

# FREEDOM POINT – PARCEL FOR SALE

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

A PROUD MEMBER OF  
**CHAIN LINKS**  
RETAIL ADVISORS



**LAST OPPORTUNITY  
AVAILABLE AT FREEDOM POINT!**

**SOLD**

**SOLD**

**Parcel 6  
±2.233 gross ac.  
±1.128 net ac.**

**±105,084 AADT**

**±19,496 AADT**

**±41,732 AADT**



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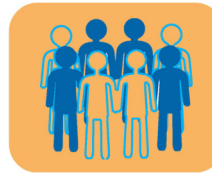
## PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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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.



### 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



### 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



### 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.

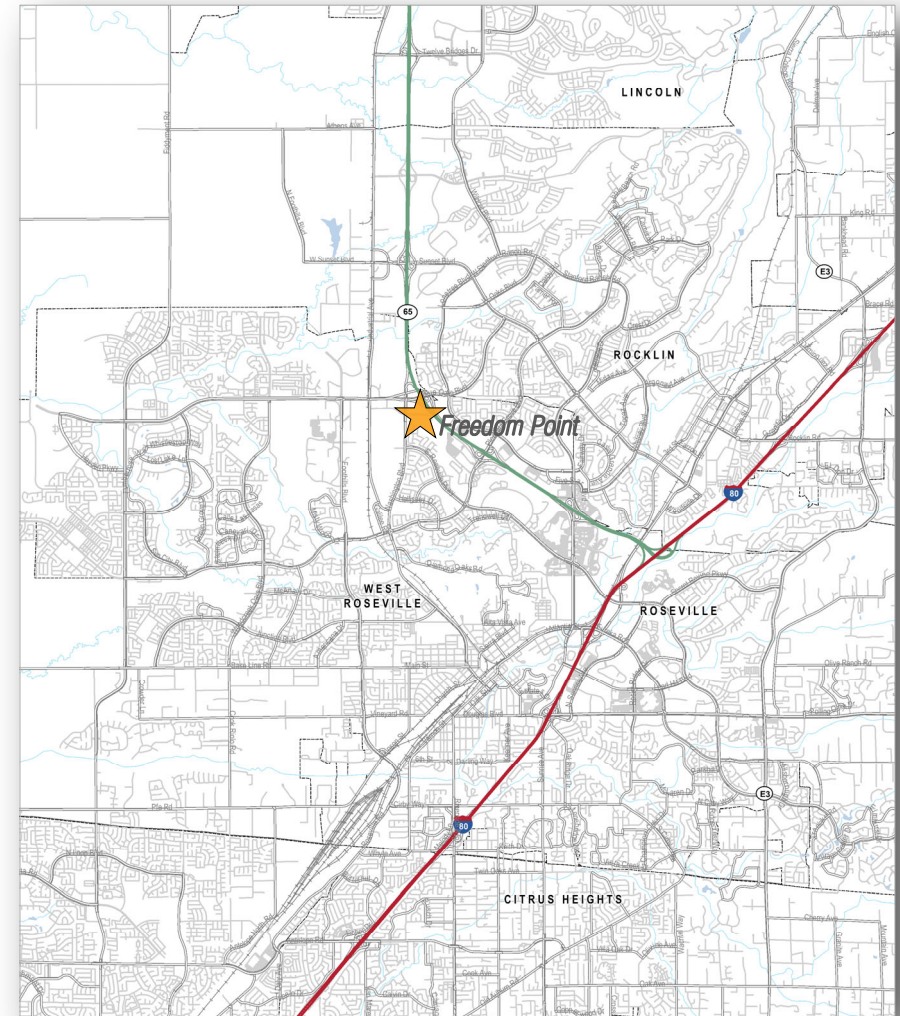
In addition, two extended-stay hotels are adjacent and have a total of 211 rooms. The newest addition to the project is Living Spaces.

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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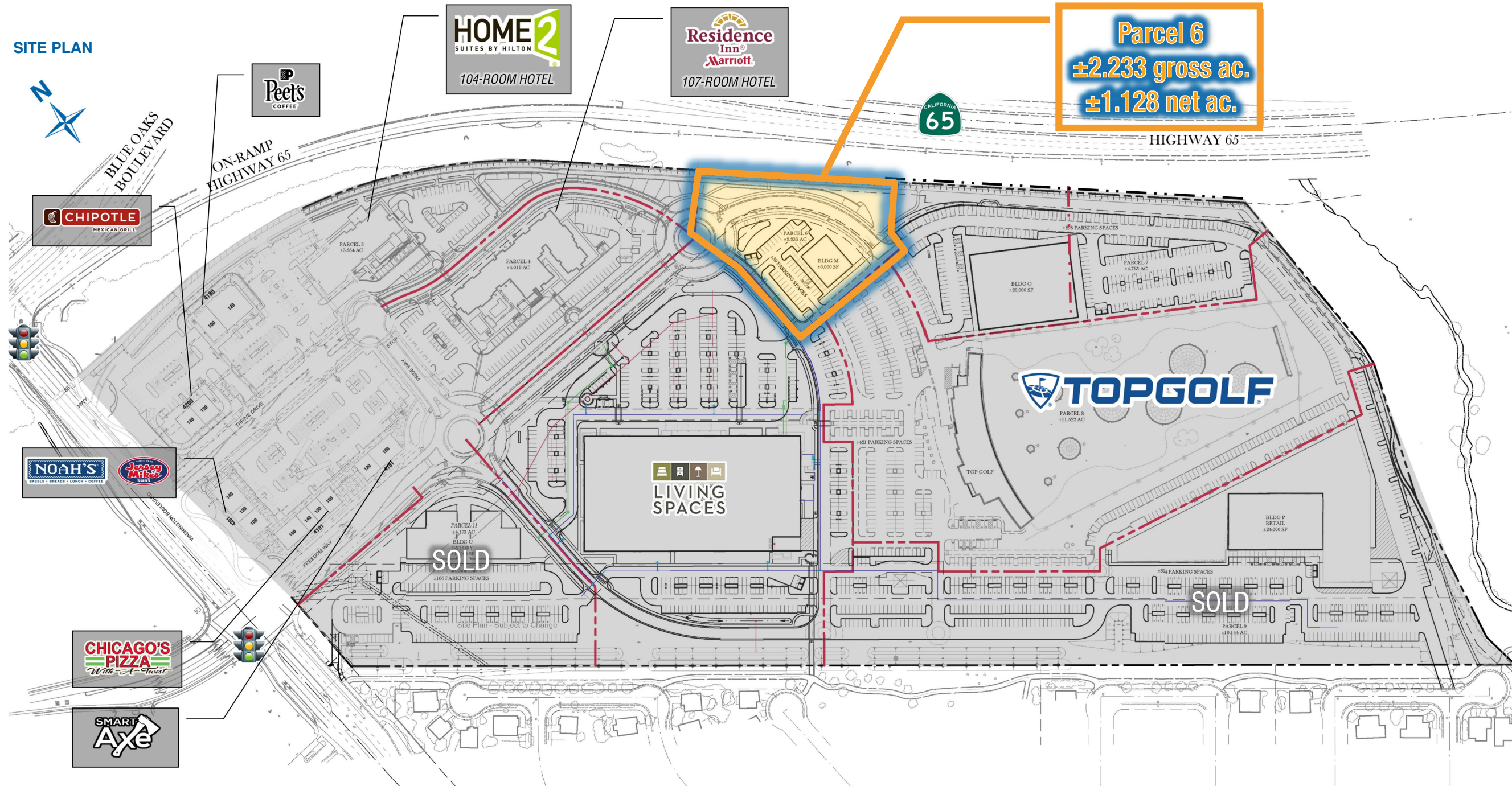
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## RETAIL TRADE AREA AERIAL

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