

FREEDOM POINT- PARCEL OPPORTUNITIES

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

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CHAIN LINKS
RETAIL ADVISORS



Now Open at the Retail Center

Peets | NOAH'S | Jersey Mike's

Coming Soon

CHICAGO'S PIZZA | CHIPOTLE | SMART AXE



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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, Walmart Super Center, Sam's Club, Target, RC Willey, Cinemark Theaters, Sportsman's Warehouse, Crunch Fitness, Dollar Tree, Petco

availability: Parcel 6 ±2.233 gross ac./±1.128 net ac.
Parcel 9-1 ±9.861 gross ac./±3.192 net ac.
Parcel 9-3 ±4.333 gross ac./±1.165 net ac.



2021 total population

1-mile	8,376
3-mile	106,579
5-mile	221,544



2021 daytime population

1-mile	15,258
3-mile	112,260
5-mile	241,869



2021 total employees

1-mile	10,786
3-mile	52,359
5-mile	113,092



2021 total households

1-mile	2,694
3-mile	36,507
5-mile	77,831



2021 average HH income

1-mile	\$148,580
3-mile	\$131,366
5-mile	\$128,628



traffic counts

CA Hwy 65 (at Washington Blvd)	98,000
Washington Blvd & Blue Oaks Blvd (intersection count)	40,936

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.

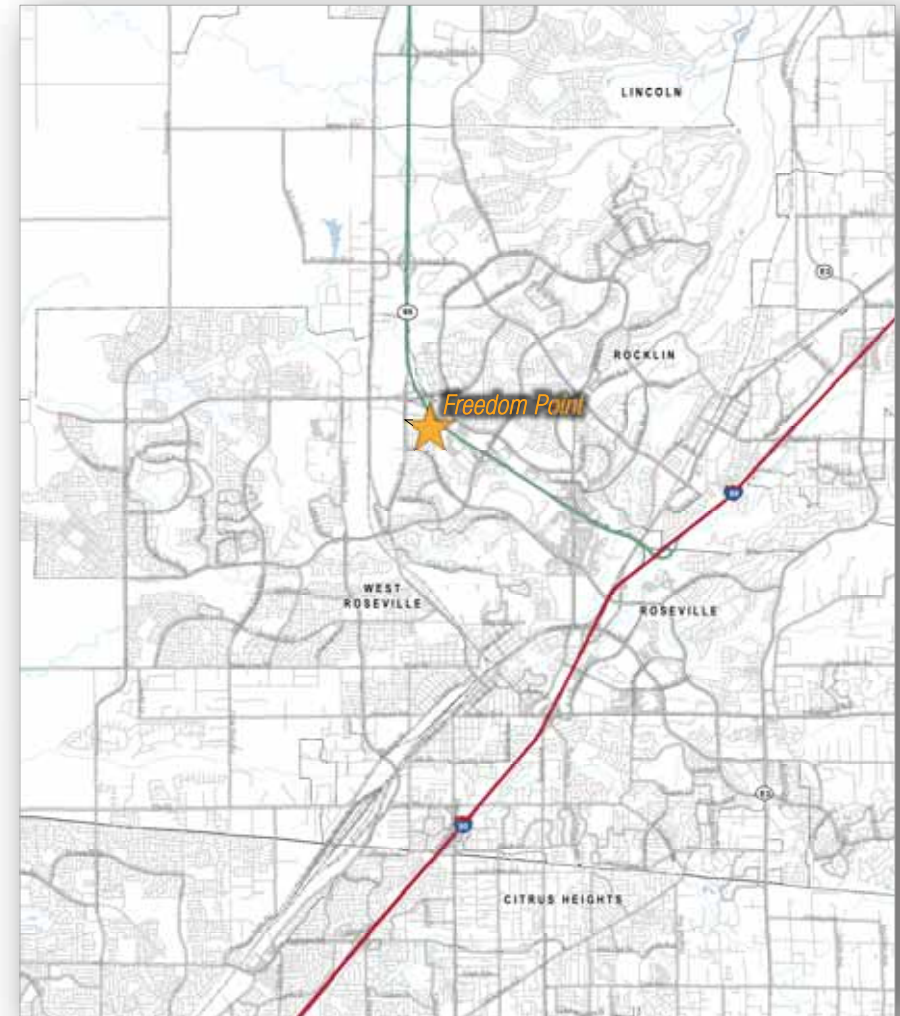
In addition, two extended-stay hotels are adjacent and have a total of 211 rooms. The newest addition to the project is Living Spaces.

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.

Three fully entitled and fully improved parcels are available:

- Parcel 6 ±2.233 gross acres/±1.128 net acres
- Parcel 9-1 ±9.861 gross acres/±3.192 net acres
- Parcel 9-3 ±4.333 gross acres/±1.165 net acres

Each parcel offers a high visibility development opportunity and has direct visibility to approximately 98,000 cars per day travelling on Highway 65.



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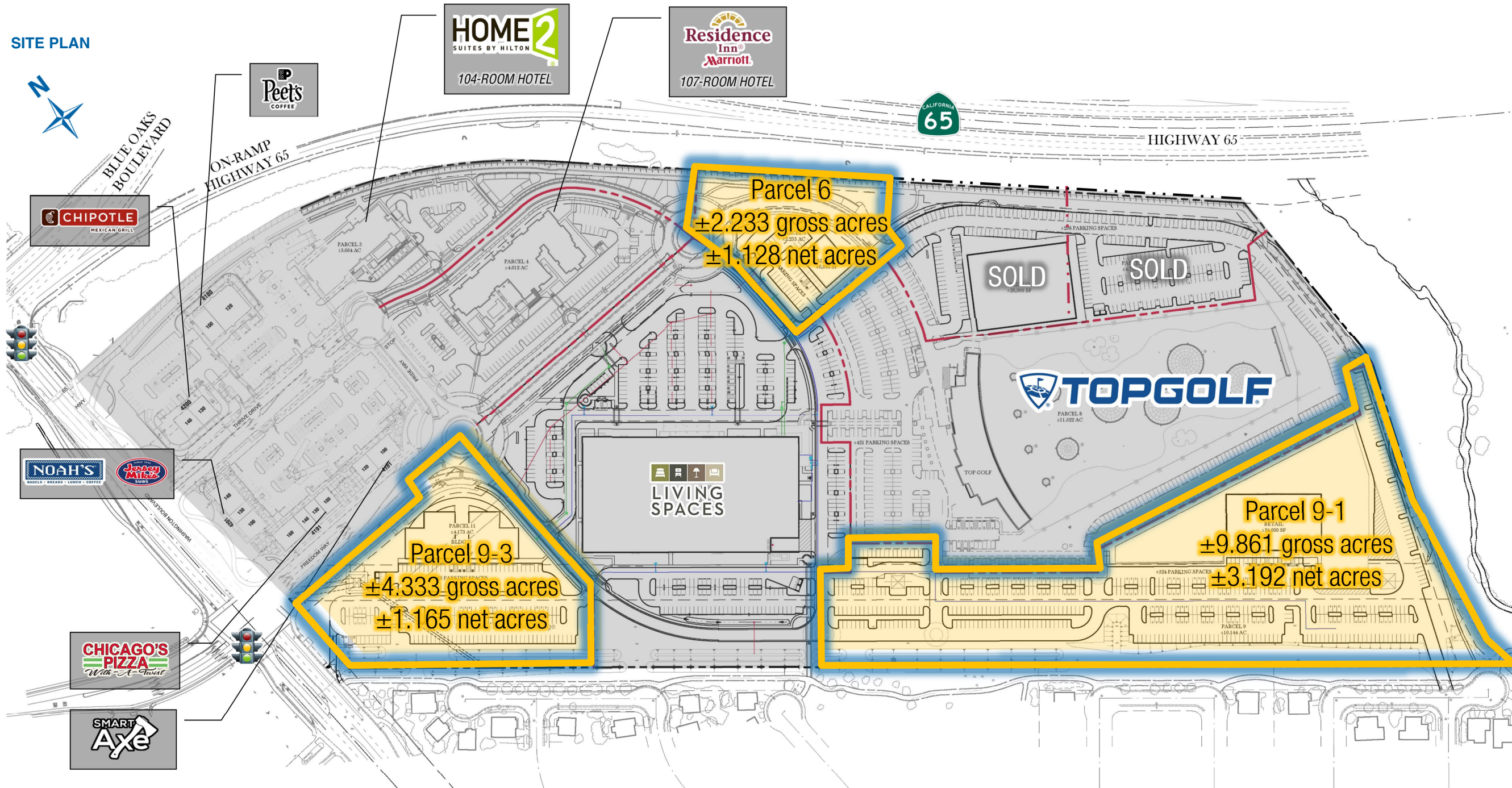


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REAL ESTATE

FREEDOM POINT - LAND AVAILABLE

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For leasing information,
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IMMEDIATE VICINITY RETAIL & EMPLOYMENT CENTERS AERIAL

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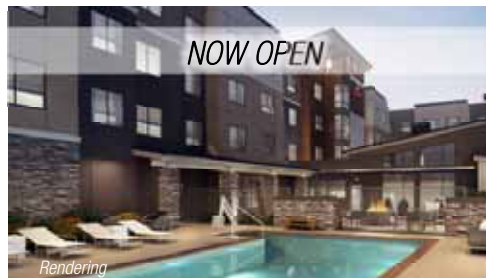
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PROPERTY OVERVIEW

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TopGolf™ is a global sports entertainment community creating the best times of your life, with 15 locations serving more than 4 million guests annually. Players hit golf balls containing computer microchips that track each shot's accuracy and distance while awarding points for hitting targets on the outfield. Each facility offers an upscale and playful experience, featuring an impressive food and beverage menu, music, games, climate-controlled hitting bays, and hundreds of HDTVs. Topgolf™ also brings fun, interactive experiences to the community through its Topgolf™ U lessons, leagues, tournaments, KidZone parties, and social and corporate events. To learn more about Topgolf™, visit www.topgolf.com. **Residence Inn by Marriott** is a pioneer in the extended stay hotel brand with such amenities as daily hot breakfast, fitness center and social functions. **Home2 Suites by Hilton** is a mid-tier, all-suite extended-stay hotel featuring contemporary accommodations and customizable guest room design.



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