

# FREEDOM POINT - MEDICAL OFFICE SPACE FOR SALE

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

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



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# OUTSTANDING MEDICAL OFFICE FOR SALE

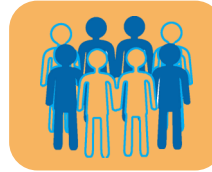
## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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- Proposed Medical Office Building for Sale: ± 8,000 SF
- Condo options available divisible to approximately: ± 3,000 SF
- 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"**

**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



### 2023 total population

1-mile	7,595
3-mile	108,349
5-mile	230,307



### 2023 daytime population

1-mile	7,602
3-mile	111,264
5-mile	247,768



### 2023 total employees

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



### traffic counts

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



### 2023 total households

1-mile	2,544
3-mile	39,334
5-mile	83,017



### 2023 average HH income

1-mile	\$179,826
3-mile	\$151,230
5-mile	\$149,337

Adjacent dynamic traffic generators include:



Tenants Nearby include:

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## PROPERTY OVERVIEW

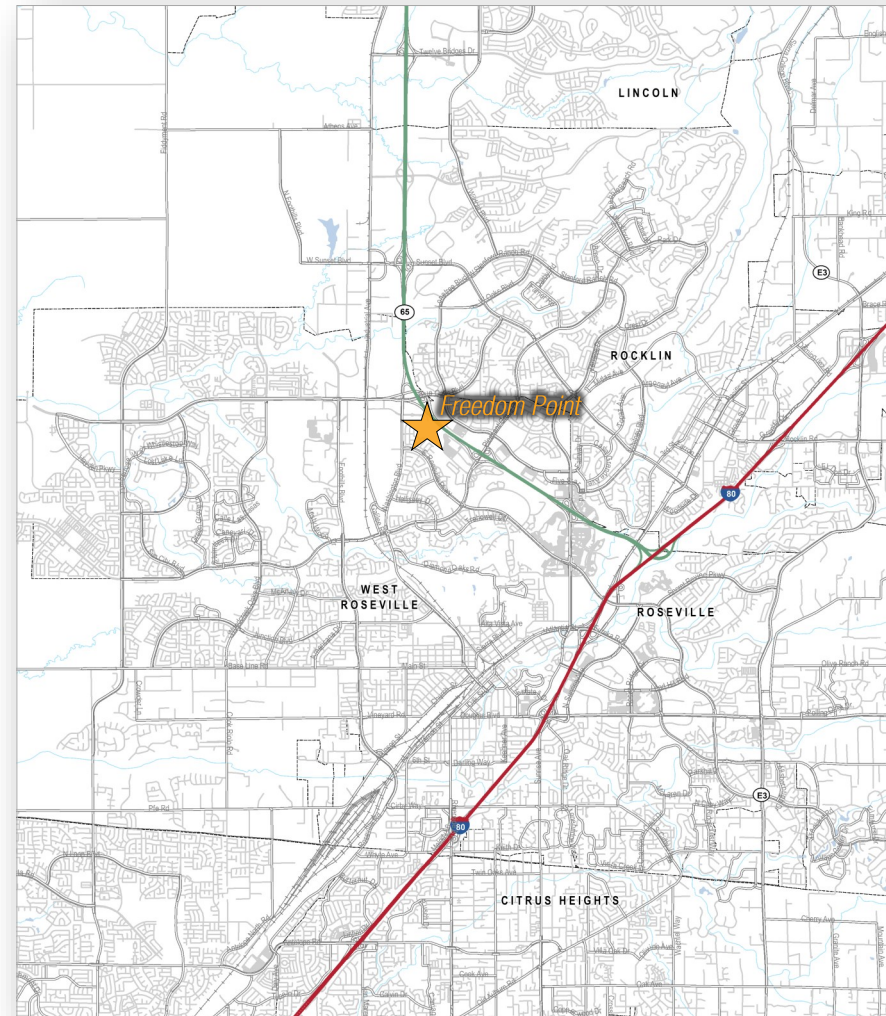
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*Freedom Point* is situated at the southeast quadrant of Washington and Blue Oaks Boulevards at Highway 65 and is the City of Roseville's largest mixed-use development.

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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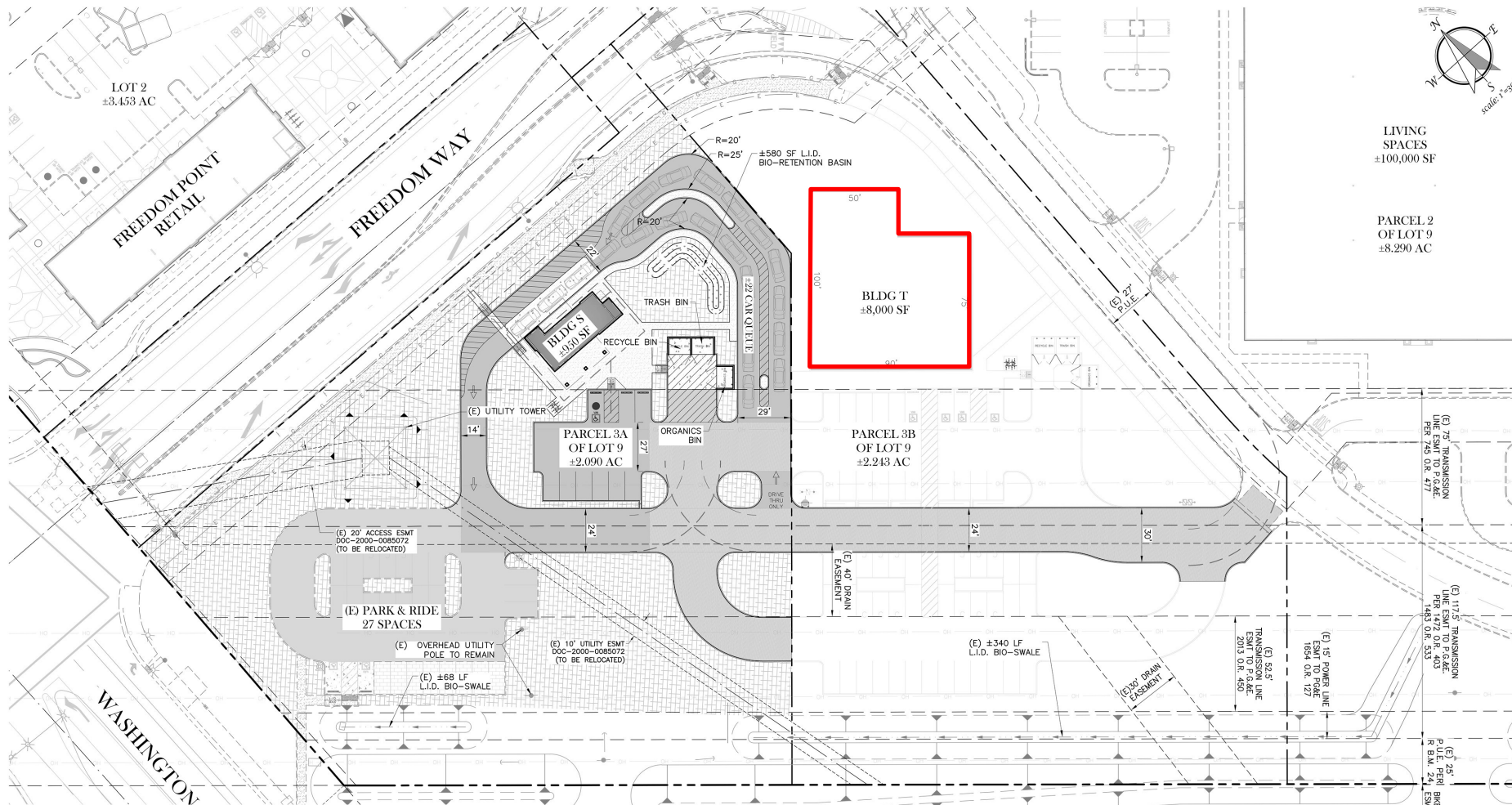


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## PROPOSED SITE PLAN

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LIVING SPACES  
±100,000 SF

PARCEL 2  
OF LOT 9  
±8.290 AC

*\*Proposed site plan is subject to change.*

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## PROPOSED SITE RENDERINGS

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## IMMEDIATE VICINITY RETAIL & EMPLOYMENT CENTERS AERIAL

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