

For Sale:



Gateway Plaza
120 Gateway Drive
Lincoln CA, 95648



Jahn-Rich Commercial
907 20th Street
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Property Highlights

- Located directly off of Highway 65
- Part of a multi-building business park with terrific synergy
- First class architecture
- Both Tenants have occupied their space for more than 10 years
- Upside in building out and renting the 3,000 square foot storage space

120 Gateway Drive presents a unique opportunity to own a multi-tenant commercial building in Lincoln, California. Located directly off of Highway 65 and Lincoln Blvd, The property is part of an eight building business park all with a very similar, upscale architectural style. The synergy amongst all of the business park tenant's as well as a lack of there being any vacancy in the area has proven that significant consumer spending occurs within this area.

The building is being offered for sale at \$4,200,000. This equals \$217 per square foot (which is significantly below replacement costs). There is a vacant 3,000 square foot space that has never been built-out and has always been used as storage. This particular space could easily be rented if a store front was installed along with a vanilla shell finish within the interior portion. Current market rents in surrounding retail centers suggest that this space would rent for \$2.50 per square foot or more.

OFFERING SUMMARY

Offering Price	\$3,625,000
Cap Rate	6%
NOI	\$218,000
Building Price/SF	\$188
Total Rented %	84%
Avg.Rent/ SF (Annual)	\$29
Avg.Rent/ SF (Monthly)	\$5.85

PROPERTY PROFILE

Property Address	120 Gateway Drive
City, State & Zip	Lincoln, CA 95648
Assessor's Parcel Number	008-280-044-000
Number of Buildings	1
Gross Leasable Area (Sf)	19,313 Sf
Gross Building Area (Sf)	19,313 Sf
Year Built	2009
Property Type	Commercial
Land Use	Retail Stores



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Operating Data



Rent Roll

Unit #	Tenant	SF	% of Total	Monthly Rent	Rent/SF/Month	Annual Rent	Rent/SF/Annual	Annual CAM/NNN	Lease Start	Lease End	Annual Rent Increases	Options
1	Stone Fitness	15,000 Sf	77.67%	\$15,500	\$1.03	\$186,000	\$12.40	\$88,200	10/6/2015	10/21/29	\$500/Year	None
2	Vacant	3,000 Sf	15.53%	\$0	\$0.00	\$0	\$0.00	\$0	N/A	N/A	N/A	N/A
3	Little Ceasars	1,313 Sf	6.80%	\$4,963	\$3.78	\$59,556	\$45.36	\$6,900	8/4/08	2/1/29	2.50%	(2) 5 year options
TOTALS/AVERAGES:				19,313 Sf	100%	\$20,463	\$2.41	\$245,556	\$28.88	\$95,100		

Current Operating Expenses

Current

Monthly Annual

Operating Expense Category

Insurance	\$309	\$3,713	
Fire&Security Alarm	\$81	\$972	
Property Tax	\$4,200	\$50,400	1.20%
PG&E	\$382	\$4,584	
City of Lincoln	\$1,070	\$12,842	
Lincoln Gateway CAMS	\$2,485	\$29,819	
Landscaping	\$487	\$5,848	
Property Management	\$400	\$4,800	
TOTALS:	\$9,415	\$112,978	
TOTALS / SF:	\$0.49	\$5.85	

Annualized Operating Data

Current

Gross Rent	\$245,556
NNN/CAM	\$95,100
Gross Income	\$340,656
Less Reserve Allowance 3%	\$10,220
Effective Gross Income	\$330,436
Less Operating Expenses	\$112,978
Opex Ratio	34%
Net Operating Income	\$217,458
Cap. Rate	6%

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Location Overview



Lincoln, California, is a growing city in Placer County, located approximately 30 miles northeast of Sacramento. Known for its rich history as a railroad town, the city has transformed in recent decades into a suburban community with a steadily increasing population. As of the most recent estimates, Lincoln's population stands at over 50,000 residents, a significant increase driven by its appeal to families, retirees, and professionals seeking a quieter alternative to Sacramento, while still being close to major urban amenities.

Lincoln's economy is diverse, with key sectors including retail, construction, healthcare, education, and manufacturing. The presence of Thunder Valley Casino Resort, operated by the United Auburn Indian Community, is a significant economic driver, contributing to both employment and local revenue. The casino resort has created numerous jobs in hospitality, entertainment, and food service.

In addition to the casino, the city's proximity to major highways and its access to the greater Sacramento job market provide further employment opportunities. Many residents commute to nearby cities such as Roseville, Rocklin, and Sacramento, where tech companies, healthcare institutions, and government agencies provide a broader range of high-paying jobs. As a result, Lincoln benefits from the economic stability of the larger region while maintaining its local business ecosystem. Lincoln's population has seen consistent growth since the 1990s, spurred by residential development, quality schools, and community amenities. The city's demographic is a mix of young families, professionals, and retirees. The retirement community of Sun City Lincoln Hills, developed by Del Webb, has attracted a significant number of retirees, influencing local housing demands and contributing to the city's population expansion.

The population growth has also been supported by the city's relatively affordable housing, compared to nearby areas such as Roseville and Rocklin. This has made Lincoln a desirable location for first-time homebuyers and families looking for more space.

Lincoln's real estate market reflects its growth trajectory, with strong demand for both residential and commercial properties. New housing developments have been a constant feature in the city, with single-family homes being the predominant type of residence. The median home price in Lincoln is generally lower than in other parts of Placer County, making it an attractive option for buyers looking for affordability while still accessing good schools, parks, and community services.

Commercial real estate has also seen growth, driven by local businesses and national chains expanding into the area. The city's retail sector continues to develop, particularly in areas like Twelve Bridges and downtown Lincoln, where new shopping centers and dining establishments are emerging to cater to the growing population.

Overall, Lincoln presents a stable and growing real estate market, bolstered by the city's expanding population, steady employment opportunities, and its balance of affordability and quality of life. The city's development is expected to continue, with ongoing infrastructure improvements and residential projects on the horizon to support its increasing population.



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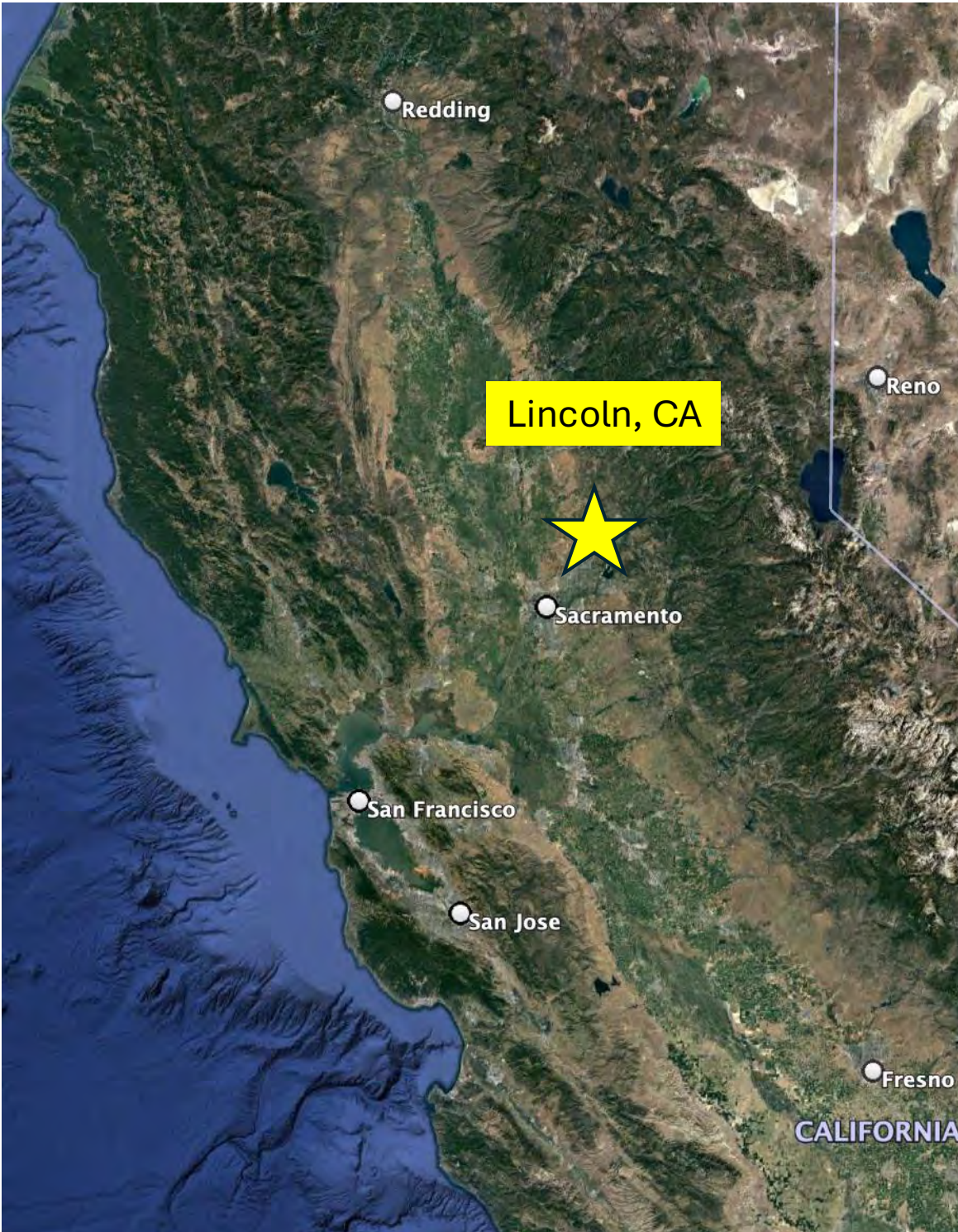
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Local Area Map



Regional Map

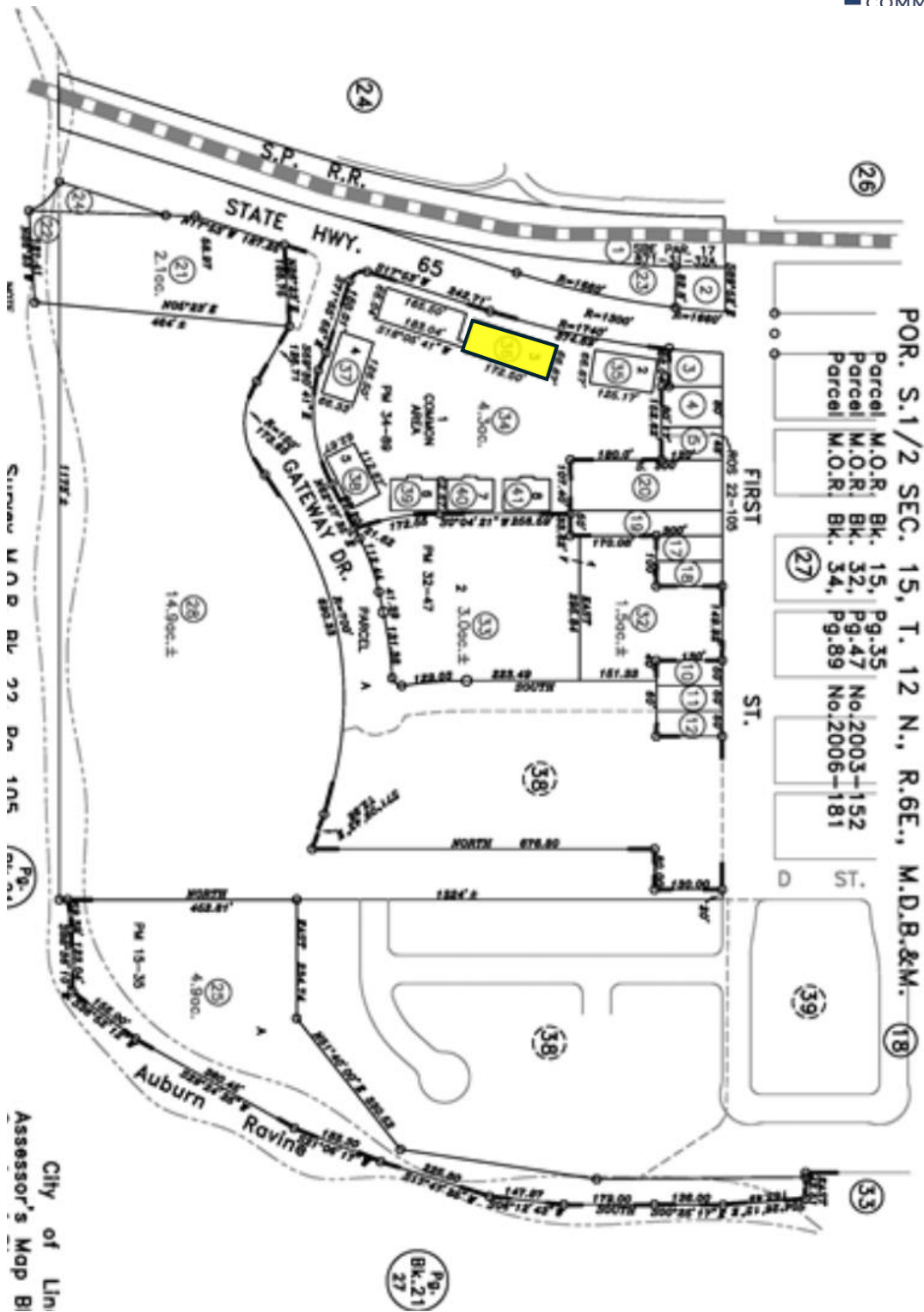


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Parcel Map



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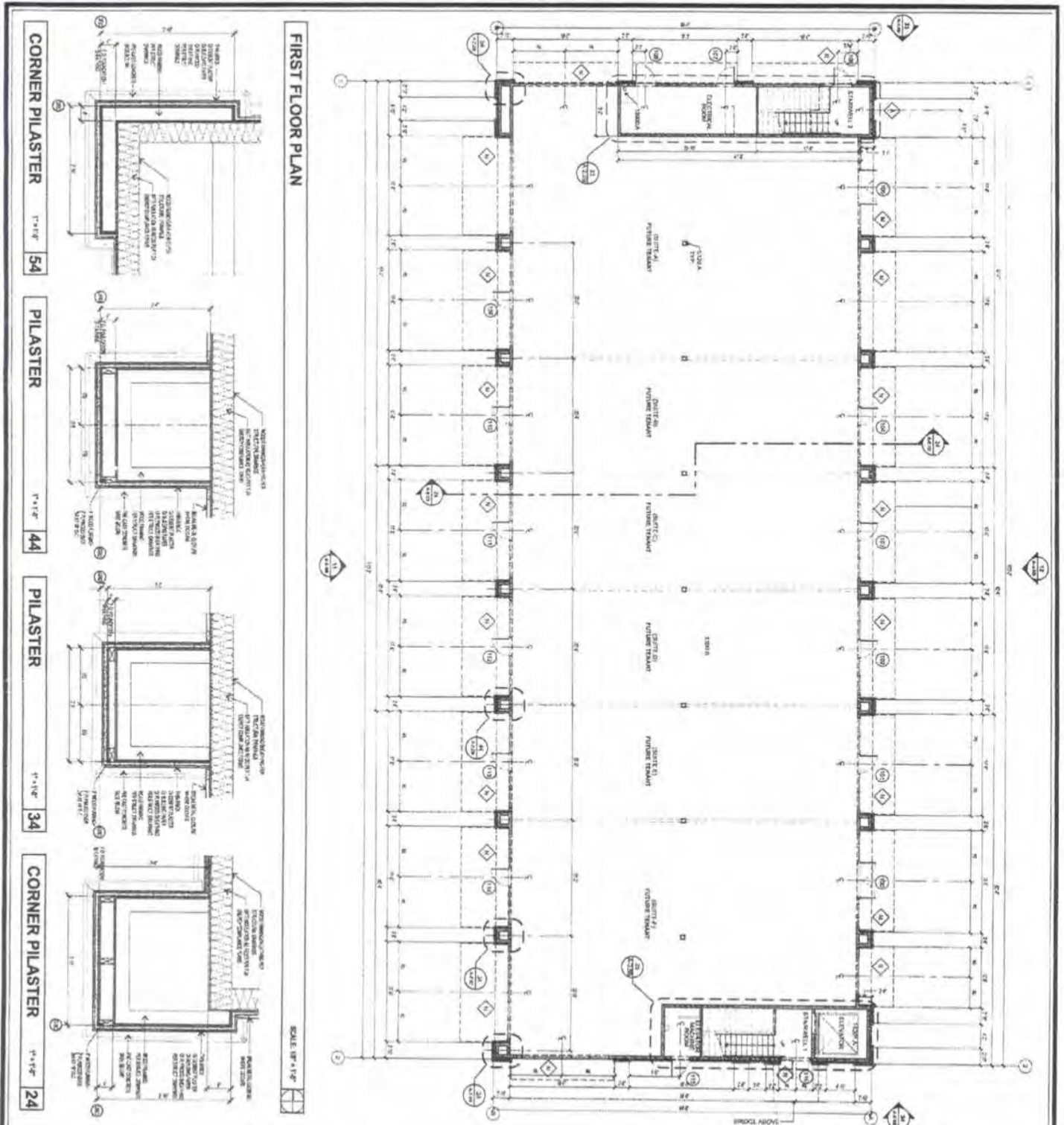


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Building B. First Floor Plan

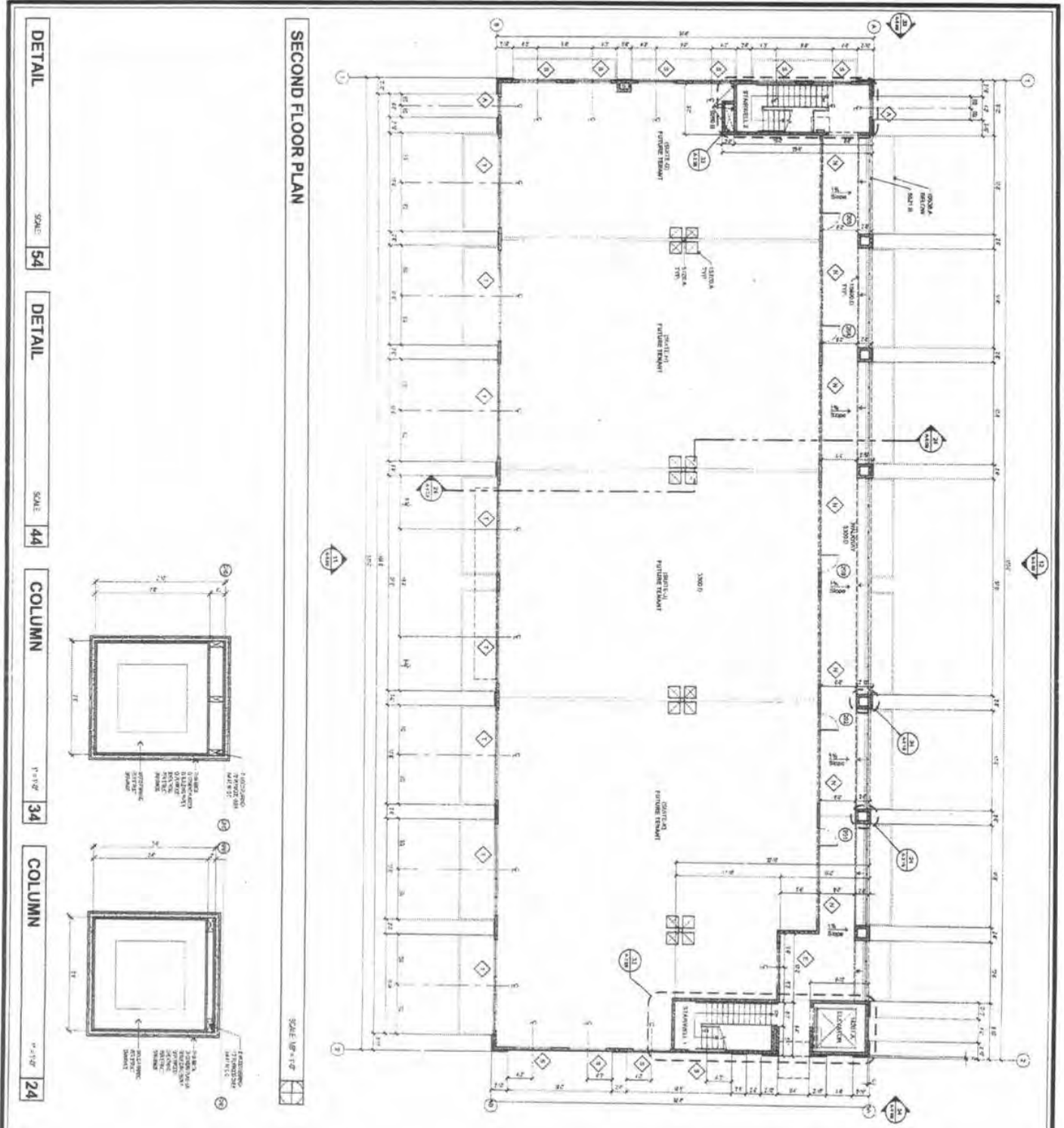


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Building B. Second Floor Plan

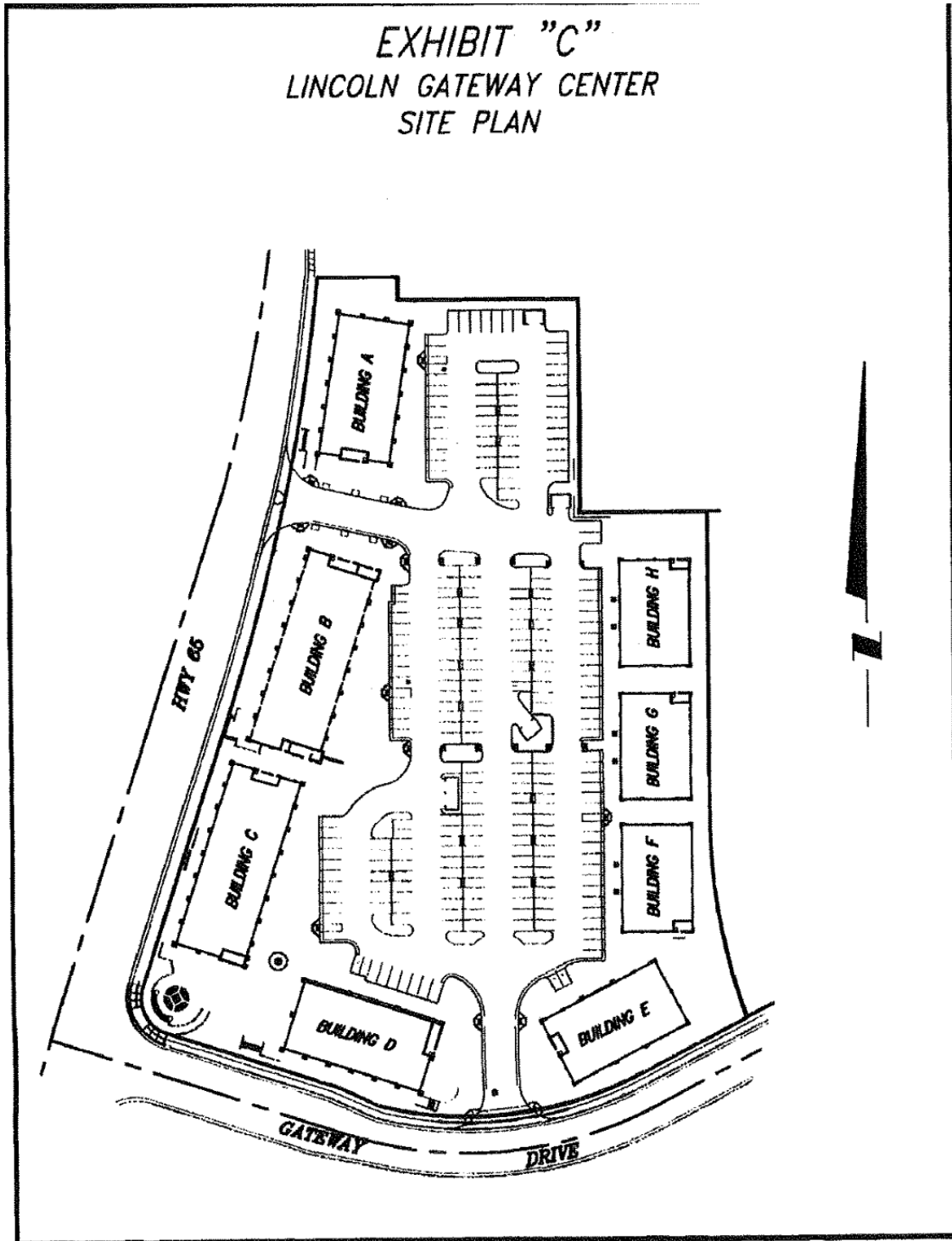


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Gateway Plaza Site Plan



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