

OUTSTANDING MEDICAL OFFICE FOR SALE

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

- Proposed Medical Office Building for Sale: ± 8,000 SF
- Condo options available divisible to approximately: ± 3,000 SF
- Located within close proximity to all regional medical centers; Sutter Roseville campus, Kaiser Roseville Campus, Adventist Health
- Parking allows for medical and dental uses
- Purchase Price: \$400/SF "Cold Shell"**

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



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



traffic counts

CA Hwy 65 (at Washington Blvd)	105,084
Washington Blvd	19,499
Blue Oaks Blvd	41,732



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

Adjacent dynamic traffic generators include:



Tenants Nearby include:

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PROPERTY OVERVIEW

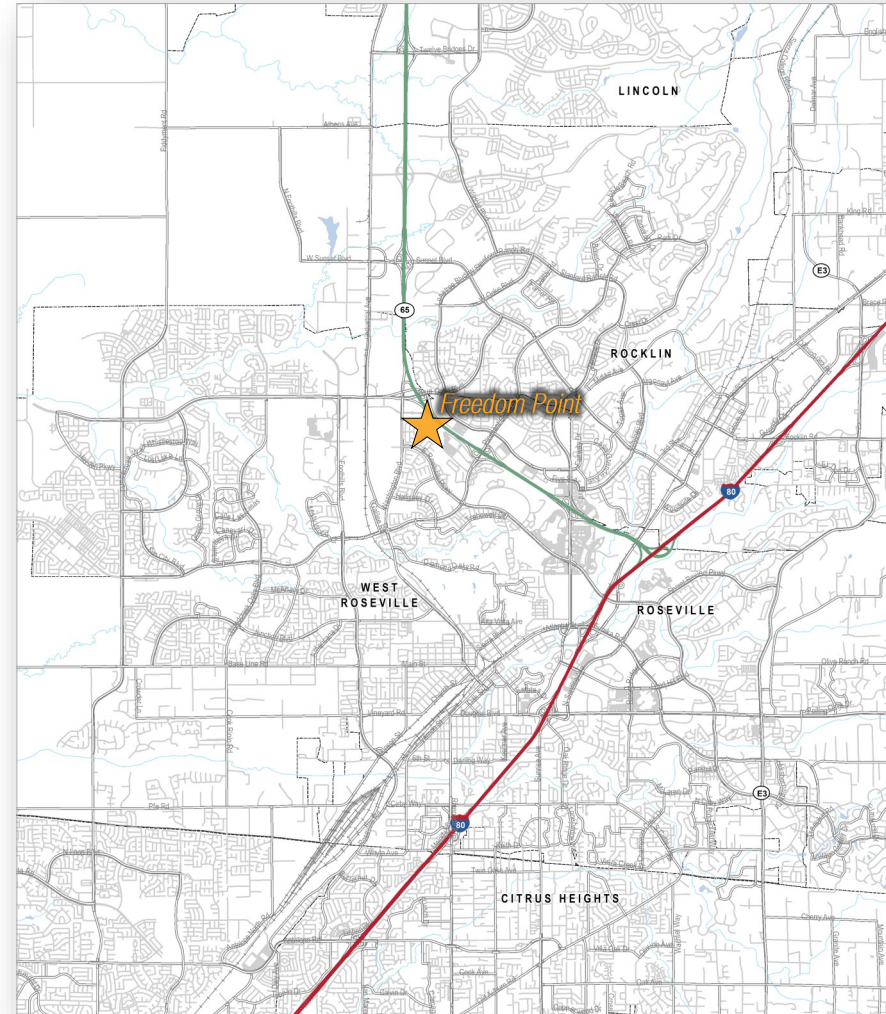
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Freedom Point is situated at the southeast quadrant of Washington and Blue Oaks Boulevards at Highway 65 and is the City of Roseville's largest mixed-use development.

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, Jersey Mike's Subs, Chicago's Pizza With a Twist and Smart Axe 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.



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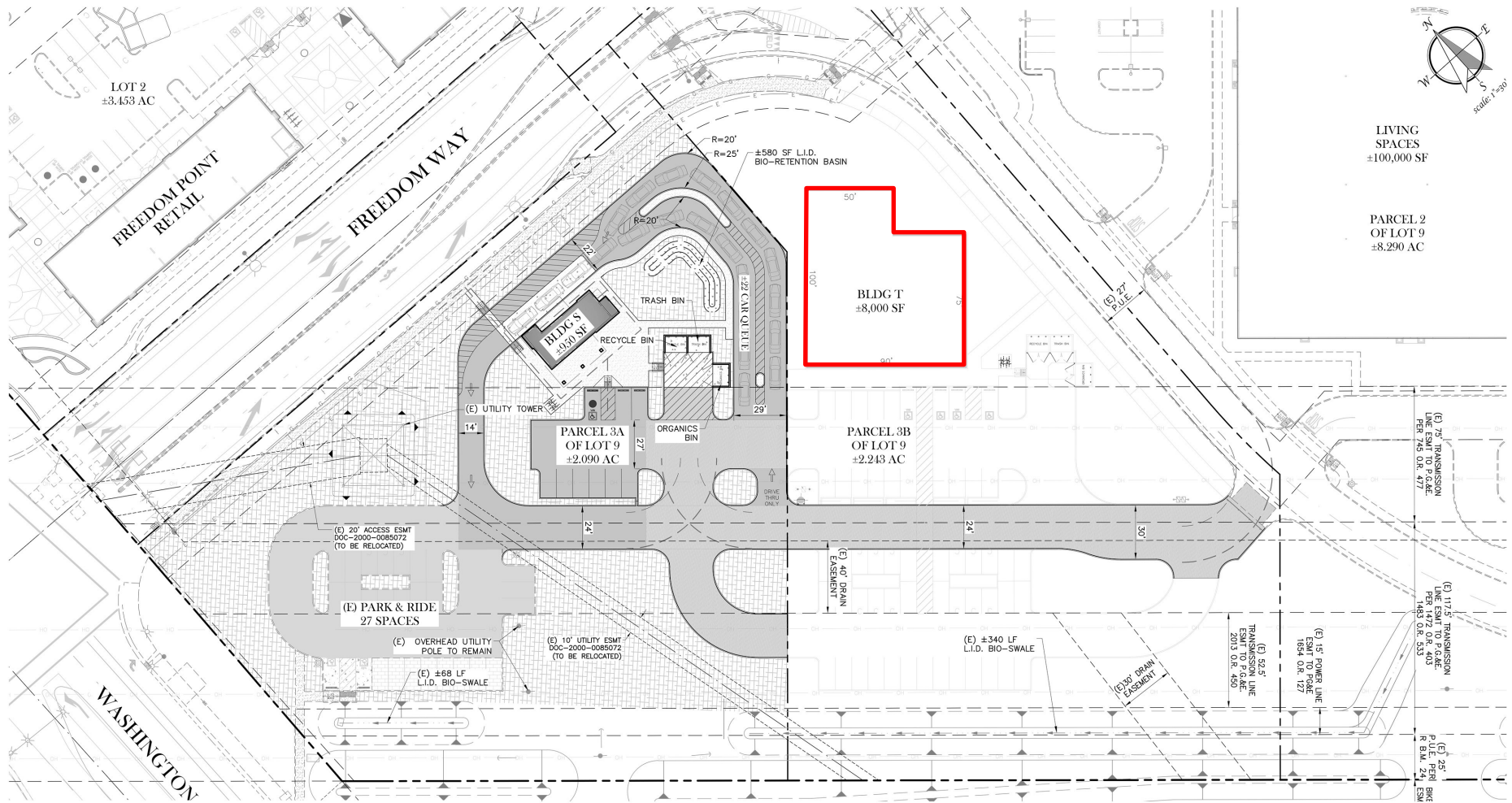
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SITE PLAN

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LIVING SPACES
±100,000 SF

PARCEL 2
OF LOT 9
±8.290 AC

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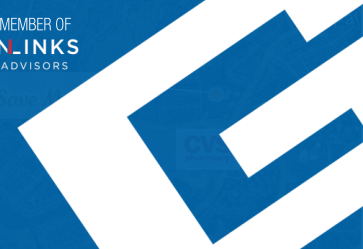
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IMMEDIATE VICINITY RETAIL & EMPLOYMENT CENTERS AERIAL

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