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Coming Soon

 **ALPINE**
CLIMBING | ADVENTURE | FITNESS

For Sale or Lease | Freedom Way, Roseville, CA

Office/Medical/Restaurant/Land Parcels

Buildings From $\pm 2,000$ to $\pm 20,000$ SF | Land Parcels from ± 1.29 to ± 2.84 Acres

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Roseville Overview

The City of Roseville is located in Placer County, California. Roseville is the country's largest city and part of the Sacramento metropolitan area. It's the third largest city in Greater Sacramento after Sacramento and Elk Grove. In recent years, Roseville has been consistently ranked as one of the top cities in the United States in which to live. Roseville has an estimated population of over 156,408 residents. As of 2023, Roseville has an average household income of \$148,147 and the median age is 37.8 years old. The median home price in Roseville is approximately \$617,080 which is expected to increase over the next few years.

Within a three-mile radius, Roseville has numerous shopping centers including the Westfield Galleria, the Fountains, Creekside Town Center, Ridge at Creekside, Fairway Creek, Fairway Commons and Stanford Ranch Crossing. This retail chunk makes up most of Roseville's 6.5 million square foot of retail market.



156,408
Residents



38 Years Old
Median Age



\$617,080
Median Home Price



\$148,147
Median Income



±92,000 ADT



Freedom Way



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Property Details

- Buildings from ±2,000 - ±20,000 SF
- 3 parcels from ±1.29 up to ±2.84 acres
- Zoned restaurant & office
- ±4,000 SF patio for restaurant space
- Near the most successful shopping mall in the Sacramento Region
- Surrounded by professional office, middle to upper income residential, retail, restaurants and entertainment



Visibility
Property located right off Highway 65 granting premier visibility



Flexibility
Endless flexibility to create a site fitted to the buyer's interest



Premier Signage
Available signage that can be seen from Highway 65 with 92,000 ADT



Access
Ease of access to property from Highway 65



Amenities
Abundant amenities nearby including Top Golf and new hotels next door

Development Map

The Freedom Point Plaza Development features proposed restaurants, retail shops, and hotels.

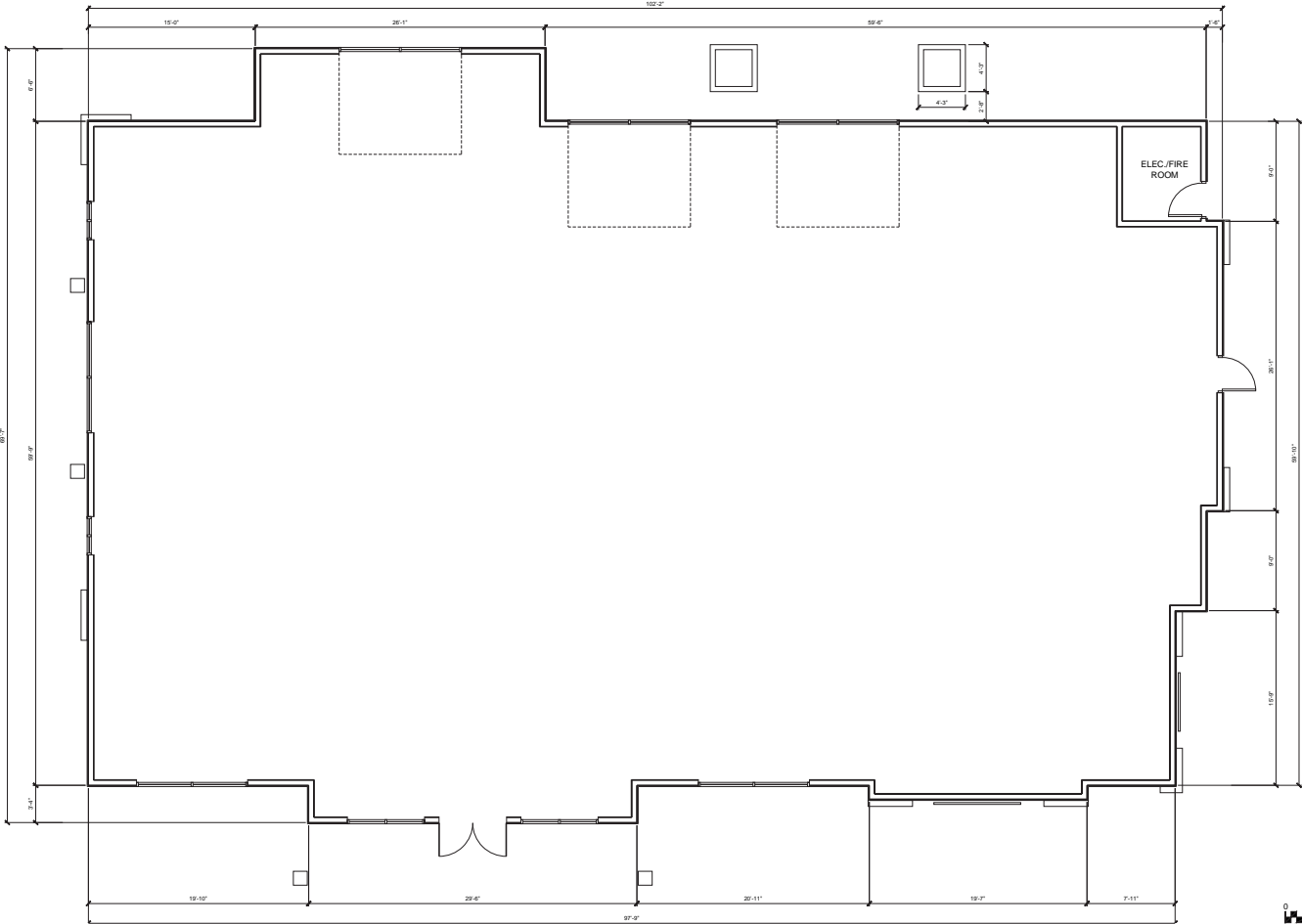


Floor Plan

Building A



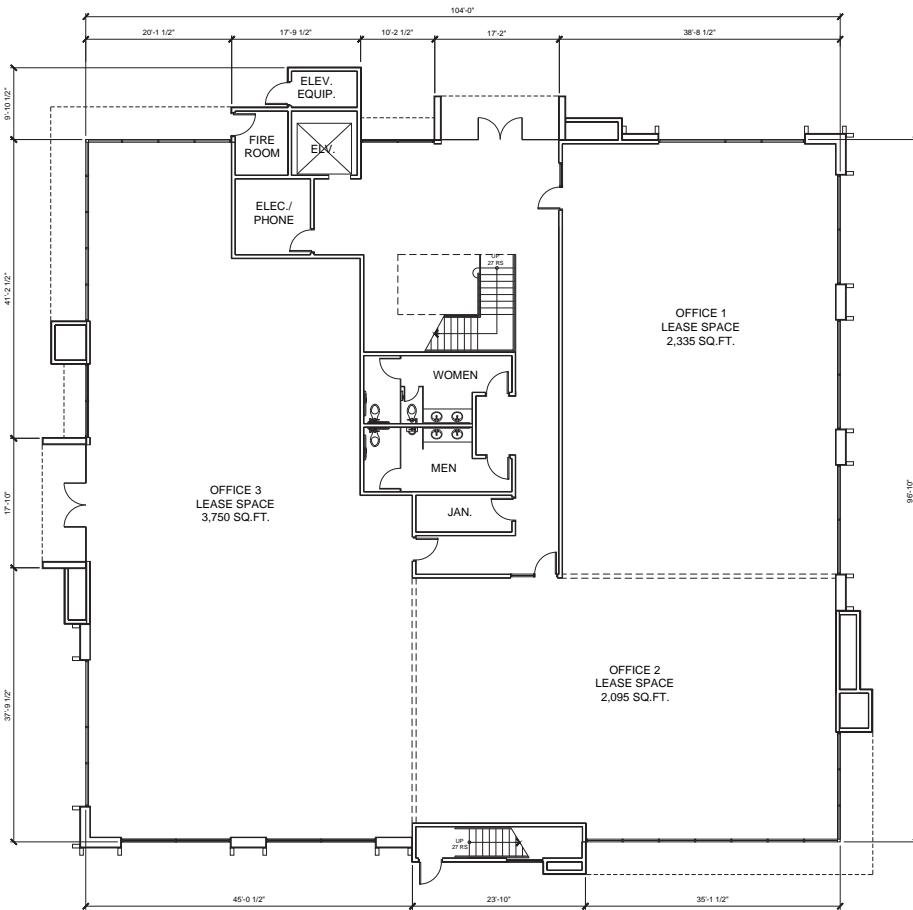
• Single Story, ±6,000 SF Retail/Restaurant with ±4,000 SF Patio



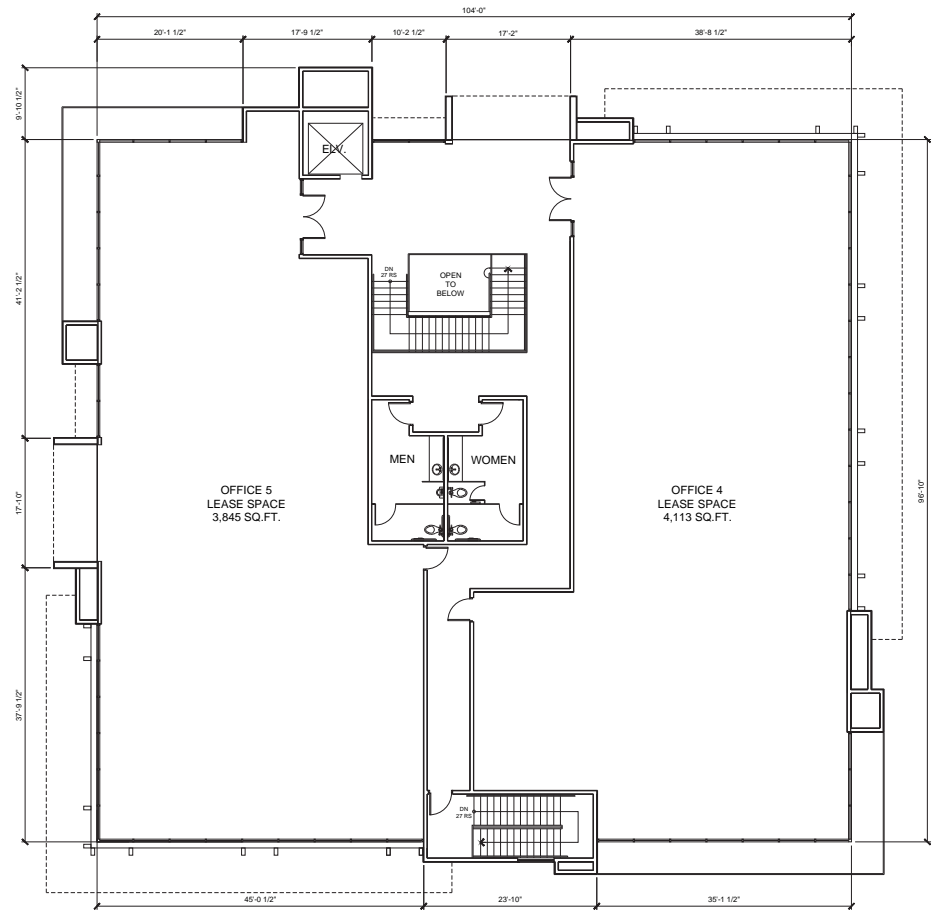
Floor Plan | Building B



- Two Story, ±2,000 SF - ±20,000 SF Office/Medical Spaces



1st Floor



2nd Floor

Nearby amenities

1 RCWilly, CRUNCH, SPORTSMAN'S WAREHOUSE, CENTURY THEATRES, petco, GROCERY OUTLET

2 IN-N-OUT BURGER, Jamba Juice, Krispy Kreme DOUGHNUTS, BLAZE PIZZA, ASHLEY FURNITURE STORES INC., PETS MART

3 Walmart, Sams CLUB, SONIC America's Drive-In, Habit BURGER GRILL, Chick-fil-ly, TACO BELL, Panera BREAD, Wendy's, FLAME FIRE CHARRASCARIA - BRAZILIAN STEAKHOUSE

4 LOWE'S, WinCo FOODS, BIG LOTS!

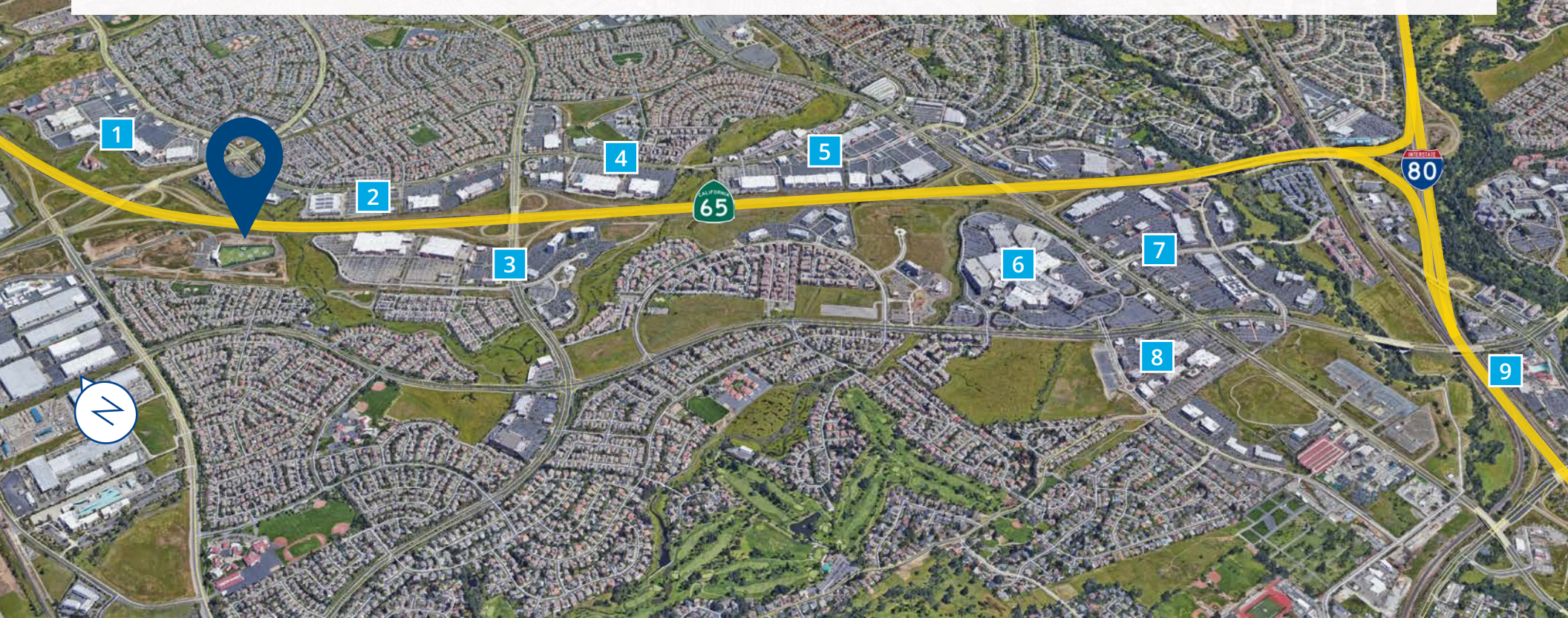
5 THE HOME DEPOT, RUBIO'S, COSTCO WHOLESALE, DICK'S SPORTING GOODS, Party City, ROSS DRESS FOR LESS, Total Wine & MORE, STAPLES, McDonald's, Black Bear Diner, JO-ANN HOME & HOME, Guitar Center

6 Westfield GALLERIA AT ROSEVILLE

7 BARNES & NOBLE, Burlington, FAMOUS footwear, Marshalls, WORLD MARKET, Olive Garden, BEST BUY, OLD NAVY, ULTA, NORDSTROM rack, BED BATH & BEYOND, PF CHANG'S CHINA RESTAURANT, The Cheesecake Factory, NOTHING BUT CAKES

8 Yard House, WHOLE FOODS MARKET, DAVE & BUSTERS, JACK'S UZZI COFFEE, ZOCALO, MIKUNI, Peets COFFEE, B.J.'S RESTAURANT BREWHOUSE, pressed juicery., Big Spoon Yogurt

9 GOLFLAND SUNSPASH ROSEVILLE



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