

FREEDOM POINT— PARCEL FOR SALE

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

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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FREEDOM POINT- PARCEL FOR SALE

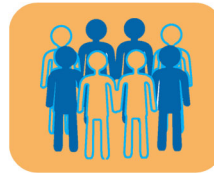
PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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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.



2022 total population

1-mile	10,216
3-mile	107,280
5-mile	227,483



2022 daytime population

1-mile	12,697
3-mile	109,564
5-mile	247,471



2022 total employees

1-mile	6,952
3-mile	46,945
5-mile	111,727



2022 total households

1-mile	3,102
3-mile	37,625
5-mile	81,865



2022 average HH income

1-mile	\$164,294
3-mile	\$144,315
5-mile	\$141,128



traffic counts

CA Hwy 65	105,084
Blue Oaks Blvd.	41,732
Washington Blvd.	19,499

Adjacent dynamic traffic generators include:



Tenants Nearby include:

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PROPERTY OVERVIEW

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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.

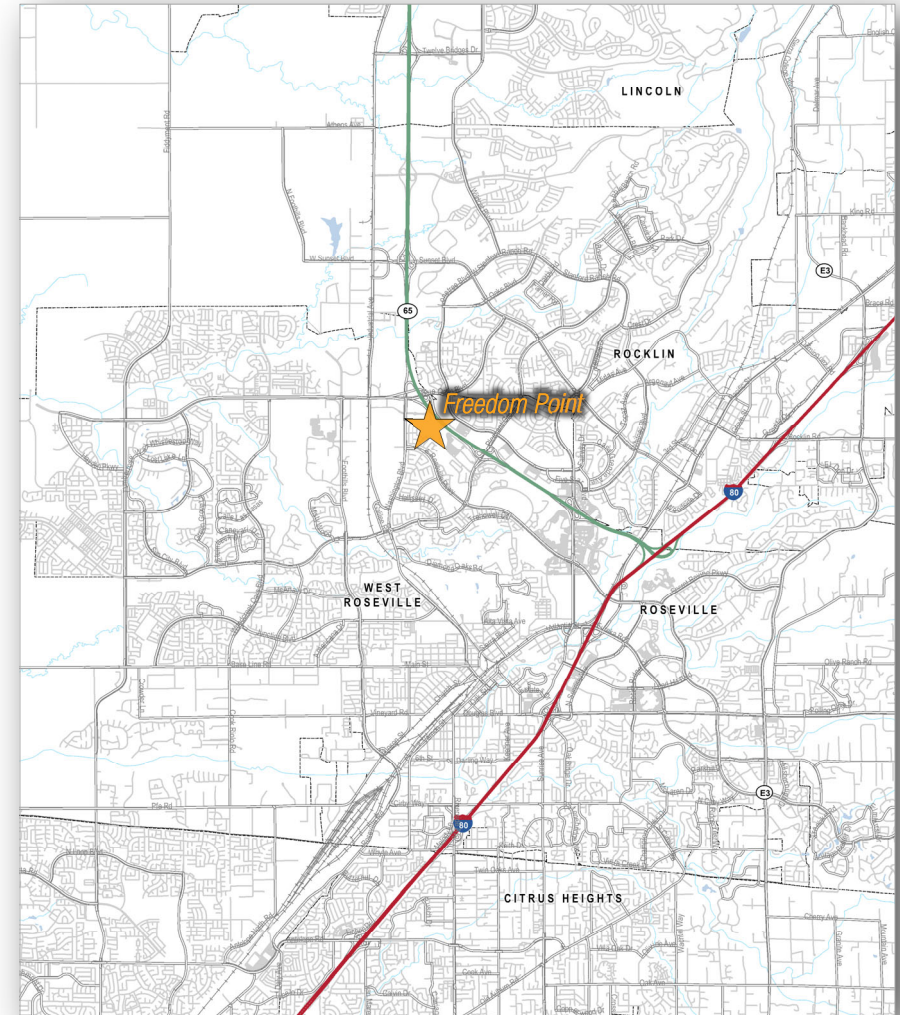
In addition, two extended-stay hotels are adjacent and have a total of 211 rooms. The newest addition to the project is Living Spaces.

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 105,084 cars per day traveling on Highway 65.



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RETAIL TRADE AREA AERIAL

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