

Freedom Point - Land for Sale | Medical, Healthcare, Office & Retail Development Opportunity

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



USES INCLUDE:

**MEDICAL OFFICE
URGENT CARE
DENTAL
SPECIALTY HEALTHCARE
RETAIL/SERVICE COMMERCIAL
DAYCARE
CORPORATE OFFICE**

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The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made to the accuracy of the information contained herein.

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.

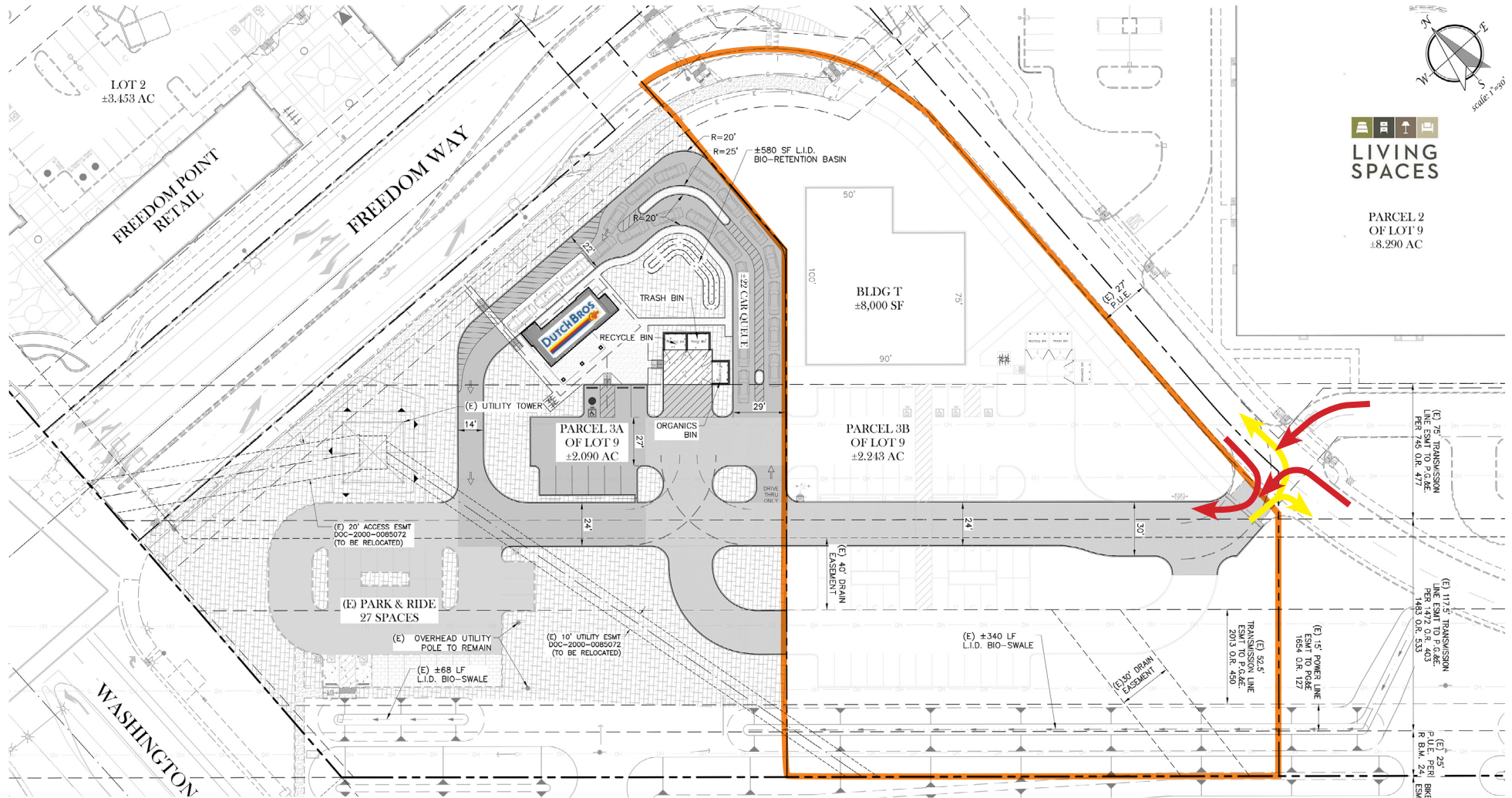
In addition, two extended-stay hotels are adjacent and have a total of 211 rooms. The newest addition to the project is Living Spaces.

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

PRICE PER ACRE:
\$666,667

SITE PLAN OVERVIEW



Parcel boundary and site constraints shown for general planning purposes. Prospective purchasers should independently verify allowable uses, development capacity, access, utilities and entitlement requirements with the City of Roseville and appropriate consultants.

DEVELOPMENT ADVANTAGES

- ±2.25-acre parcel
- Parcel split completed
- Utilities available
- Highway 65 visibility
- Located within the Freedom Point mixed-use development
- Adjacent to established retail and entertainment uses

DEVELOPMENT OPPORTUNITY OVERVIEW

- Positioned at Washington Boulevard and Blue Oaks Boulevard
- Immediate proximity to Highway 65
- Access from Freedom Way
- Adjacent to Living Spaces
- Near Topgolf, hotels, restaurants and retail amenities
- Strong visibility within the Freedom Point development



DEMOGRAPHICS

MARKET OVERVIEW

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

KEY FACTS

POPULATION	110,302	DAYTIME POPULATION	114,761
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

Located ±4.8 Miles from Sutter Roseville Medical Center and ±5.6 Miles to Kaiser Permanente Roseville Medical Center.

PROPOSED SITE RENDERINGS



**Conceptual only. Renderings are not representative of an approved or entitled development plan.*

This aerial map illustrates a major retail hub in the Dallas-Fort Worth area, centered on a large orange star. The star is positioned at the intersection of I-75 and I-80, near the city center. The map shows a dense network of roads and numerous retail stores. Major highways like I-75 and I-80 are visible. A compass rose in the top right corner indicates North. The map is overlaid with numerous store logos, including Walgreens, Target, Costco, Walmart, Home Depot, Lowe's, and many others. The star is located at the intersection of I-75 and I-80, near the city center.

TITLE/EASEMENT EXHIBIT



Standard Scale 1 : 1
0 1 2



Standard Scale 1 : 1
0 1 2



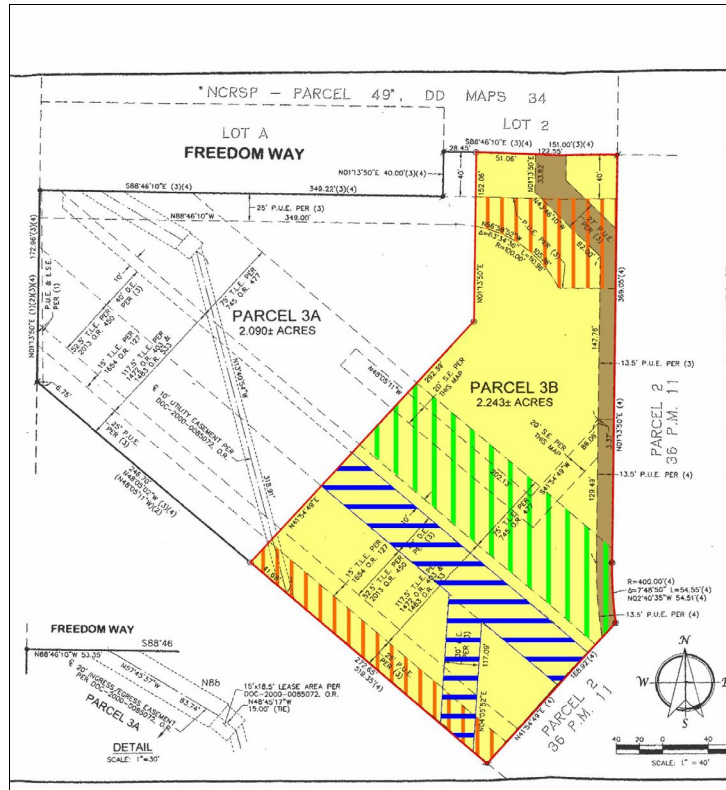
Preliminary Report dated as of July 22, 2025

Order Number: P-712154

Date Prepared: 08/08/2026

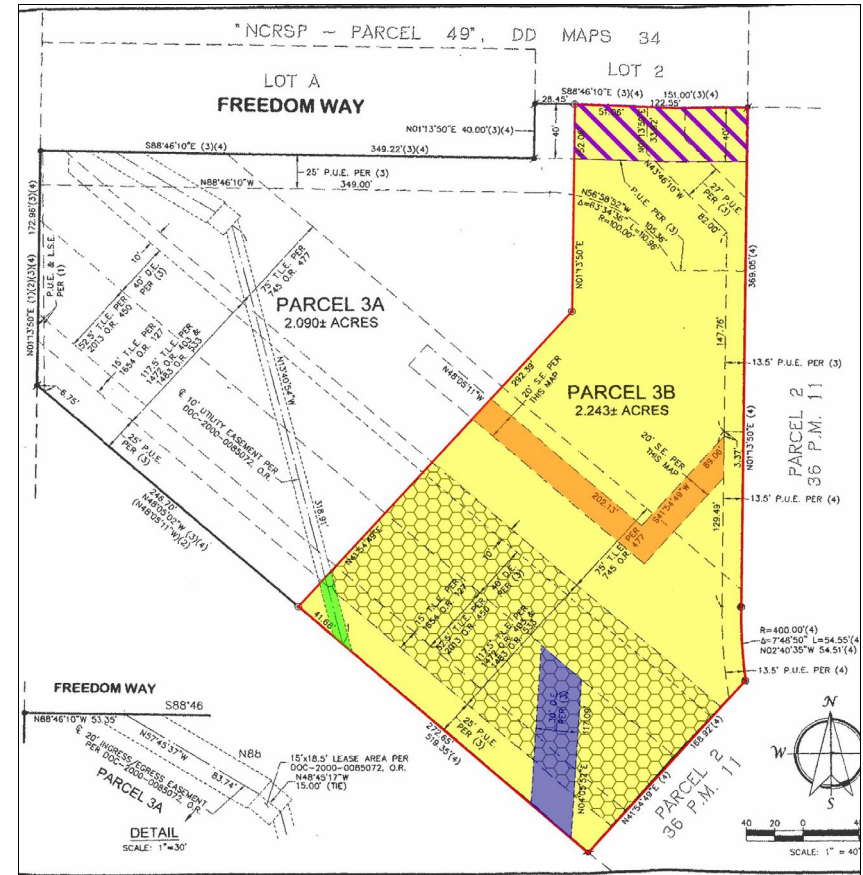
Property Address: 2.25 Acres SEQ Washington Blvd & Blue Oaks Blvd, Roseville, CA 95678

Assessor's Parcel No.: 363-022-034-000



LEGEND

- Parcel One (Fee, Property in Question)
- Parcel Two (Exact location cannot be determined from record)
- Item No. 4 - Easement for electrical and communication facilities and incidental purposes
October 22, 1957, Book 745, Page 477, of Official Records
Affects as described therein
- Item No. 12(a) - Dedications for Public utilities
September 17, 2015, in Book "DD" of Maps, page 34
Affects as described therein
- Item No. 12(b) - Dedications for Public utilities
September 17, 2015, in Book "DD" of Maps, page 34
Affects as described therein
- Item No. 12(c) - Dedications for Drainage easements
September 17, 2015, in Book "DD" of Maps, page 34
Affects as described therein
- Item No. 18(b) - Dedications for Public utilities
January 30, 2025, in Book 36 of Parcel Maps, page 138
Affects as described therein
- Item No. 8(c) - Dedications for Overhead PG&E power line rights of way
September 25, 1990, in Book "RD" of Maps, page 24
Not locatable, hence not shown hereon



LEGEND

- Item No. 5 - Easement for electrical and communication facilities and incidental purposes
February 13, 1973, Book 1472, Page 403, of Official Records
July 16, 1975, in Book 1654, page 127, of Official Records
August 16, 1978, in Book 2013, page 450, of Official Records
February 2, 2000, Instrument No. 2000-0006633, Official Records
Affects as described therein
- Item No. 6 - Easement for electrical transmission lines and incidental purposes
April 9, 1973, Book 1483, Page 533, of Official Records
August 16, 1978, in Book 2013, page 450, of Official Records
Affects as described therein
- Item No. 11 - The effect of an easement for ingress, egress, utilities and incidental purposes
November 9, 2000, Instrument No. 2000-0085072, of Official Records
Affects as described therein
- Item No. 18(a) - Dedications for Public utilities
January 30, 2025, in Book 36 of Parcel Maps, page 138
Affects as described therein
- Item No. 18(c) - Dedications for Sewer easement
January 30, 2025, in Book 36 of Parcel Maps, page 138
Affects as described therein
- Item No. 18(d) - Dedications for Drainage easement
January 30, 2025, in Book 36 of Parcel Maps, page 138
Affects as described therein
- Item No. 18(e) - Notes
January 30, 2025, in Book 36 of Parcel Maps, page 138
Not locatable, hence not shown hereon

IT IS NOT A PLAT OR SURVEY OF THE LAND DEPICTED. THIS MAP IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

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