



585 1st Street, LINCOLN, CA 95648
 ±1.5 AC COMMERCIAL DEVELOPMENT SITE FOR SALE

FOR SALE
\$775,000



**Kidder
 Mathews**

KEVIN SHEEHAN
 916.751.3601
 kevin.sheehan@kidder.com
 LIC N° 00936093

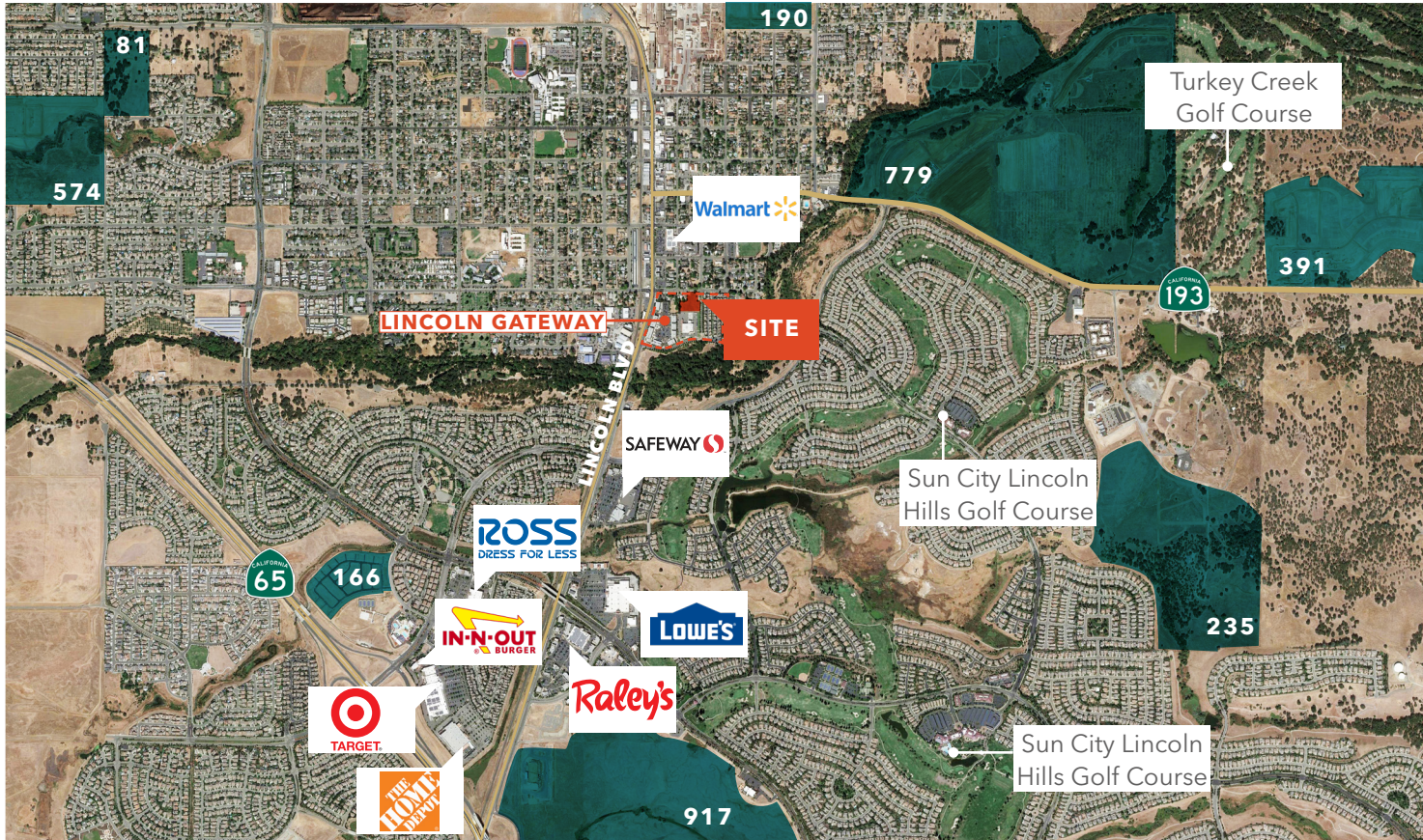
TYLER BOYD
 916.751.3625
 tyler.boyd@kidder.com
 LIC N° 001927164

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

FOR SALE

585 1st Street, LINCOLN, CA 95648

±1.5 AC COMMERCIAL DEVELOPMENT SITE FOR SALE



NEW HOMES BEING BUILT IN THE AREA

KEVIN SHEEHAN

916.751.3601

kevin.sheehan@kidder.com

LIC N° 00936093

TYLER BOYD

916.751.3625

tyler.boyd@kidder.com

LIC N° 001927167

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

FOR SALE \$775,000

APN 008-280-032

LOT AREA ±1.50 Acres

WATER AND SEWER City of Lincoln

ELECTRICITY PG&E

GAS PG&E

TRASH City of Lincoln

BUSINESS PROFESSIONAL (BP) ZONING POSSIBLE USES INCLUDE

- MEDICAL/DENTAL
- AMBULANCE SERVICES
- ANIMAL HOSPITAL
- DAY CARE
- RESTAURANT
- RETAIL
- BUSINESS & PROFESSIONAL OFFICES
- COFFEE
- BOOK STORE
- FINANCIAL INSTITUTIONS
- PERSONAL SERVICE ESTABLISHMENTS
- PUBLIC BUILDINGS

LOCATED WITHIN LINCOLN GATEWAY GENERAL DEVELOPMENT-ZONING DISTRICT TWO

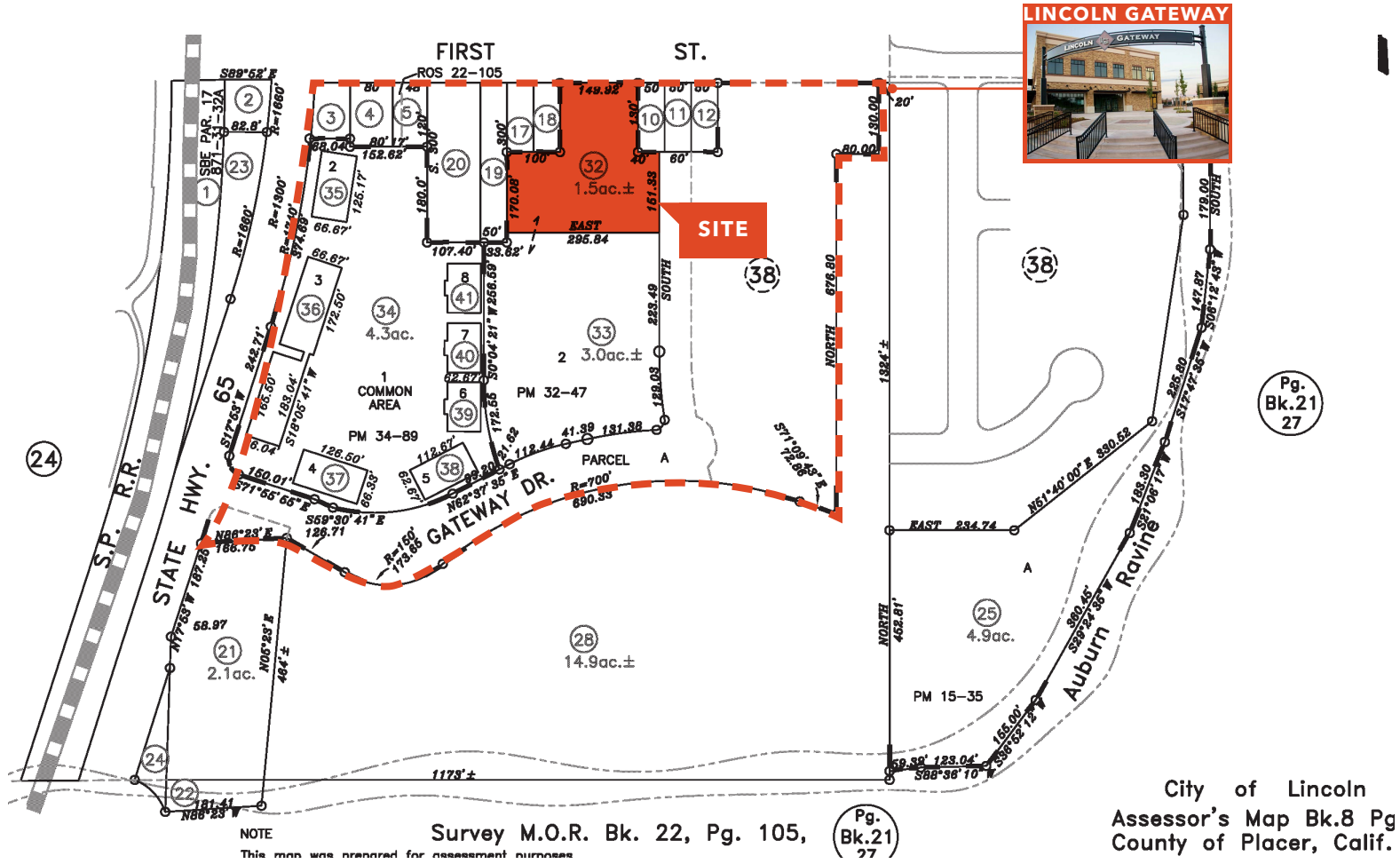


FOR SALE

585 1st Street, LINCOLN, CA 95648

±1.5 AC COMMERCIAL DEVELOPMENT SITE FOR SALE

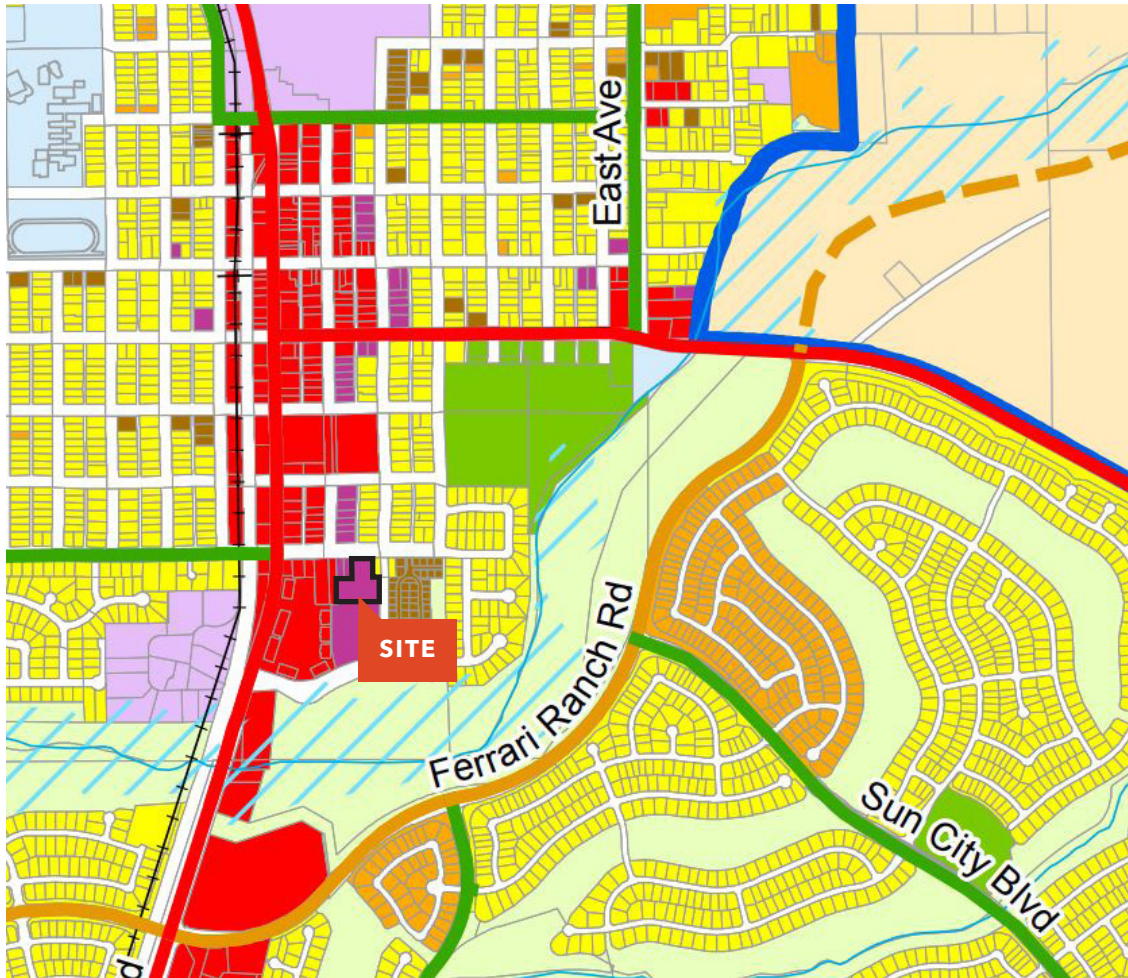
Parcel Map



FOR SALE

585 1st Street, LINCOLN, CA 95648

±1.5 AC COMMERCIAL DEVELOPMENT SITE FOR SALE



Legend

LAND USE DESIGNATIONS

- Rural Residential (RR)
- Country Estates (CE)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Special Use District (SUD)
- Village (V)
- Mixed Use (MU)
- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Regional Commercial (RC)
- Business and Professional (BP)
- Employment Center (EC)
- Industrial Planned Development (IPD)
- Light Industrial (LI)
- Industrial (I)
- Open Space (OS)
- Agriculture (AG)
- Parks and Recreation (PR)
- Public Facilities (PF)
- Medical Center (MC)

ROADWAY CLASSIFICATIONS

Existing Freeway
Major Arterial
Minor Arterial
Collector

Proposed
Major Arterial
Minor Arterial
Collector

BOUNDARIES

- City Limits
- Sphere of Influence
- ALUCP Compatibility Zones (C1)
- ALUCP Special Conditions Policy 6.2.3

OTHER

- Airport Runway Expansion
- Railroad
- Landfill, 1-Mile Buffer
- 100 Year Flood Zone
- Waterways

160 ac, 80 ac, 40 ac, 20 ac, 10 ac, 5 ac

KEVIN SHEEHAN

916.751.3601

kevin.sheehan@kidder.com

LIC N° 00936093

TYLER BOYD

916.751.3625

tyler.boyd@kidder.com

LIC N° 001927167

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR SALE

585 1st Street, LINCOLN, CA 95648

±1.5 AC COMMERCIAL DEVELOPMENT SITE FOR SALE



"Lincoln" was conferred in honor of Charles Lincoln Wilson, one of the organizers and directors of the CCRR. The CCRR was planned as a rail link between the cities of Marysville and Sacramento via a connection to the Sacramento Valley Railroad in Folsom. Grading from Folsom to Marysville commenced in 1858 and was completed to Grider's Ranch (Roseville) by 1860. Track laying began that same year and the rails reached the site of Lincoln in early 1861. At this point, due to a lack of funds, further construction on the California Central was temporarily halted and Lincoln experienced a small-scale boom as the northern terminus of this new road. Within a few years, however, more investors were found and the line was extended to Wheatland bringing an end to this early stage of Lincoln's development.

When most of its population and business moved on with the railroad, the town settled into a lull until the early 1870s, when rich clay deposits of the Lone Formation were discovered nearby. This led to the establishment of Gladding, McBean & Co., the pottery for which Lincoln is famous, ushering in a new era of prosperity and growth.

Lincoln remained a sleepy town until the mid-1990s, when the suburbs of Sacramento started expanding out past nearby Roseville. The city is now experiencing a new period of growth.

In June 2004, Lincoln gained additional notoriety when it opened the first casino in the greater Sacramento Metropolitan Area, Thunder Valley Casino Resort. In 2006, Lincoln was named an All-America City by the National Civic League. It was the only California city to be named an All-America City that year and only one of 10 cities to receive the prestigious award.

(Sources: Wikipedia; Lincoln Chamber of Commerce)

Quick Facts About Lincoln

- Established in 1890
- Located in Placer County
- City Covers 21 Square Miles
- Elevation of 167 SF
- \$82,961 Median HH Income
- 8.84% 5-Year Population Growth
- Average Age of 42
- \$391,000 Median Home Value
- 2003 Home Median Year Built
- 4 Championship Golf Courses

About Lincoln, CA

The city of Lincoln, California, rests at the base of the Sierra Foothills in picturesque Placer Valley with the cities of Roseville, Rocklin, Loomis, and Newcastle located nearby. Situated on Hwy 65, Lincoln is approximately 30 miles northeast of the capital of California, Sacramento, and 30 miles southeast of Marysville. Traveling on Interstate 80, Lincoln is only 114 miles from Reno, and 115 miles east of San Francisco.

Lincoln is a city in Placer County, California and is part of the Sacramento metropolitan area. Located in an area of rapid suburban development, it grew 282% between 2000 and 2010, making it the fastest growing city over 10,000 people in the U.S. during that time period. Its population is now estimated to be ±48,000.

The original town site was surveyed and laid out in 1859 by Theodore Judah along the proposed line of the California Central Railroad (CCRR). The name

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

KEVIN SHEEHAN

916.751.3601

kevin.sheehan@kidder.com

LIC N° 00936093

TYLER BOYD

916.751.3625

tyler.boyd@kidder.com

LIC N° 001927167

