

FOR LEASE
Gross Lease Rates
No Triple Net (NNN) Charges!
RESTAURANT & RETAIL SHOPS

LINCOLN BRANDS FEEDS
*EAT * DRINK * SHOP*



TONY WOOD
Director of Leasing & Sales
916.390.1274
TONY@TONYWOODCOMMERCIAL.COM
CAL BRE LIC #: 00549071

LINCOLN FEEDS RETAIL CENTER

FOR LEASE

Restaurant and Retail Shops

600 to 3,400 Square Feet

\$1.50/SF to \$1.95/SF Gross Rates (No NNNs)

One Full City Block in Downtown Lincoln

**Two Signalized Intersections at each end of the Center
Outstanding Demographics and Traffic Counts**

**400 - 490 Lincoln Blvd
Lincoln, CA 95648**



PROPERTY INFORMATION



HIGHLIGHTS:

Award winning, Historical Building on the outside – New (2004-2008) construction on the inside. Multi-Tenant, Retail Shopping Center with interior Mall shops and more..., One Full City Block in Downtown Lincoln, Two Signalized, Hard Corners, Two Restaurant Space with Kitchens and dining for up to 75. Plus, small interior retail shops +/-500sf and two Streetfront Retail Shops one with food service improvements, including walk-in refrigeration and freezer.

Lease Rates:	\$1.50/SF to \$2.00/SF	
Lease Type:	Modified Gross	
Location:	Downtown Lincoln	
Date Available:	May 2019	
Tenant Type:	Multi	
Number of Parcels	8	
Total Building Size	+/- 40,000 SF	
Total Land Area	2.86 AC	

AWARDS:



Placer County Economic Development Council Award



State of California Commendation Award



Federal Commendation Award



Lincoln Area Chamber of Commerce Award



PROPERTY - OPERATIONAL HISTORY



The Lincoln Feeds Building is a +/-37,000 square foot award winning, signature retail center in downtown Lincoln, CA. This is its first time offered on the market since it was built. The historic brick structure was totally gutted and reconstructed between the years 2006 through 2008.

The two story structure houses some of Lincoln's most iconic restaurant tenants such as Awful Annie's Restaurant, Old Town Pizza and Buonarroti Ristorante. The owners have worked in partnership with their property managers to attain a great tenant profile & occupancy. The Lincoln Feeds Building is a unique, multi-tenant, multi-building, property. Retail and Restaurant spaces are offered at very competitive rate and **no triple net (nnn) expenses passed through to Tenants!** Call and schedule your tour today!

MAJOR TENANTS INCLUDE:



**Buonarroti
Ristorante**



**Awful Annie's
Restaurant**



**Old Town
Pizza**

LOCATION OVERVIEW

Everyone in the area knows of the Lincoln Feeds Buildings for its great restaurants and as the only "mall" in the City of Lincoln. Its a beautiful iconic building and, at 100% occupancy, it makes for an excellent retail location opportunity

PUBLIC TRANSPORTATION



Lincoln Region Airport

- Distance: 3.9 Miles
- Drive: 10 Minutes



Sacramento Int. Airport

- Distance: 36.5 Miles
- Drive: 39 Minutes

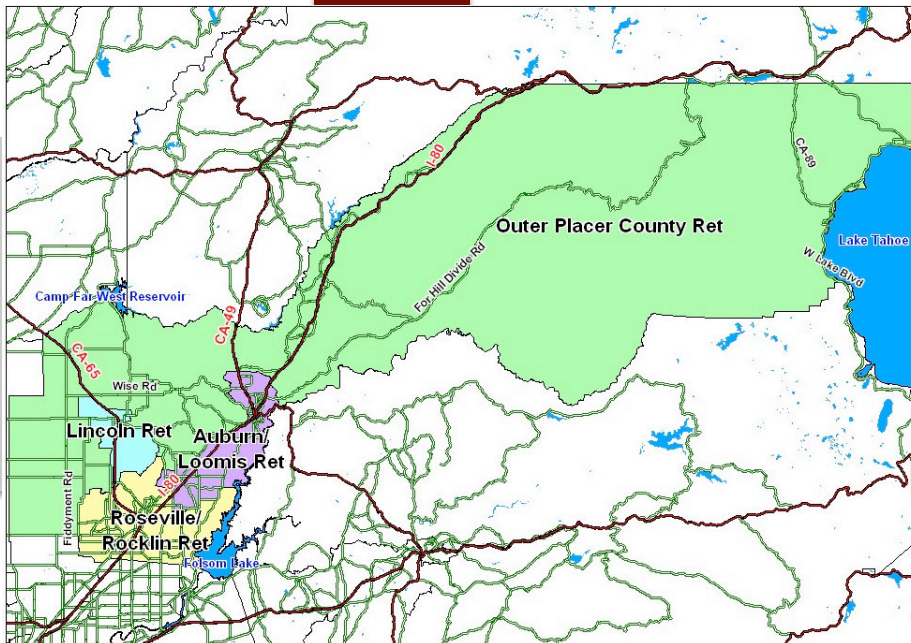
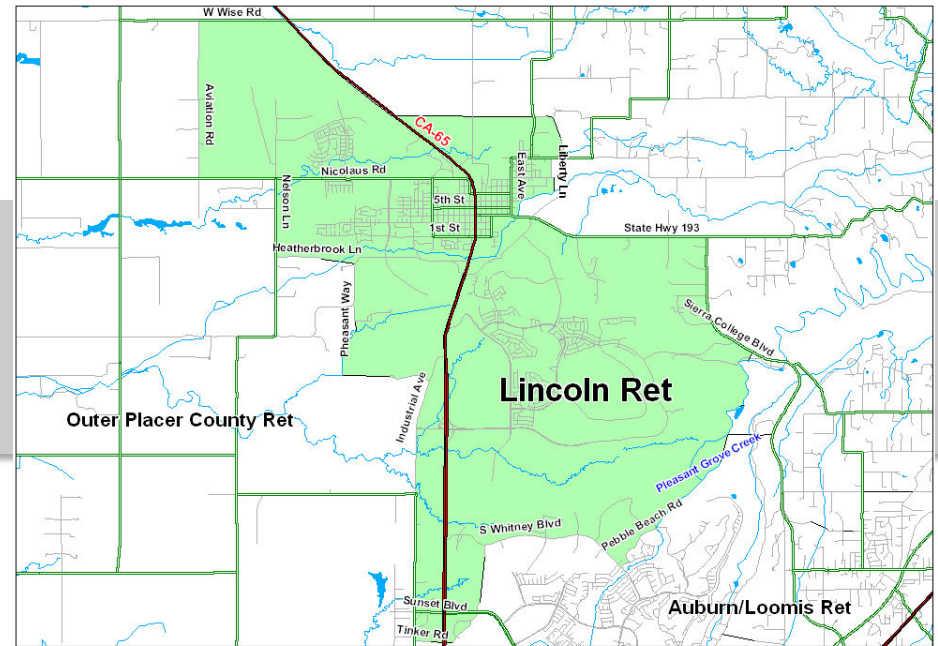


Downtown Sacramento

- Distance: 29.5 Miles
- Drive: 33 Minutes



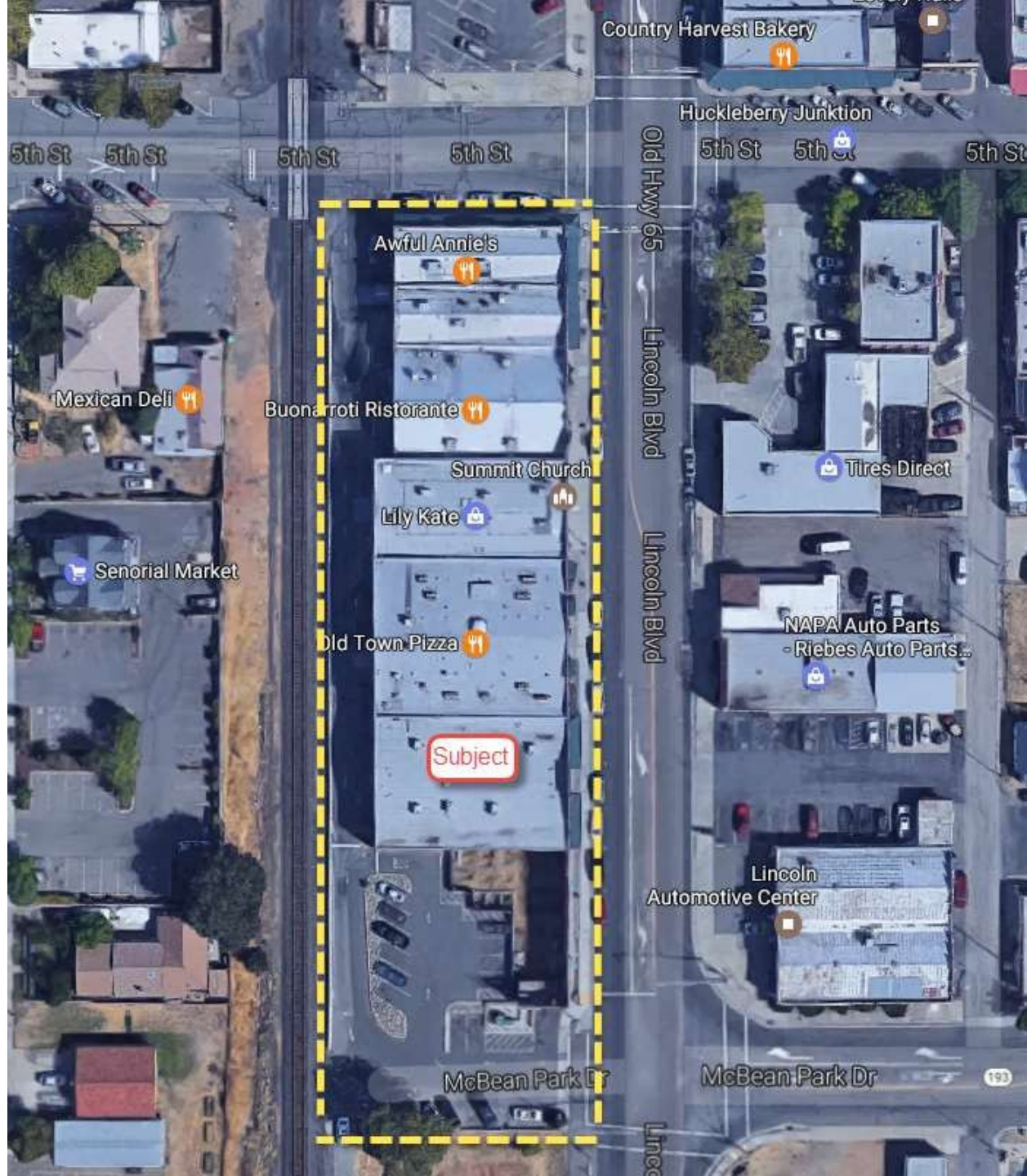
LINCOLN RETAIL SUBMARKET



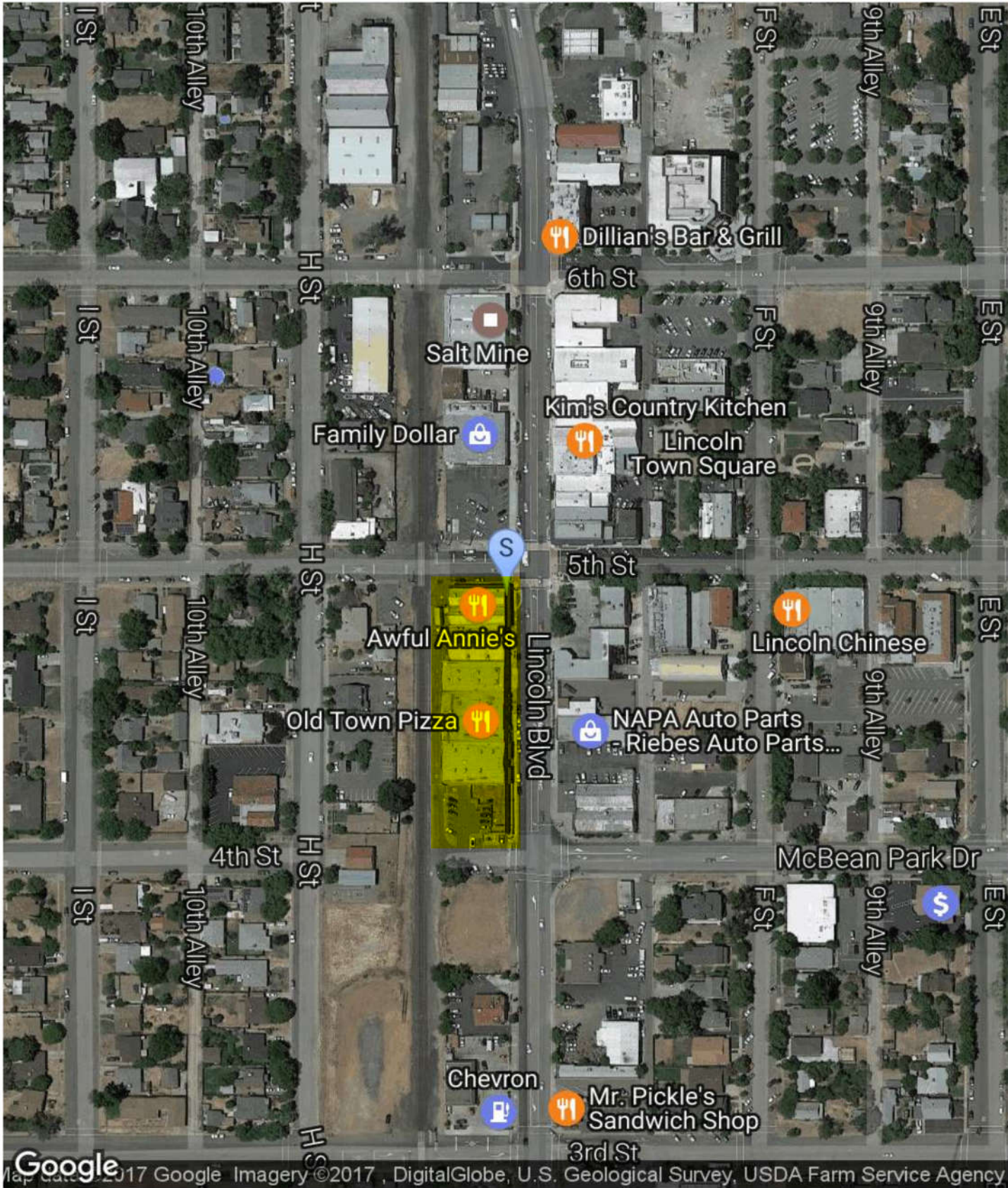
PLACER COUNTY RETAIL MAP



SITE PLAN



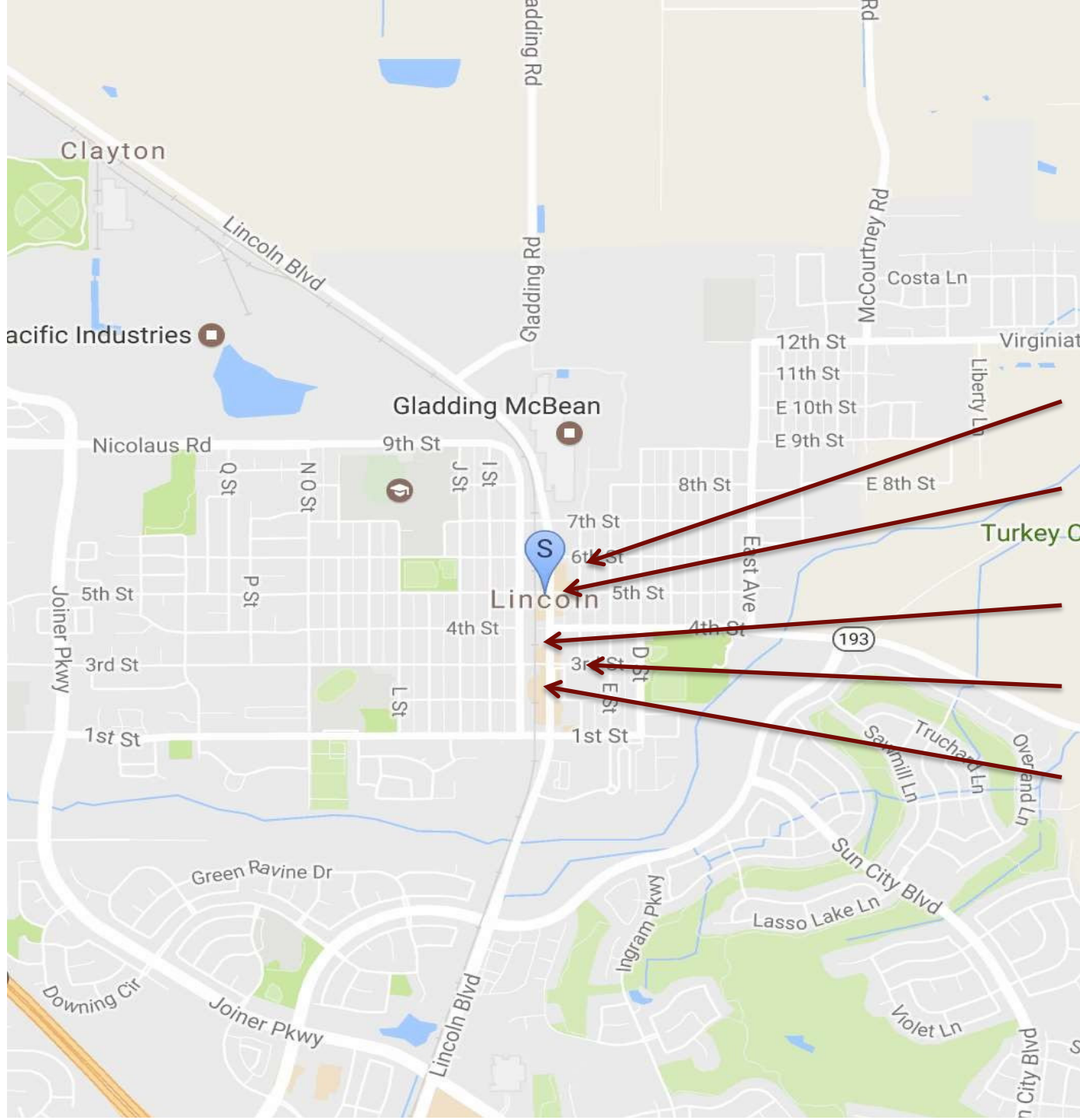
AERIAL PHOTOGRAPH



Google

Map data ©2017 Google Imagery ©2017 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

LOCAL AREA MAP



Traffic Count Report

The Shops at Lincoln Brand Feeds

436 Lincoln Blvd, Lincoln, CA 95648

Building Type: **General Retail**

Secondary: **Storefront**

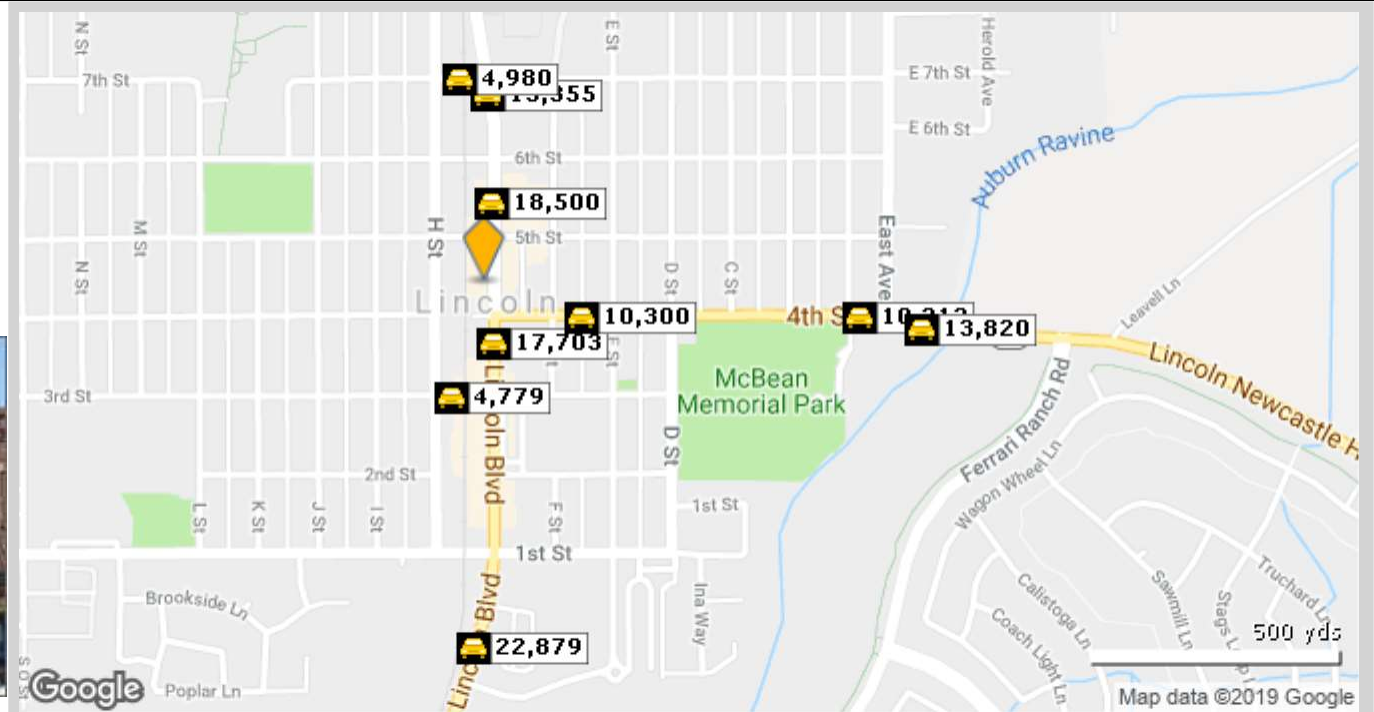
GLA: **15,354 SF**

Year Built: **1800**

Total Available: **6,940 SF**

% Leased: **69.84%**

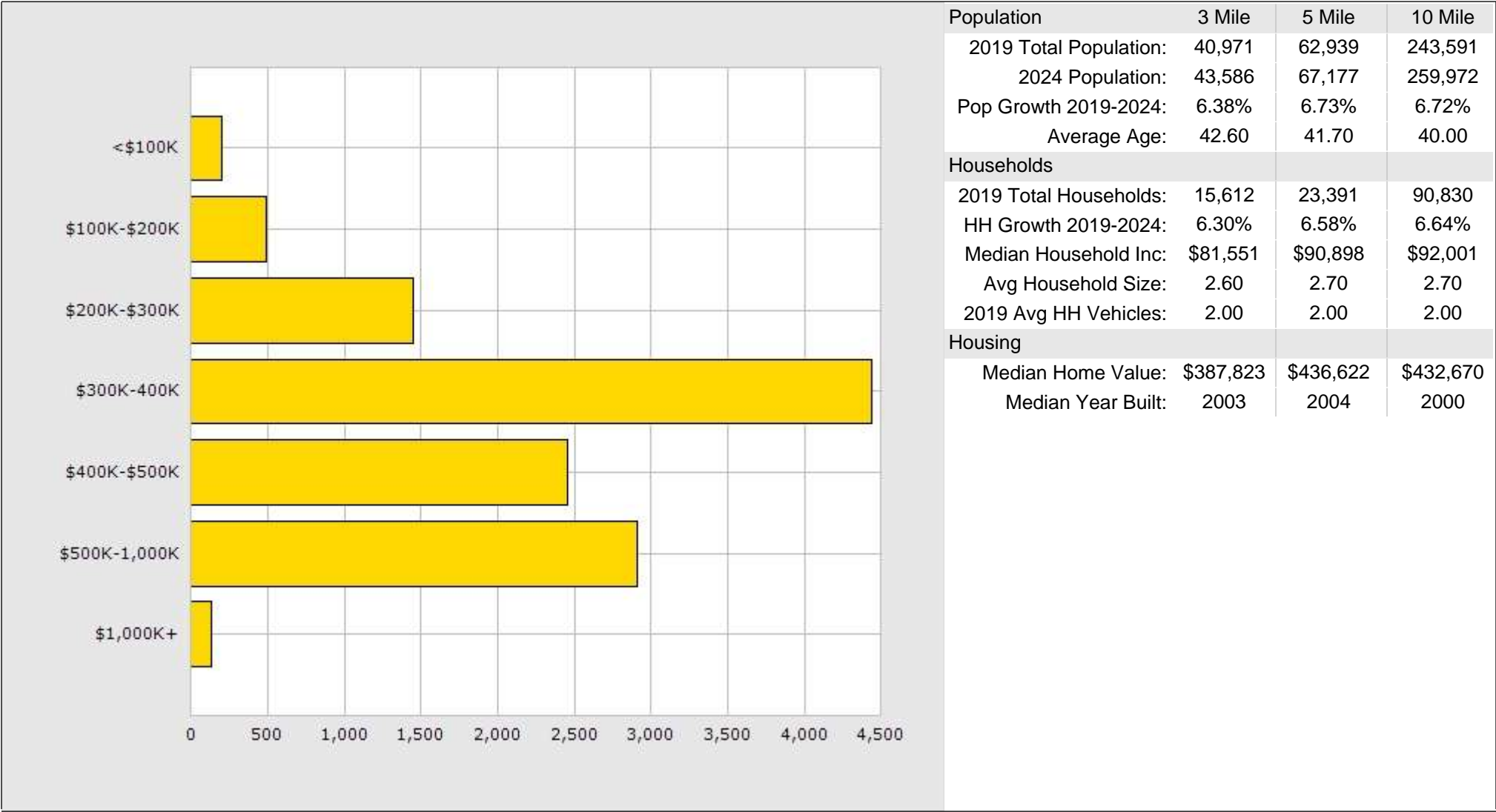
Rent/SF/Mo: **\$1.59**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Lincoln Blvd (aka G St)	McBean Park Dr	0.03 N	2017	17,703	MPSI	.07
2	Lincoln Blvd (aka G St)	5th St	0.04 S	2016	18,500	MPSI	.09
3	Lincoln Blvd (aka G St)	5th St	0.04 S	2017	18,500	MPSI	.09
4	McBean Park Dr	F St	0.03 W	2017	10,300	MPSI	.12
5	3rd St	H St	0.02 W	2017	4,779	MPSI	.13
6	Lincoln Blvd (aka G St)	7th St	0.02 N	2017	13,355	MPSI	.22
7	7th St	H St	0.03 W	2017	4,980	MPSI	.24
8	Roseville Byp	Ferrari Ranch Rd	0.38 S	2017	22,879	MPSI	.42
9	4th St	A St	0.01 W	2017	10,213	MPSI	.44
10	4th St	Lincoln Newcastle Hwy	0.03 E	2017	13,820	MPSI	.51

Housing Values for 3 Mile Radius

436 Lincoln Blvd, Lincoln, CA 95648



Population	3 Mile	5 Mile	10 Mile
2019 Total Population:	40,971	62,939	243,591
2024 Population:	43,586	67,177	259,972
Pop Growth 2019-2024:	6.38%	6.73%	6.72%
Average Age:	42.60	41.70	40.00
Households			
2019 Total Households:	15,612	23,391	90,830
HH Growth 2019-2024:	6.30%	6.58%	6.64%
Median Household Inc:	\$81,551	\$90,898	\$92,001
Avg Household Size:	2.60	2.70	2.70
2019 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$387,823	\$436,622	\$432,670
Median Year Built:	2003	2004	2000

REGIONAL MAP



Lincoln
Blvd.

Westfield
Galleria
Roseville

Sutter
Medical
Center
Roseville



KW Commercial Real Estate Services

The information contained herein provided while not guaranteed has been secured from sources we deem reliable. However, no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. All information should be verified prior to lease or purchase.



EXCLUSIVELY OFFERED BY:

Tony Wood
Director of Leasing & Sales
916.390.1274

TONY@TONYWOODCOMMERCIAL.COM
CAL BRE LIC #: 00549071