

# FREEDOM POINT - MEDICAL OFFICE SPACE

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

**FOR SALE OR LEASE**

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



*\*Renderings are subject to change.*

**Robb Osborne**  
Executive Vice President  
CA DRE #01398696  
rosborne@GallelliRE.com  
(916) 770-9151

**Brandon Sessions**  
Senior Vice President  
CA DRE #01914432  
bsessions@GallelliRE.com  
(916) 784-3339

**Gallelli Real Estate**  
3005 Douglas Blvd., Suite 200  
Roseville, CA 95661  
P 916 772 1700  
www.GallelliRE.com  
Gary B. Gallelli, Broker  
CA DRE #00811881



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# OUTSTANDING MEDICAL OFFICE FOR SALE OR LEASE

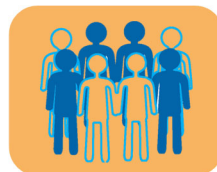
## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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- Proposed Two-Story Medical Office Building for Sale or Lease
- Condo options available  $\pm 3,199$  GSF –  $\pm 20,028$  GSF
- Located within close proximity to all regional medical centers; Sutter Roseville campus, Kaiser Roseville Campus, Adventist Health
- Parking allows for medical and dental uses
- **Purchase Price: \$425/SF “Cold Shell”**
- **Call Agent for Leasing Options!**

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

**notable tenants in close proximity:** Top Golf, Walmart Super Center, Sam's Club, Target, RC Willey, Cinemark Theaters, Sportsman's Warehouse, Crunch Fitness, Dollar Tree, Petco



### 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	8,190
3-mile	50,783
5-mile	114,837



### traffic counts

CA Hwy 65 (at Washington Blvd)	105,084
Washington Blvd	19,499
Blue Oaks Blvd	41,732



### 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

Adjacent dynamic traffic generators include:



Tenants Nearby include:

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## PROPERTY OVERVIEW

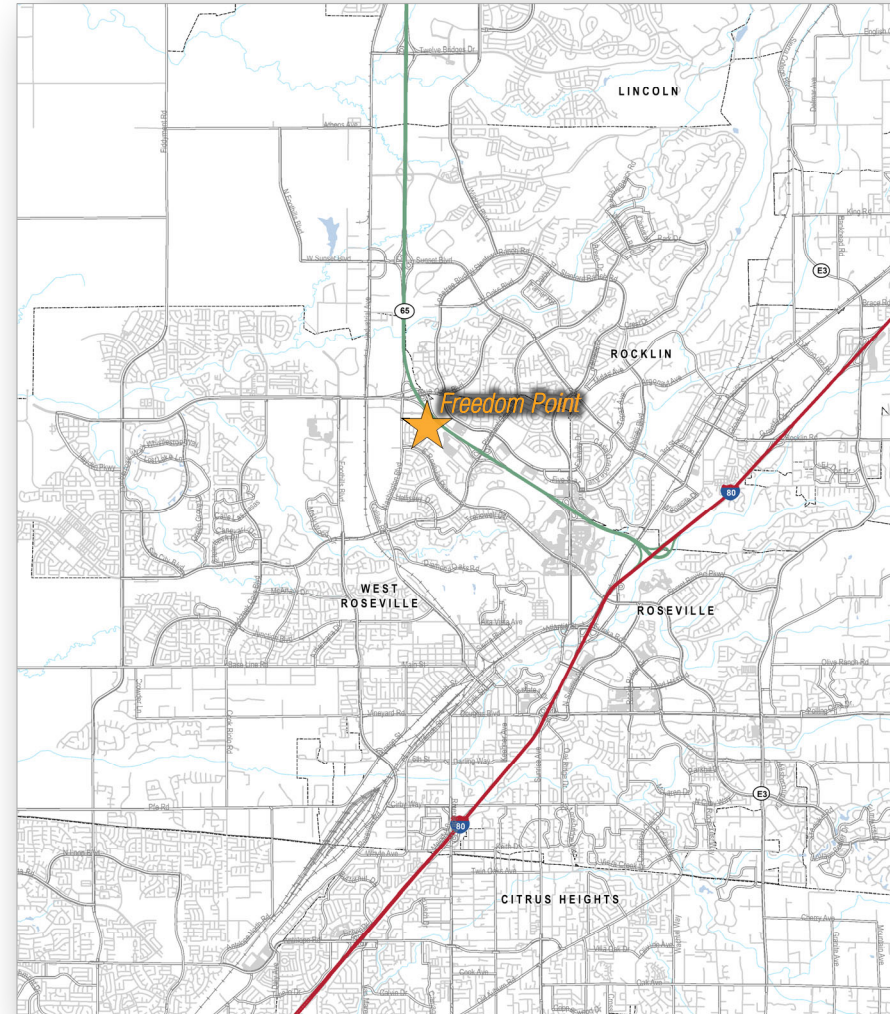
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**Freedom Point** is situated at the southeast quadrant of Washington and Blue Oaks Boulevards at Highway 65 and is the City of Roseville's largest mixed-use development.

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. Chipotle, Peet's Coffee, Noah's Bagels, Jersey Mike's Subs, Chicago's Pizza With a Twist and Smart Axe are now open at the adjacent center.

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.



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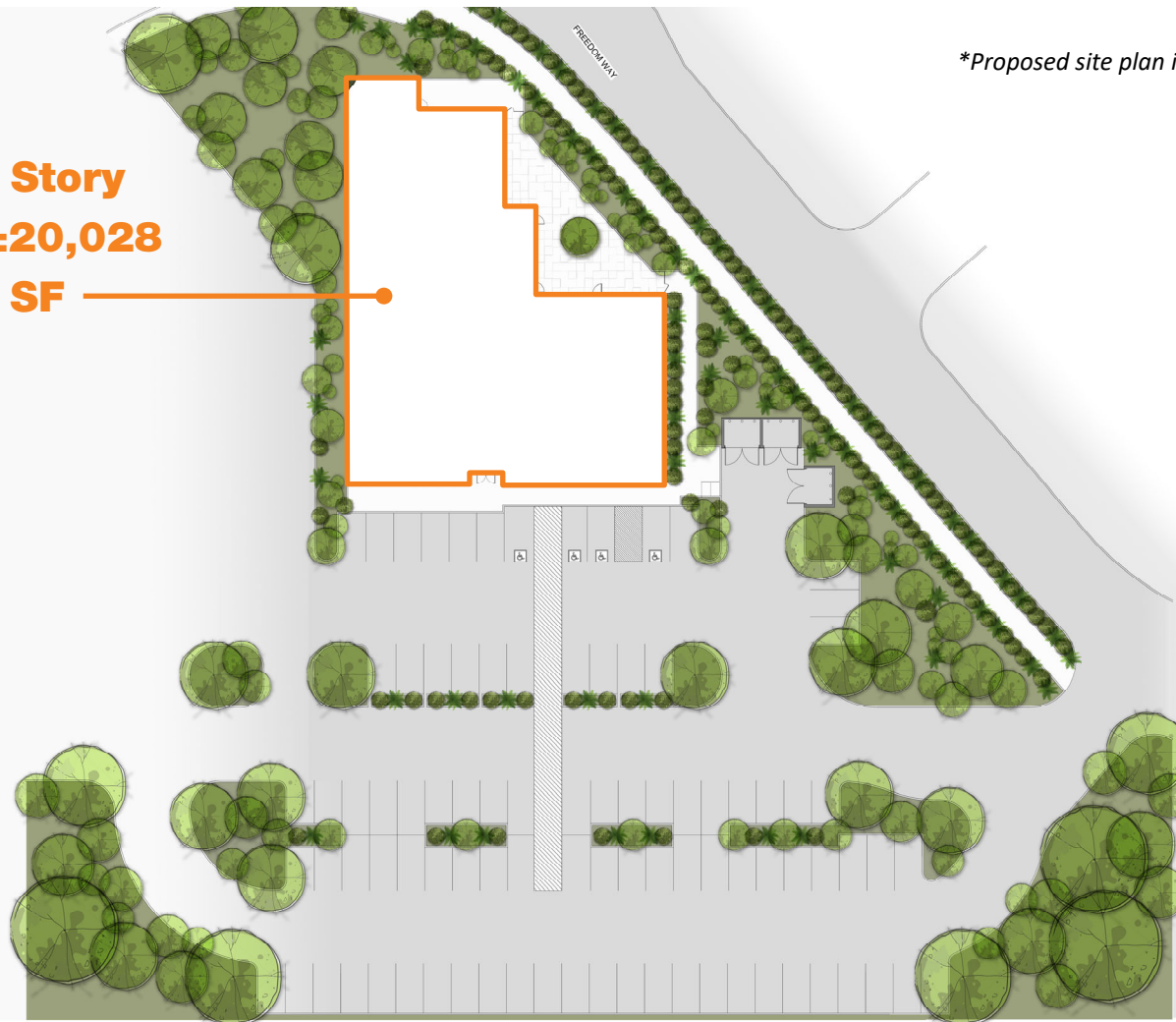
## PROPOSED SITE PLAN

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**Proposed Two Story  
Medical Office ±20,028  
Total Gross SF**



SCALE: 1/16" = 1'-0"

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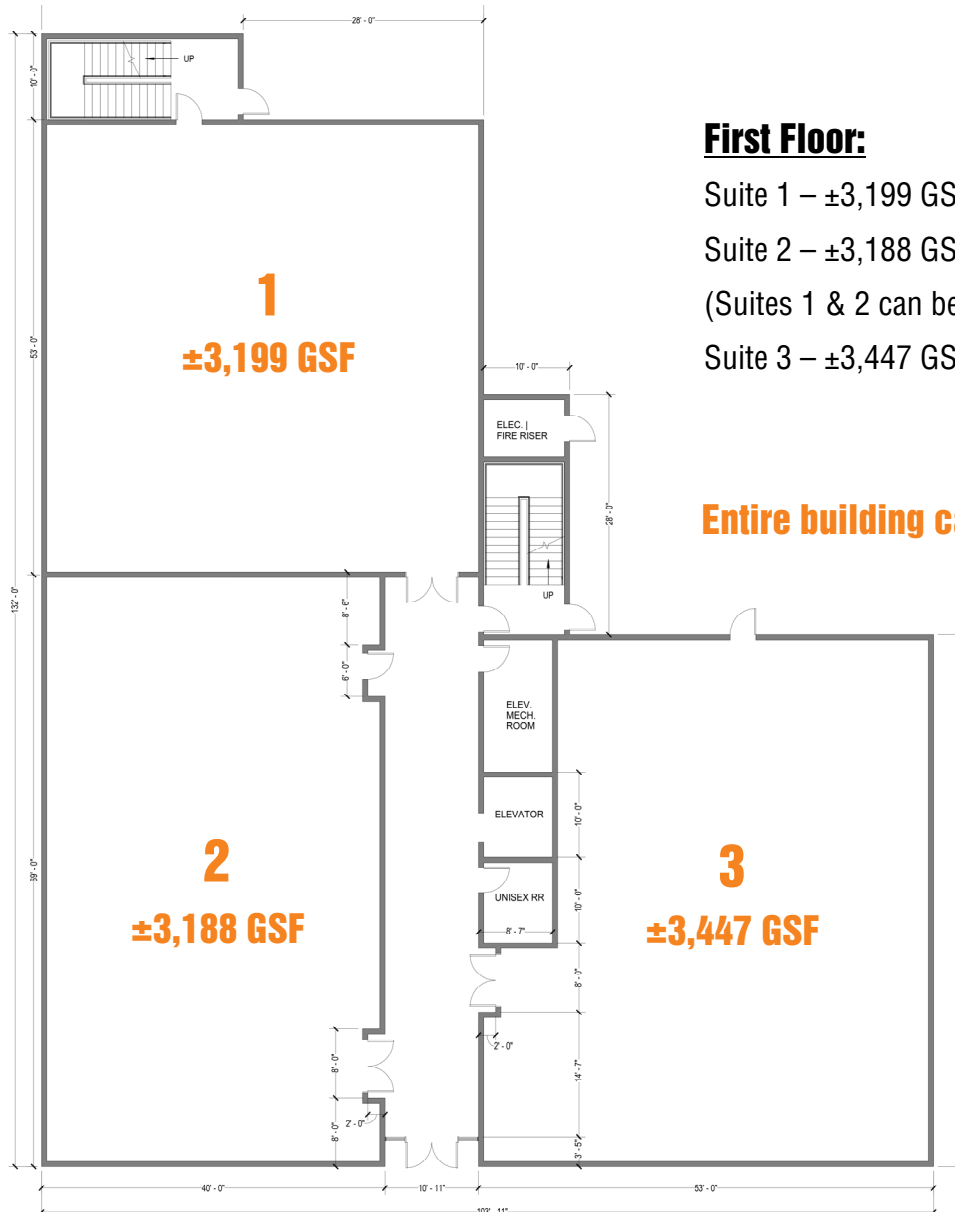
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## PROPOSED SITE PLAN - FIRST FLOOR

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### **First Floor:**

Suite 1 – ±3,199 GSF

Suite 2 – ±3,188 GSF

(Suites 1 & 2 can be combined for ±6,387 GSF)

Suite 3 – ±3,447 GSF

**Entire building can be available for single user – up to ±20,028 GSF**

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**Second Floor:**

Suite 4 – ±3,199 GSF

Suite 5 – ±3,453 GSF

(Suites 4 & 5 can be combined)

Suite 6 – ±3,543 GSF

(All suites can be combined)

**Entire building can be converted to office space**

(All suites can be combined for ±10,195 GSF)

**Entire building can be available for single user – up to ±20,028 GSF**

**GALLELLI**  
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## PROPOSED SITE RENDERINGS

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## IMMEDIATE VICINITY RETAIL & EMPLOYMENT CENTERS AERIAL

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