



# New Roseville Office/Restaurant Development

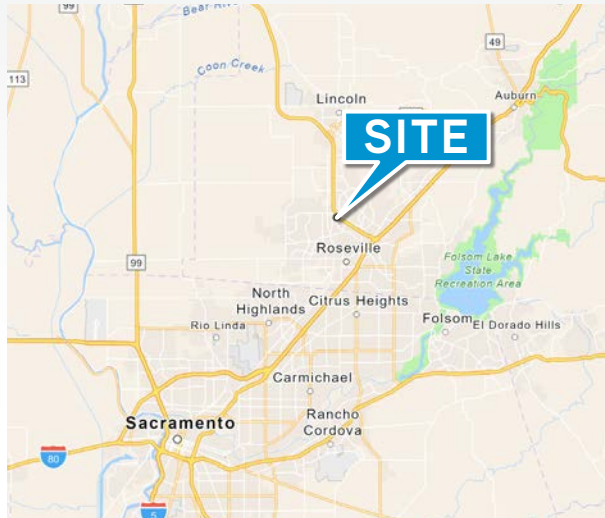
From ±5,000 to ±50,000 SF B.T.S.

PROPOSED BUILDINGS

## Mixed-Use

FOR SALE OR LEASE | Freedom Way, Roseville | CA

- ±5,000 - ±50,000 SF
- 2 parcels totaling 4.6 acres
- Adjacent to Top Golf
- Zoned restaurant & office
- Highway 65 frontage
- Great demographics
- 4,000 SF patio for restaurant space



[VIEW THE WEBSITE](#)

### Office/Medical

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### Retail/Restaurant

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# Highway 65 Frontage



PROPOSED RENDERING

## Property Overview



### 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 92,400 ADT.



### Access

Ease of access to property from Highway 65.



### Amenities

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

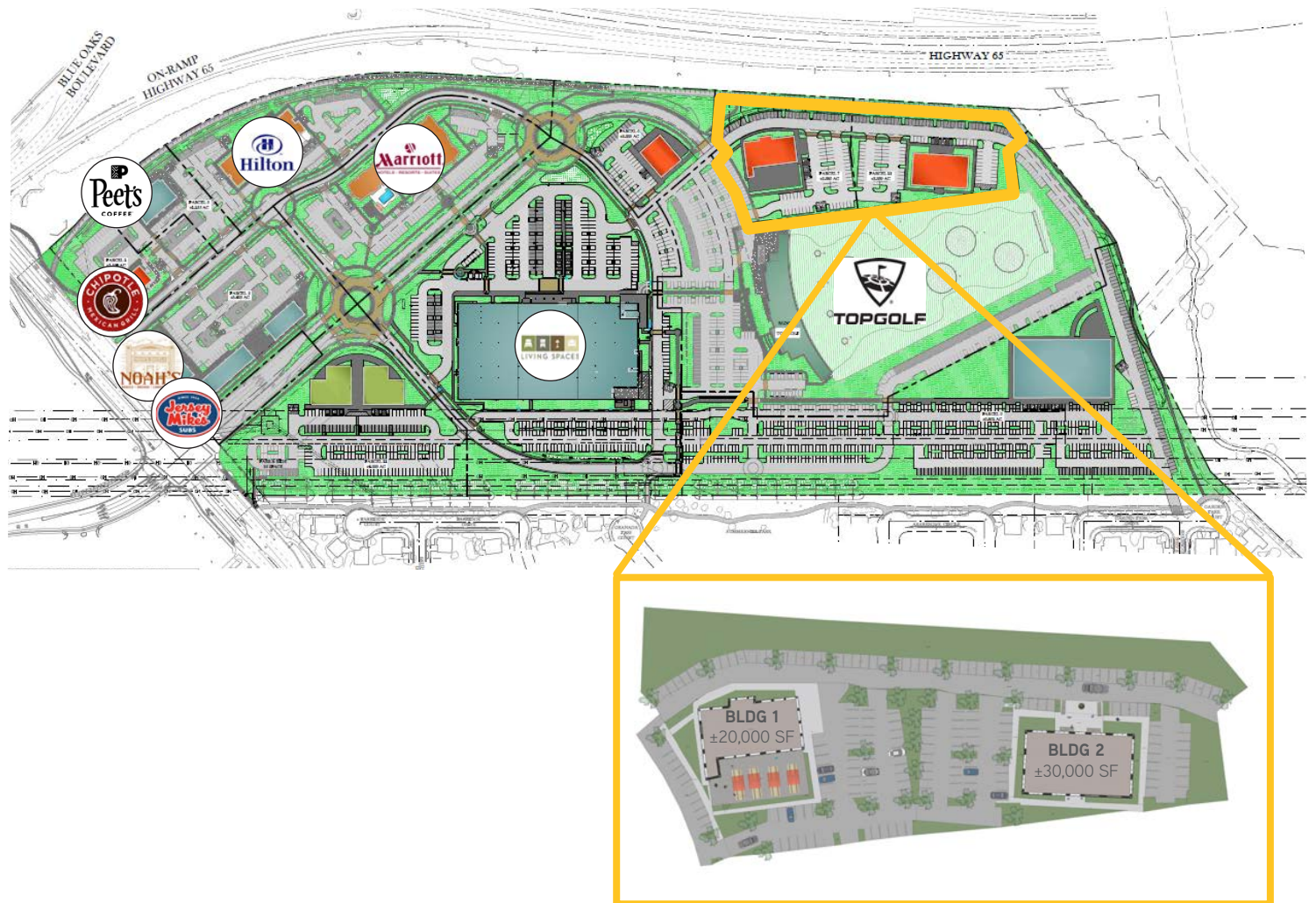
## Site Plan

\* For illustration purposes only





## Development Map



# Area Amenities



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## Roseville Overview



**135,000**  
Residents



**40 Years Old**  
Median Age



**\$465,000**  
Median Home Price



**\$110,000**  
Median Income



**3-Mile Radius**  
Westfield Galleria

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 135,000 residents. As of 2019, Roseville has an average household income of \$110,000 and the median age is 40.1 years old. The median home price in Roseville is approximately \$465,000 which is expected to increase over the next few year.

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.

## Nearby Amenities



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Accelerating success.