

MULTI-UNIT RESIDENTIAL CARE FACILITY

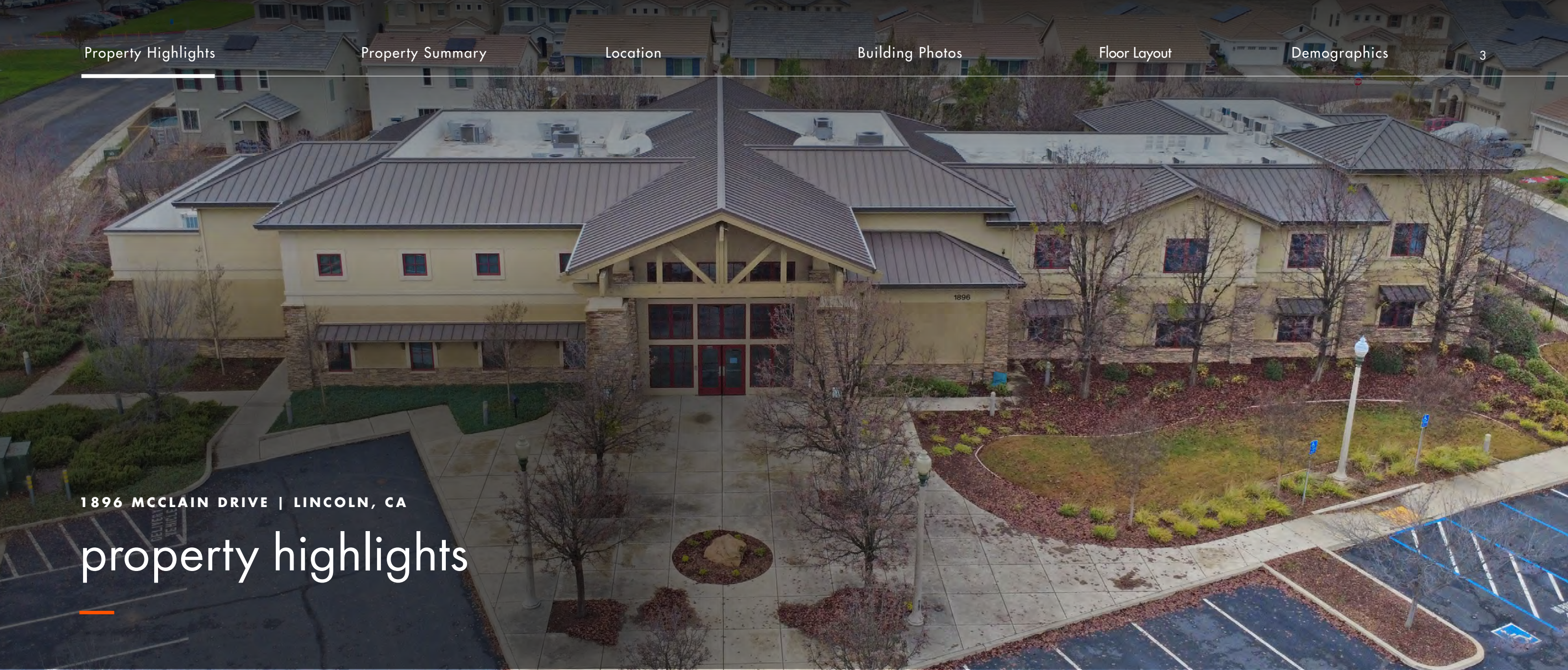
1896 MCCLAIN DRIVE

LINCOLN, CA

21,313± SF | 1.90± AC

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP



1896 MCCLAIN DRIVE | LINCOLN, CA

property highlights

EXECUTIVE SUMMARY

Foundry Commercial is pleased to offer 1896 McClain Drive in Lincoln, CA. The 1.90± acre residential care facility contains 21,313± SF of space. Sitting across the street from a city park, the property is located between residential and light industrial areas. The parcel currently contains 25± paved parking spaces.

1.90± ACRES

SACRAMENTO METRO

The property sits in Lincoln, CA which is part of the greater Sacramento area.

15 DU/AC

RD-15 ZONING

The current zoning allows for 15 dwelling units per acre.

CURRENTLY REQUESTING OFFERS

PROPERTY SUMMARY

ADDRESS
1896 McClain Drive
Lincoln, CA 95648

COUNTY
Placer County

PARCEL
021-562-028-000

YEAR BUILT
2008

SQUARE FOOTAGE
21,313± SF

SITE SIZE
1.90± AC

ZONING
RD-15 – 15 Units/AC

CURRENT USE
Residential Care Facility

PRICE
Currently Requesting Offers



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location



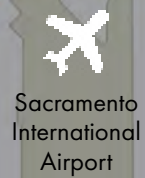
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lincoln, ca

Lincoln is a city in Placer County and is a part of the greater Sacramento area.

DISTANCE FROM LINCOLN

ROSEVILLE AMTRAK STATION	11 MILES
BEALE AIR FORCE BASE	19 MILES
FOLSOM	22 MILES
YUBA CITY	26 MILES
SACRAMENTO	30 MILES
INTERNATIONAL AIRPORT	33 MILES



Sacramento International Airport



Roseville

Sacramento





1896 MCCLAIN DRIVE | LINCOLN, CA

residential care facility

- Large Meeting Room (Capacity 150±)
- 3 Medium Meeting Rooms (Capacity 50± each)
- Large Commercial Kitchen
- Elevator

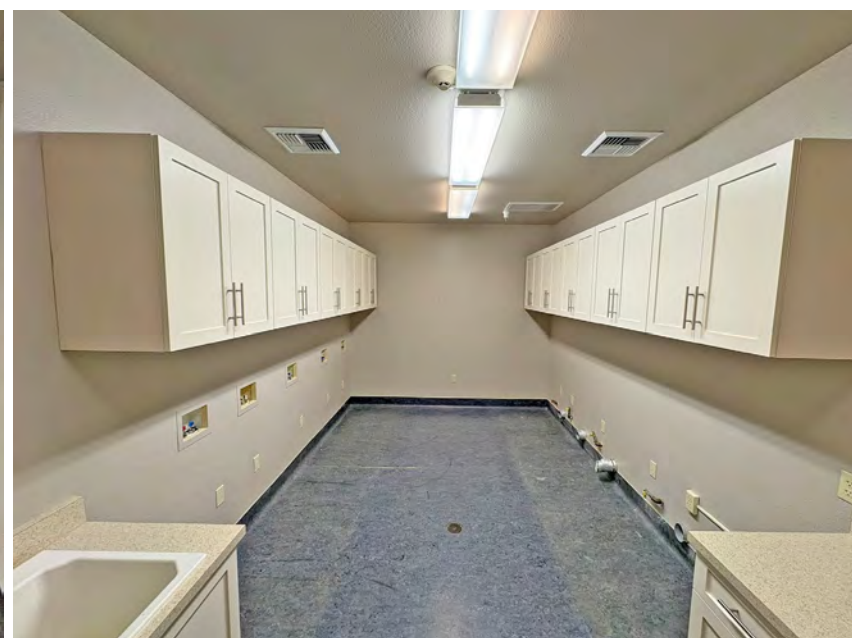




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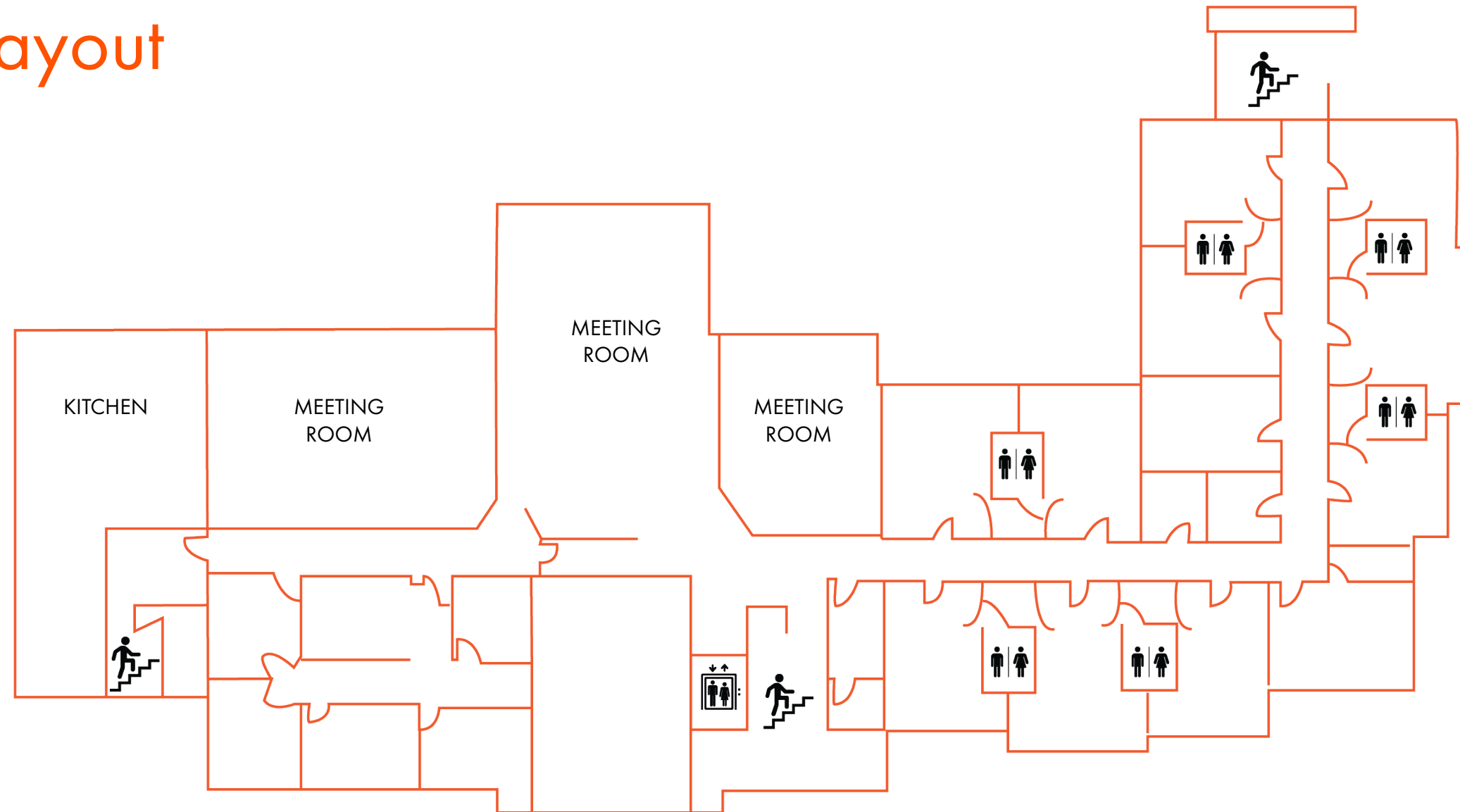
residential care facility

- 41± Total Rooms
- 14± Total Bathrooms
- 12± Laundry Hook Ups
- 25± Parking Spaces



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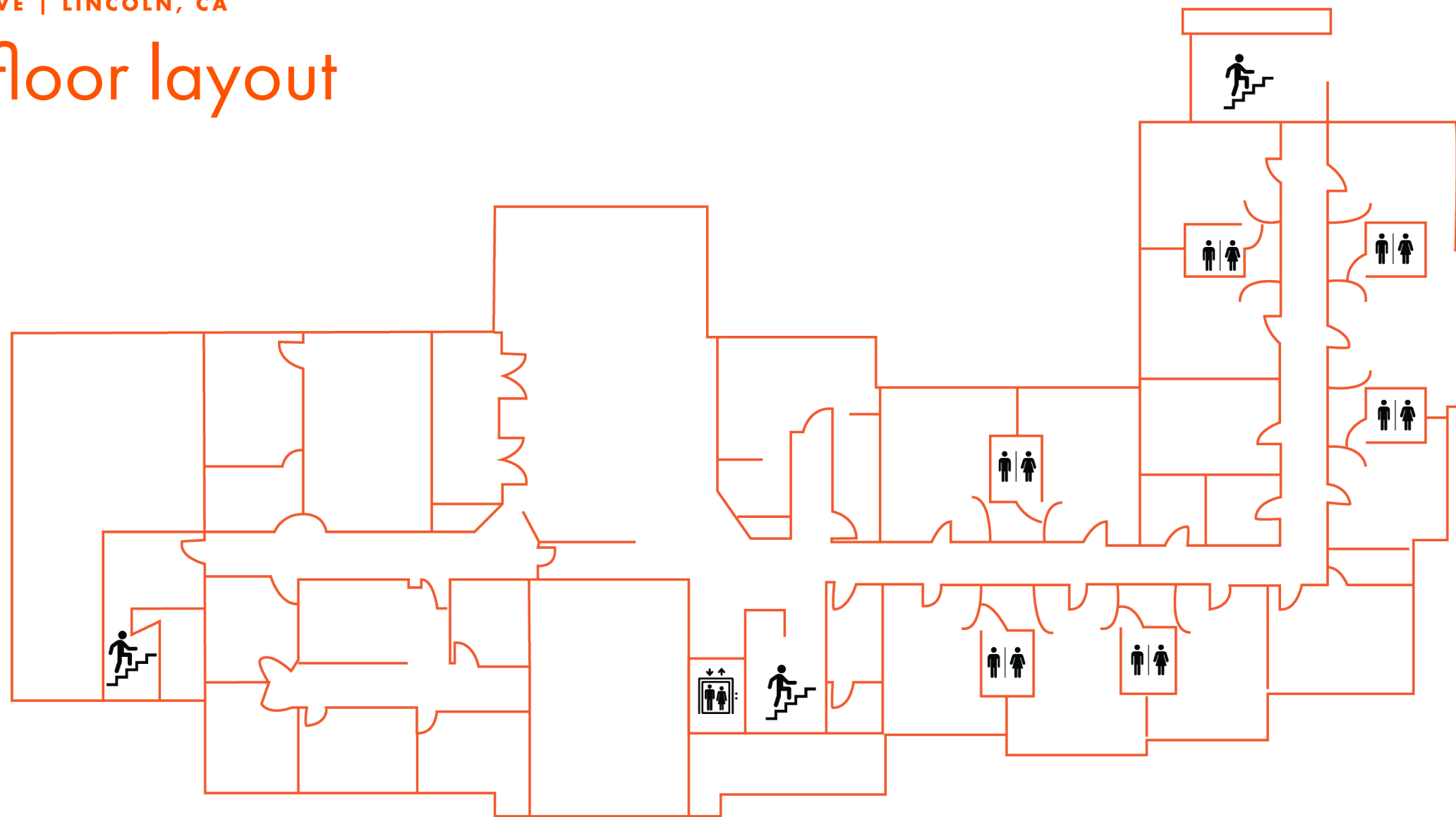
first floor layout



NOT OFFICIAL FLOOR PLAN, LAYOUT HAS BEEN ESTIMATED

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second floor layout



NOT OFFICIAL FLOOR PLAN, LAYOUT HAS BEEN ESTIMATED

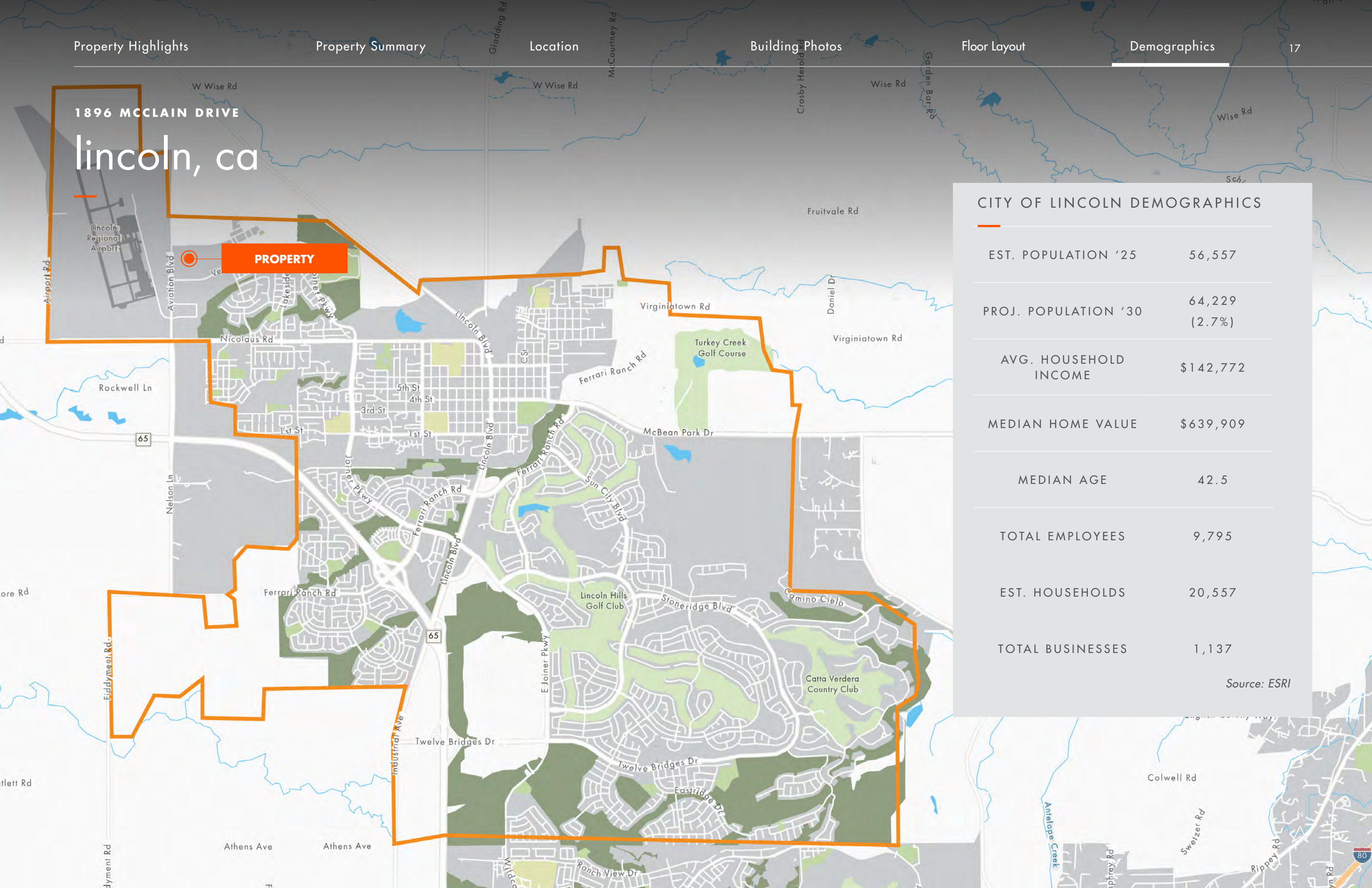
1896 MCCLAIN DRIVE
lincoln, ca

PROPERTY

CITY OF LINCOLN DEMOGRAPHICS

EST. POPULATION '25	56,557
PROJ. POPULATION '30 (2.7%)	64,229
AVG. HOUSEHOLD INCOME	\$142,772
MEDIAN HOME VALUE	\$639,909
MEDIAN AGE	42.5
TOTAL EMPLOYEES	9,795
EST. HOUSEHOLDS	20,557
TOTAL BUSINESSES	1,137

Source: ESRI



contact

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