

# FREEDOM POINT - LAND FOR SALE

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



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## TRAFFIC COUNTS

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

## ADJACENT DYNAMIC TRAFFIC GENERATORS INCLUDE:

## TENANTS NEARBY INCLUDE:

## PROPERTY HIGHLIGHTS

- One (1) Parcel of Land for sale along Highway 65
- Acreage: ± 2.25 Acres
- Prime opportunity for development within an expanding submarket
- High traffic counts and excellent demographics
- APN: 363-022-034-000

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, Pizza Twist and 88 Bao Bao 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.

**PURCHASE PRICE:**  
**\$1,500,000**

## DEMOGRAPHICS

# MARKET OVERVIEW

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3 Mile Radius

### KEY FACTS

POPULATION	<b>110,302</b>	AVERAGE HOUSEHOLD SIZE	<b>2.7</b>
MEDIAN AGE	<b>39</b>	AVERAGE HOUSEHOLD INCOME	<b>\$164,704</b>

### EDUCATION

<b>14.64%</b>	<b>22.53%</b>	<b>44.10%</b>
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/DOC DEGREE

### HOUSING STATISTICS

<b>\$625,367</b>	<b>40,791</b>	<b>35.90%</b>
AVERAGE HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

### BUSINESS

**50,783**  
TOTAL EMPLOYEES

### COMMUTERS

<b>0.93%</b>	<b>87.44%</b>
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

### EMPLOYMENT

<b>74.08%</b>	<b>25.92%</b>
WHITE COLLAR	BLUE COLLAR

# PROPOSED SITE RENDERINGS



*\*Renderings are for Illustration Purposes*

# RETAIL AERIAL



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