

FREEDOM POINT - LAND FOR SALE

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



BRANDON SESSIONS
Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallellire.com

GALLELLI REAL ESTATE
(916) 772-1700
www.GallelliRE.com

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TRAFFIC COUNTS

CA Hwy 65
(at Washington Blvd)

Washington Blvd

Blue Oaks Blvd

±105,084

±19,499

±41,732

ADJACENT DYNAMIC TRAFFIC GENERATORS INCLUDE:



TENANTS NEARBY INCLUDE:



PROPERTY HIGHLIGHTS

- One (1) Parcel of Land for sale along Highway 65
- Acreage: ± 2.25 Acres
- Prime opportunity for development within an expanding submarket
- High traffic counts and excellent demographics
- APN: 363-022-034-000

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, Pizza Twist and 88 Bao Bao 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.

PURCHASE PRICE:
\$1,500,000

DEMOGRAPHICS

MARKET OVERVIEW

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3 Mile Radius

KEY FACTS

POPULATION	110,302	AVERAGE HOUSEHOLD SIZE	2.7
MEDIAN AGE	39	AVERAGE HOUSEHOLD INCOME	\$164,704

EDUCATION

14.64%	22.53%	44.10%
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/ DOC DEGREE

HOUSING STATISTICS

\$625,367	40,791	35.90%
AVERAGE HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

BUSINESS

50,783
TOTAL EMPLOYEES

COMMUTERS

0.93%	87.44%
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

EMPLOYMENT

74.08%	25.92%
WHITE COLLAR	BLUE COLLAR

PROPOSED SITE RENDERINGS



**Renderings are for Illustration Purposes*

This aerial map displays a suburban landscape with a high concentration of retail stores. A large orange star is positioned at the intersection of major roads, likely I-80 and I-65. The map is overlaid with numerous logos for various retail chains, including:

- Supercenters:** Walmart, Costco, Target, Ross, Ulta, Home Depot, Lowe's, Sam's Club, and PetSmart.
- Pharmacies:** Walgreens, CVS, and Safeway.
- Food & Beverage:** Trader Joe's, Kroger, Publix, and various local grocery stores.
- Home Improvement:** Home Depot, Lowe's, and Menards.
- Other Retailers:** Nordstrom, JCPenney, DSW, and many smaller specialty stores.

The map also shows major roads (I-80, I-65) and surrounding green spaces. The density of stores is highest in the central and eastern portions of the mapped area.

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