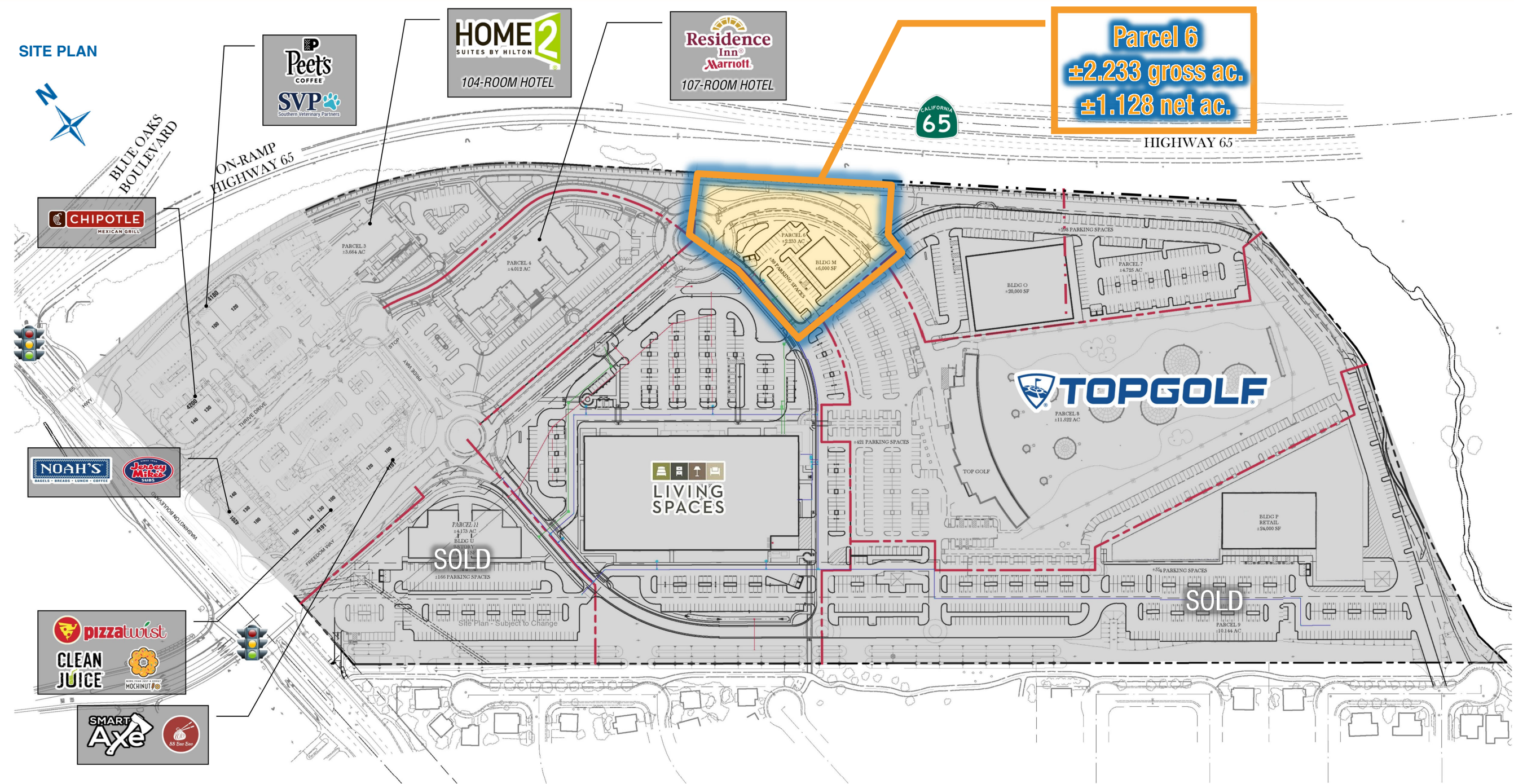
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RETAIL TRADE AREA AERIAL

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