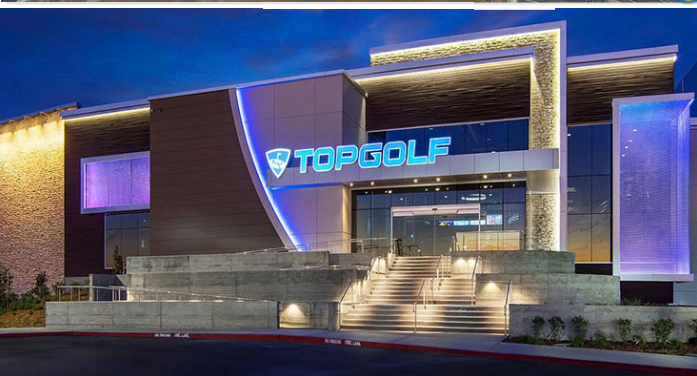
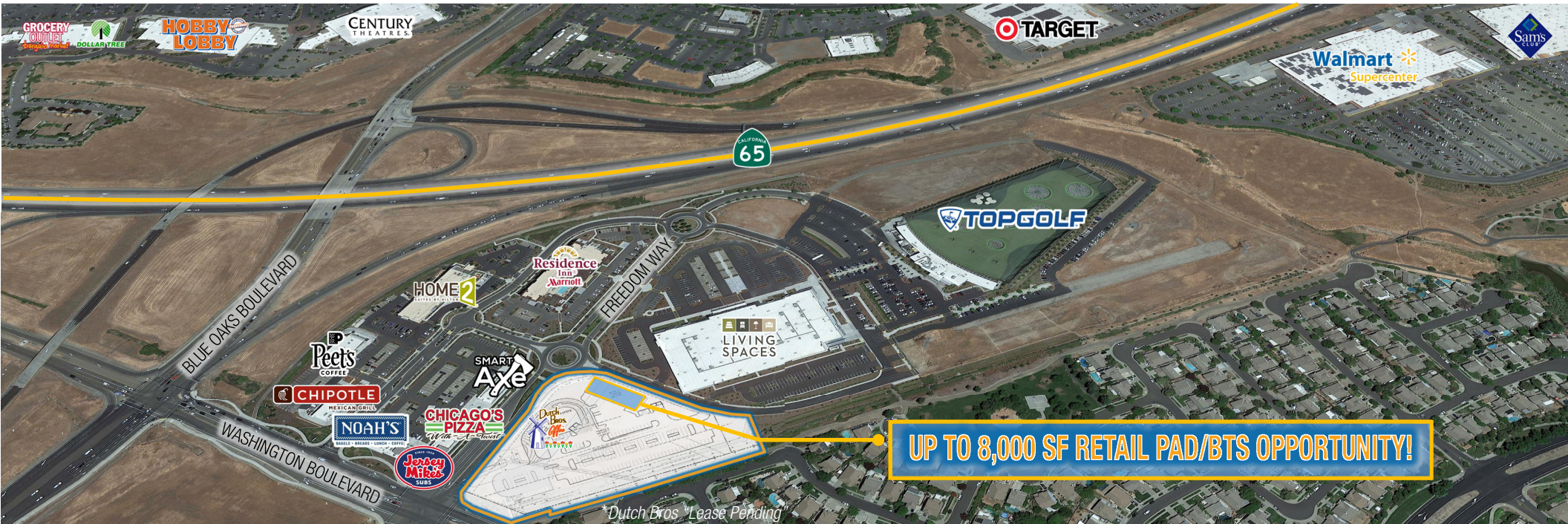


FREEDOM POINT - RETAIL PAD/BTS OPPORTUNITY

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

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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OUTSTANDING RETAIL PAD/BTS OPPORTUNITY

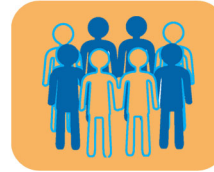
PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: SEQ 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: ±8,000 SF Retail Pad



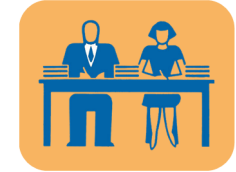
2022 total population

1-mile	10,216
3-mile	107,280
5-mile	227,483



2022 daytime population

1-mile	12,697
3-mile	109,564
5-mile	247,471



2022 total employees

1-mile	6,952
3-mile	46,945
5-mile	111,727



2022 total households

1-mile	3,102
3-mile	37,625
5-mile	81,865



2022 average HH income

1-mile	\$164,294
3-mile	\$144,315
5-mile	\$141,128



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

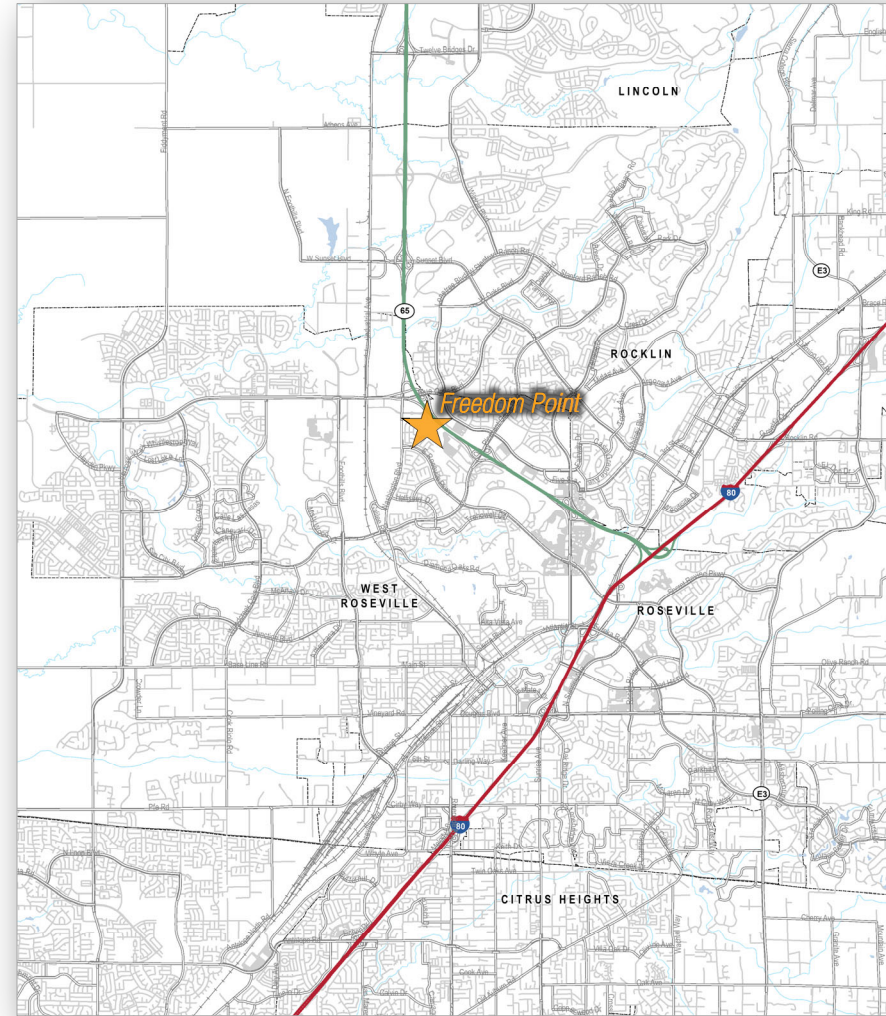
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Freedom Point is situated at the southeast quadrant of Washington and Blue Oaks Boulevards at Highway 65 and is the City of Roseville's largest mixed-use development.

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 and Jersey Mike's Subs are now open at the adjacent center. Chicago's Pizza With a Twist and Smart Axe are coming soon.

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.



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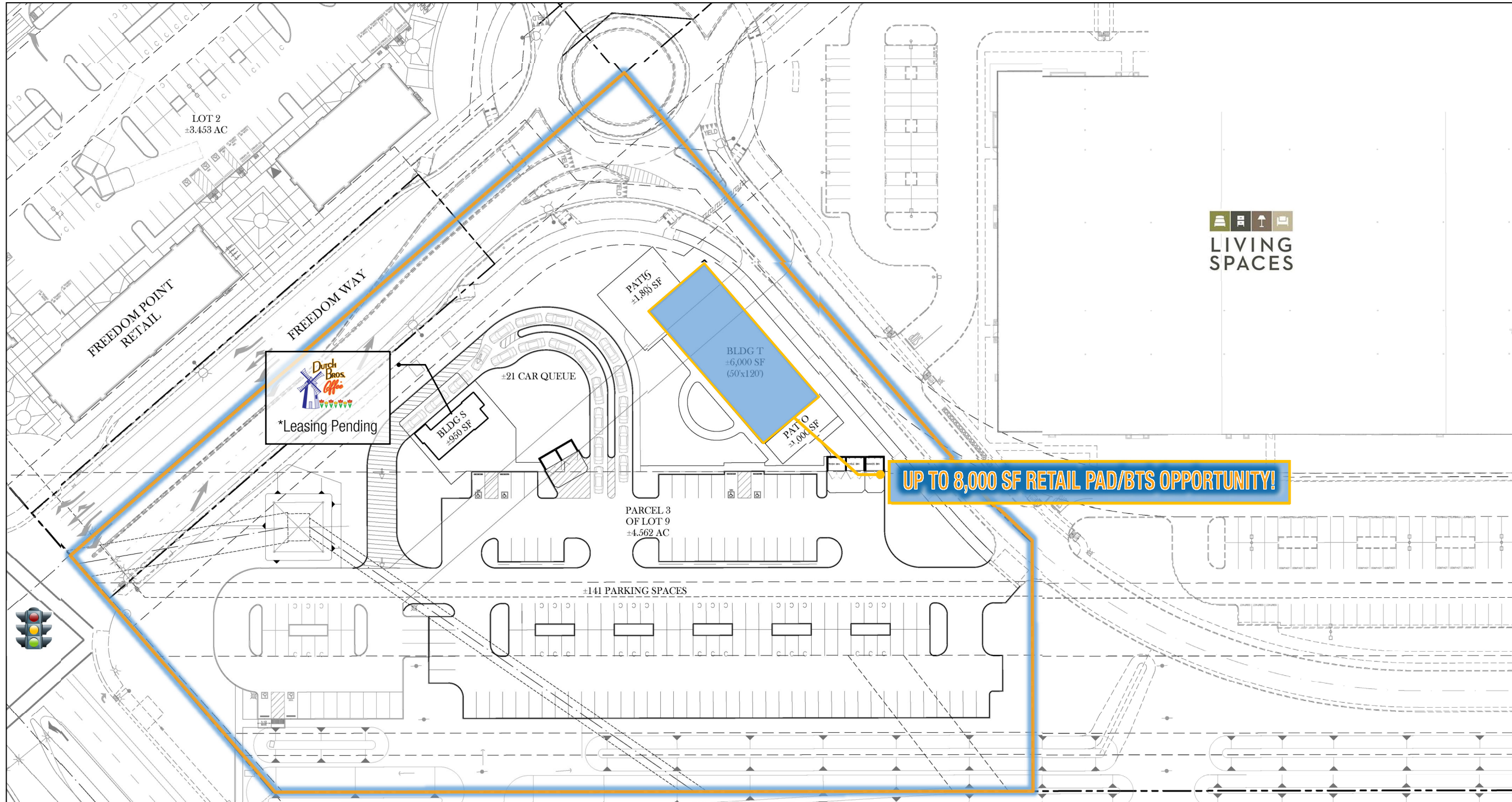
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FREEDOM POINT - RETAIL PAD/BTS OPPORUNITY

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

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