



STERLING PKWY

AVAILABLE

E JOINER PKWY ADT +/- 14,121

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AVAILABLE
FOR LEASE

801 STERLING PKWY, STE. 100-B

Lincoln, CA 95648

502 +/- SF

CENTURY 21
Select Real Estate, Inc



Retail Space for Lease in Heart of Lincoln

THE PROPERTY

801 STERLING PKWY, STE. 100-B, LINCOLN, CA 95648

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



LINCOLN



+/- 502 SF



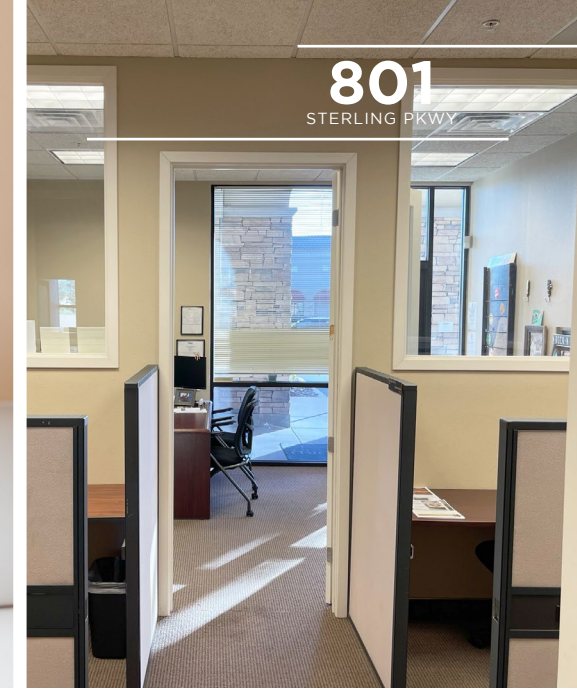
OFFICE



OFFICE



2.50 SF FSG



CENTURY 21
Select Real Estate, Inc.

FOR LEASE





65

Firestone

THE HOME DEPOT

Parkour & Performing Arts

target

Holiday Inn Express

KFC

TACO BELL

65

Starbucks

IN-N-OUT BURGER

SPROUTS FARMERS MARKET

Carl's Jr.

Raley's

GET AXED

HOUSE PIZZA

SUBWAY

BR Buffalo Wild Wings

Lincoln Medical Supplies

Quick Choice CAR WASH

Parkway Dental Group

PNC BANK

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- Lowe's
- Red Robin
- 5 SPORTING GOODS
- McDonald's
- ARCO

801
STERLING PKWY



THE BUILDING

The subject property is located between two of the main arterial streets in Lincoln, Joiner Parkway and Lincoln Blvd. with access to Highway 65 and merging onto Interstate 80 which runs east to west routing traffic flow from Reno to San Francisco. The property consists of a +/-11,930 SF building built in 2007 with +/- 502 SF of available space with private entrance, three rooms and common area with two multi-stall restrooms and kitchenette. The adjacent spaces are filled with well-known global and local tenants, Century 21 Select Real Estate, Rockstar Music

Academy, Bambini Montessori and Swanson Shaack Physical Therapy. The property is also conveniently located close to Quick Quack Car Wash, PNC Bank, Domino's Pizza, Subway and across from the Sterling Point Shopping Center which boasts popular businesses Raley's Grocery Store with Aisle 1 Gas, Taco Bell, Baskin Robbins, Jamba Juice, Bank of America and California Sun. The property is centrally located within Placer County and is minutes from both Highway 65 & 80 to access the greater Sacramento region for an ideal location for your business.







THE AREA

Located 25 miles northeast of Sacramento in South Placer County off State Highway 65, Lincoln is characterized as a small-town community with growing suburban development and views of the Sutter-Butte Mountain range in the West. Lincoln is a preferred location to live, work, visit, and grow business because of its convenient location, excellent schools and recreational opportunities, and the highest commitment to public safety. Lincoln is in proximity to many tourist locations and recreational amenities. The city is within 30 minutes of Folsom Lake, as well as downtown and Old Sacramento, and less than 2 hours from ski resorts, Nevada County mining exploration, and mountain camping, fishing, and hiking. The City's population is growing over 10% annually with a current population of approximately 50,000. The city has excellent transportation access, including a regional airport. Lincoln is home to a range of businesses and industries from fortune 500 to small family-owned businesses, award winning schools, and a 9.4% annual workforce growth. The city is committed to driving a vital economy that increases prosperity and quality of life for their residents and businesses with a mission to catalyze job creation, private investment, revenue generation, and development.







801
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LINCOLN,
CA 95648

Sports
Complex

Lincoln Hills
Golf Club



Thunder
Valley Casino

I-80
-Rocklin
-Loomis
-Auburn

William Jessup
University

Industrial
park

TAYLOR RD.

I-80

65

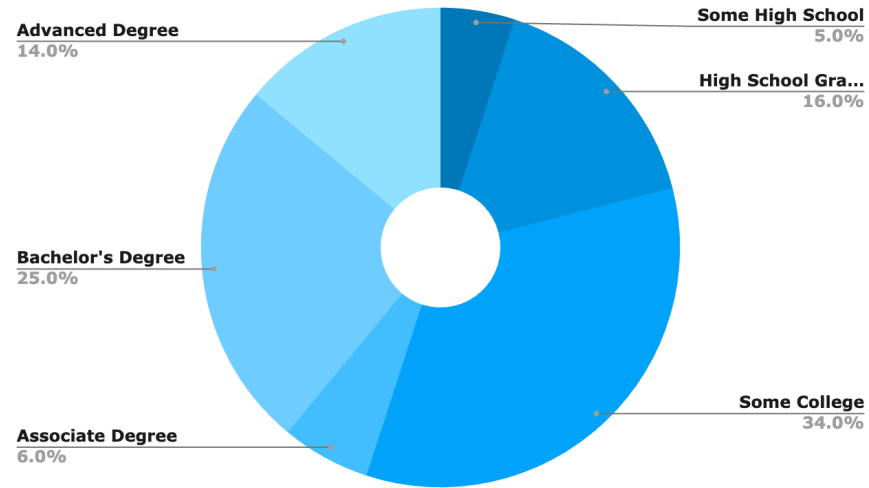
65



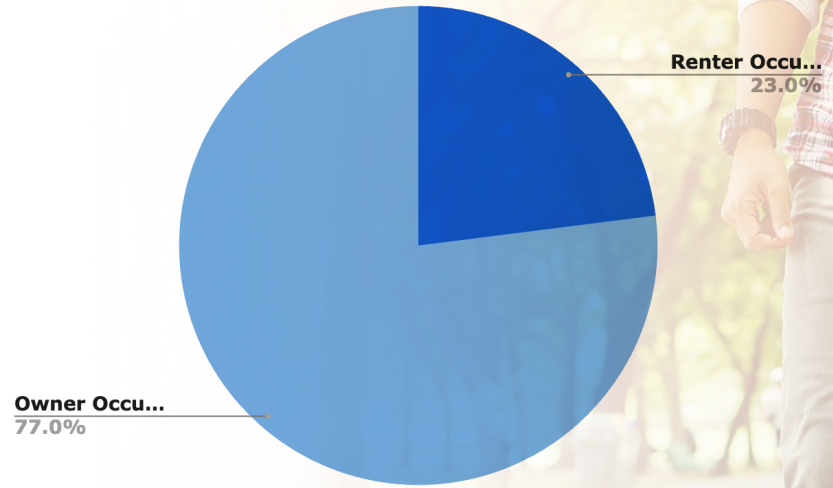
DEMOGRAPHICS

EDUCATION
HOUSING

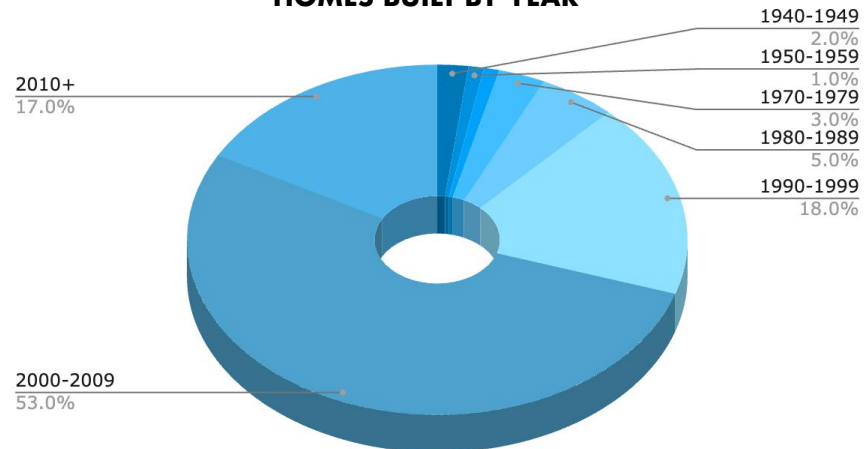
EDUCATIONAL ATTAINMENT



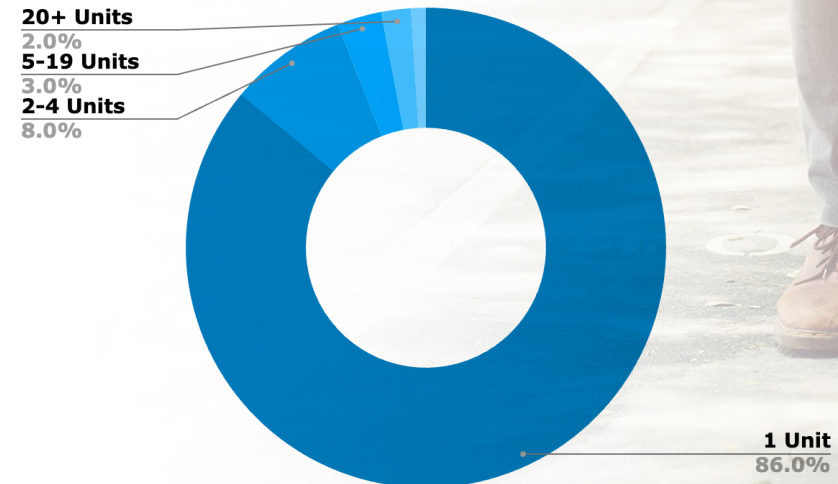
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



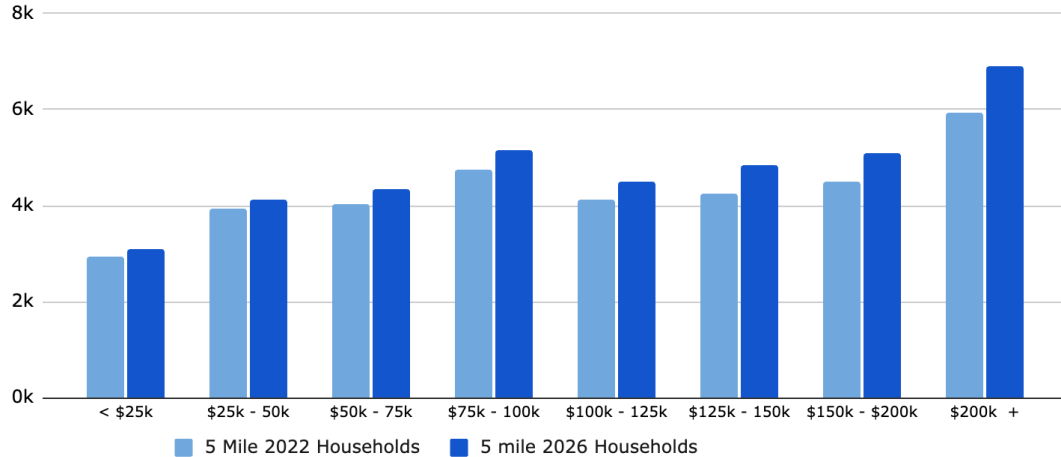
HOUSING TYPE



DEMOGRAPHICS

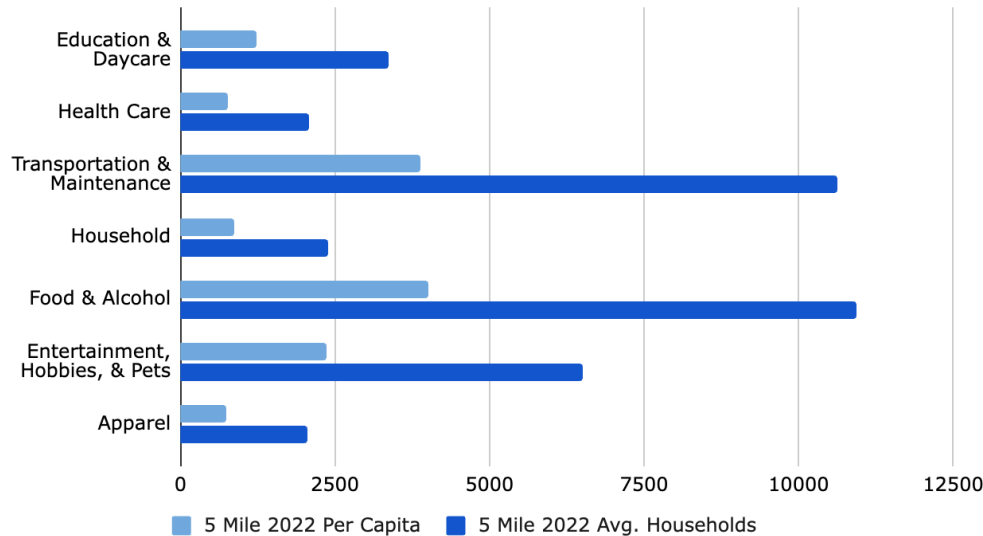
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

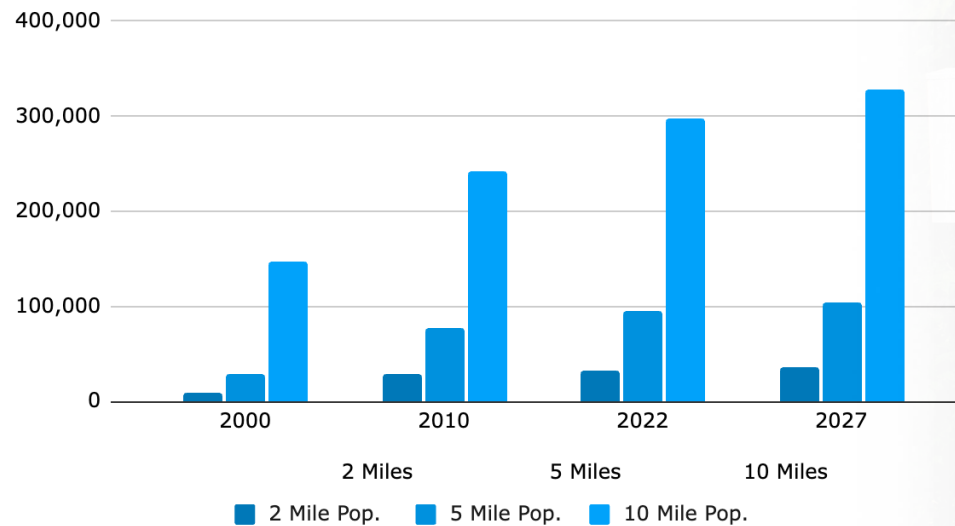


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	9,197	28,604	146,961
2010	29,164	76,458	242,425
2022	32,877	94,339	297,788
2027	35,905	104,222	328,803

PER CAPITA & AVG. HOUSEHOLD SPENDING



POPULATION





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