

**FOR LEASE Downtown Lincoln, CA**  
**Newly Constructed Restaurant-Bar-Cafe Includes kitchen,**  
**2 restrooms and Bar with Large Dining Room.**  
**Built in 2025 Call agent for additional information**  
**End Cap of Lincoln Brand Feeds Shopping Center**  
**Located at Signalized Intersection of Lincoln Blvd & Mc Bean Park Drive**



**Exclusive Agent:**

**Tony Wood, SIOR**  
**Director of Leasing and Sales**  
**eXp Commercial Of California, Inc.**  
**Phone: 916.390.1274**  
**Email: [Tony@TonyWoodCommercial.com](mailto:Tony@TonyWoodCommercial.com)**  
**CA DRE Lic.#00549071**

## Demographics and Traffic Counts

	1 mile	3 miles	15 Min. Drive
<b>Population</b>			
11,575	45,543	100,000 to 150,000	
<b>Households</b>			
4,144	17,060	20,000 to 30,000	
<b>Median Age</b>			
39	45	40	
<b>Median HH Income</b>			
\$75,368	\$93,149	\$102,870	
<b>Daytime Employees</b>			
4,035	9,021		
<b>Population Growth '24 - '29</b>			
7.65%	8.41%		
<b>Household Growth '24 - '29</b>			
7.72%	8.28%		

### Traffic

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
G St	McBean Pk Dr	22,549	2022	
McBean Park Dr	F St W	9,403	2022	

**Total Traffic at Lincon Blvd & Mc Bean Park Dr +/-30,000 Vehicles Per Day (VPD)**



**FOR LEASE**

**RETAIL SHOPS, OFFICE SPACES AND STUDIOS**

**LINCOLN BRANDS FEEDS**



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[WWW.TonyWoodCommercial.com](http://WWW.TonyWoodCommercial.com)

# LINCOLN BRAND FEEDS SHOPPING CENTER - DOWNTOWN LINCOLN CA

**FOR LEASE**

**Retail Shops, Offices and  
Salon-Studio Spaces**

**Modified Gross Rates (No NNNs)**

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



**exp**<sup>®</sup>  
COMMERCIAL

# PROPERTY INFORMATION

## HIGHLIGHTS:

Award winning, Historical Building on the outside – New (2004-2008) construction on the inside.  
 Multi-Tenant, Multi-Building, Multi-Parcel Property  
 Two Signalized Intersections at each end of the center  
 Multiple Restaurants, Salons and Businesses  
 Traffic Count: +/-30,000 Cars Per Day

<b>Lease Rates:</b>	\$2.00/SF
<b>Lease Type:</b>	Modified Gross
<b>Location:</b>	Downtown Lincoln
<b>Tenant Type:</b>	Multi
<b>Number of Parcels</b>	8
<b>Total Building Size</b>	+/- 40,000 SF
<b>Total Land Area</b>	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 +/-40,000 square foot award winning, signature retail center in downtown Lincoln, CA. The historic brick structure was totally reconstructed between the years 2006 through 2008.

The two story structure houses some of Lincoln's most iconic restaurant tenants such as Buonarroti Ristorante, The Rebel Hen Cafe, The Waffle Shop and The Lincoln Speakeasy Tap Room. The owners have worked in partnership with their property managers to retain Occupancy.

The Lincoln Feeds Building is a unique, multi-tenant, multi-building, multi-parcel offering. The new Lincoln Beer Gardens has opened!



**Buonarroti  
Ristorante**



**Waffle Shop**



**Rebel Hen Cafe**

# 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 that makes for excellent location for your business. Call for your tour of available spaces today!!

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Lincoln Region Airport

- Distance: 3.9 Miles
- Drive: 10 Minutes



Sacramento Int. Airport

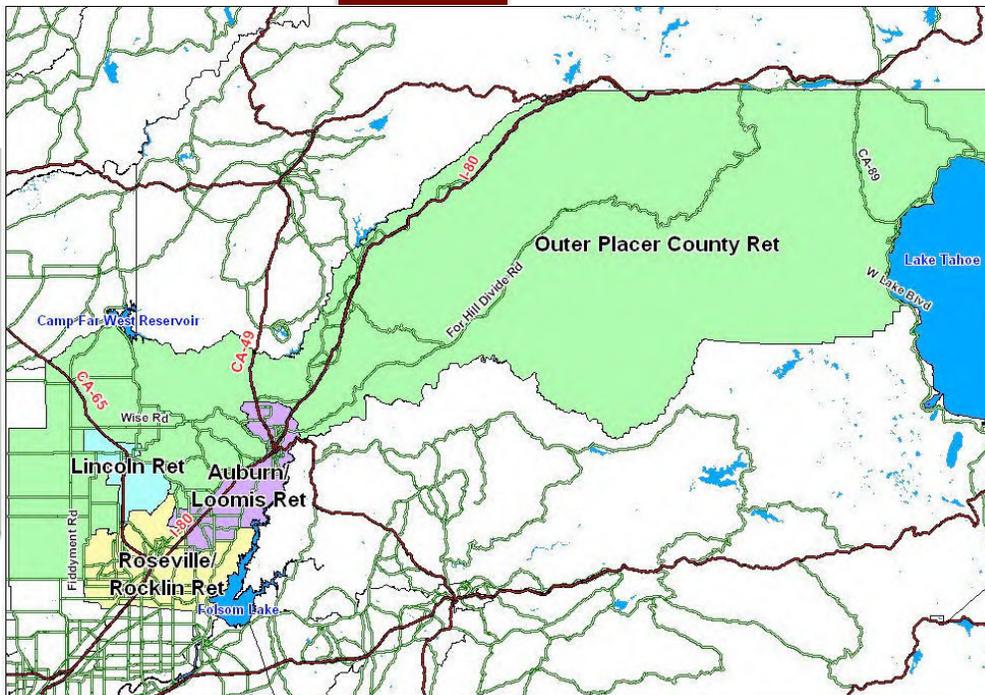
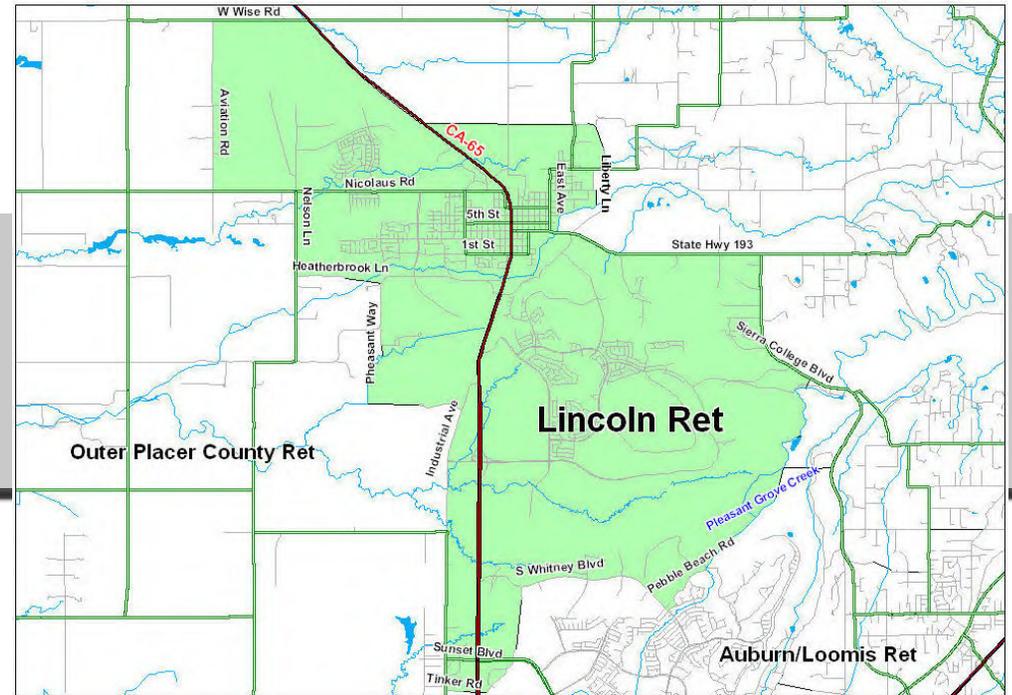
- Distance: 36.5 Miles
- Drive: 39 Minutes



Downtown Sacramento

- Distance: 29.5 Miles
- Drive: 33 Minutes

# LINCOLN RETAIL SUBMARKET

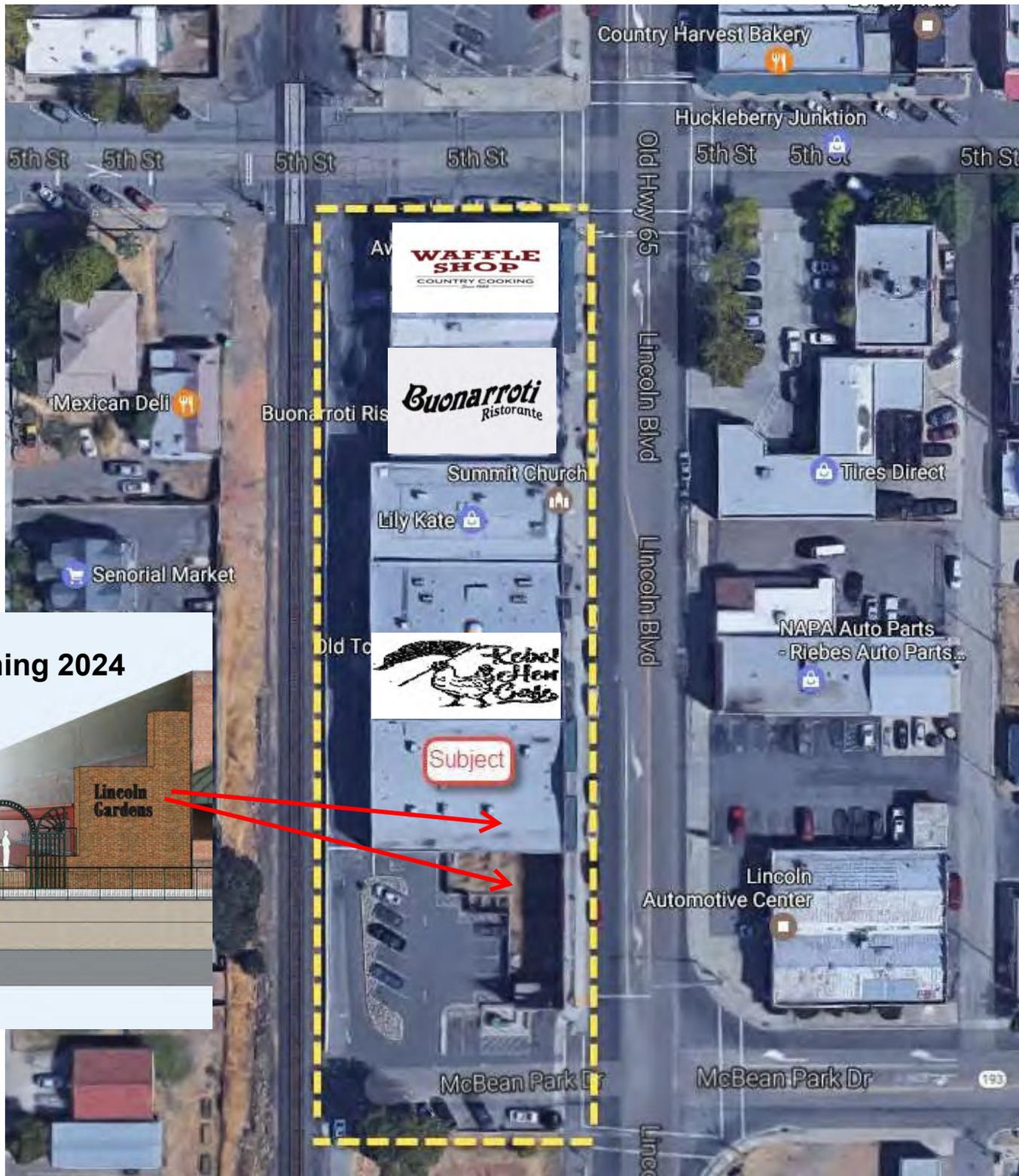


# PLACER COUNTY RETAIL MAP

# SITE PLAN

Lincoln Beer & Wine Gardens Opening 2024

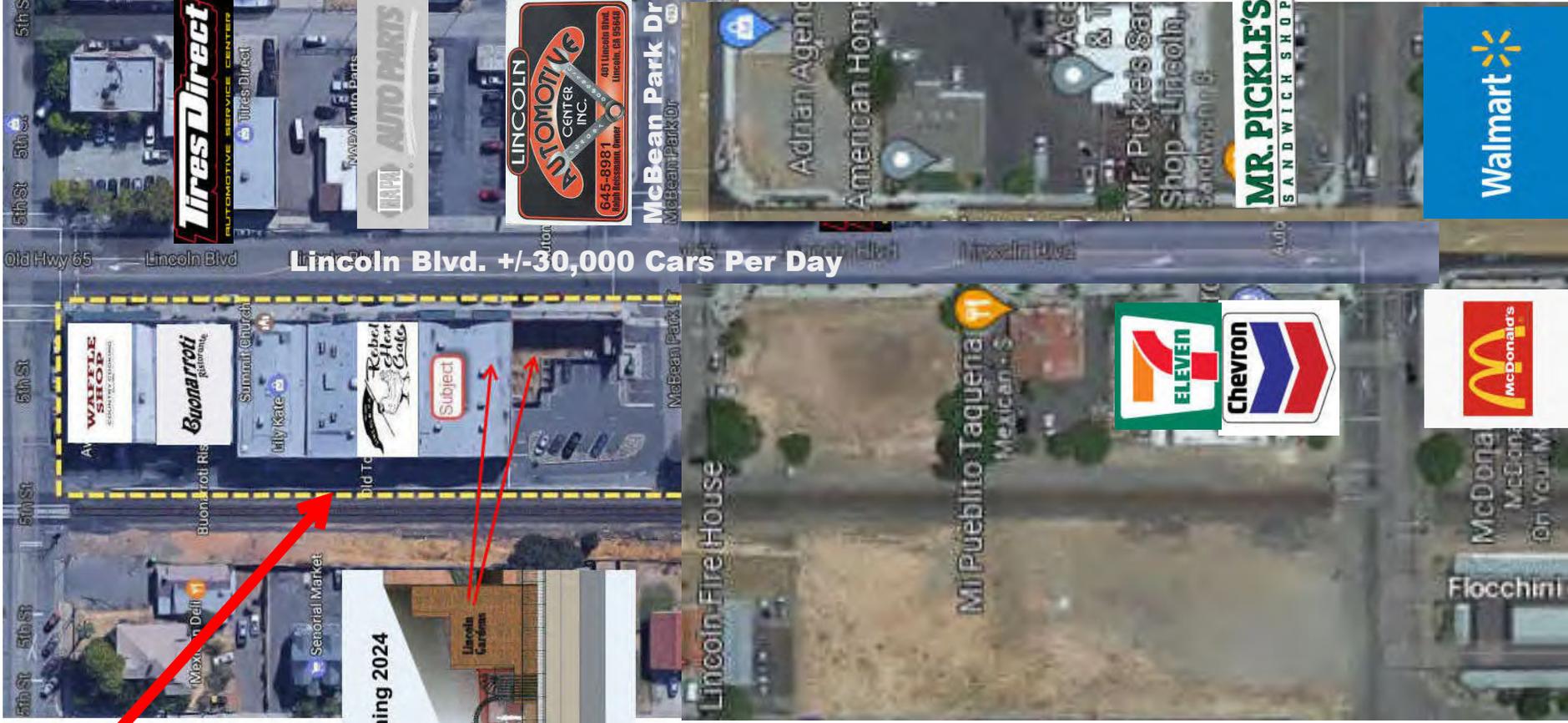
AVAILABLE FOR LEASE



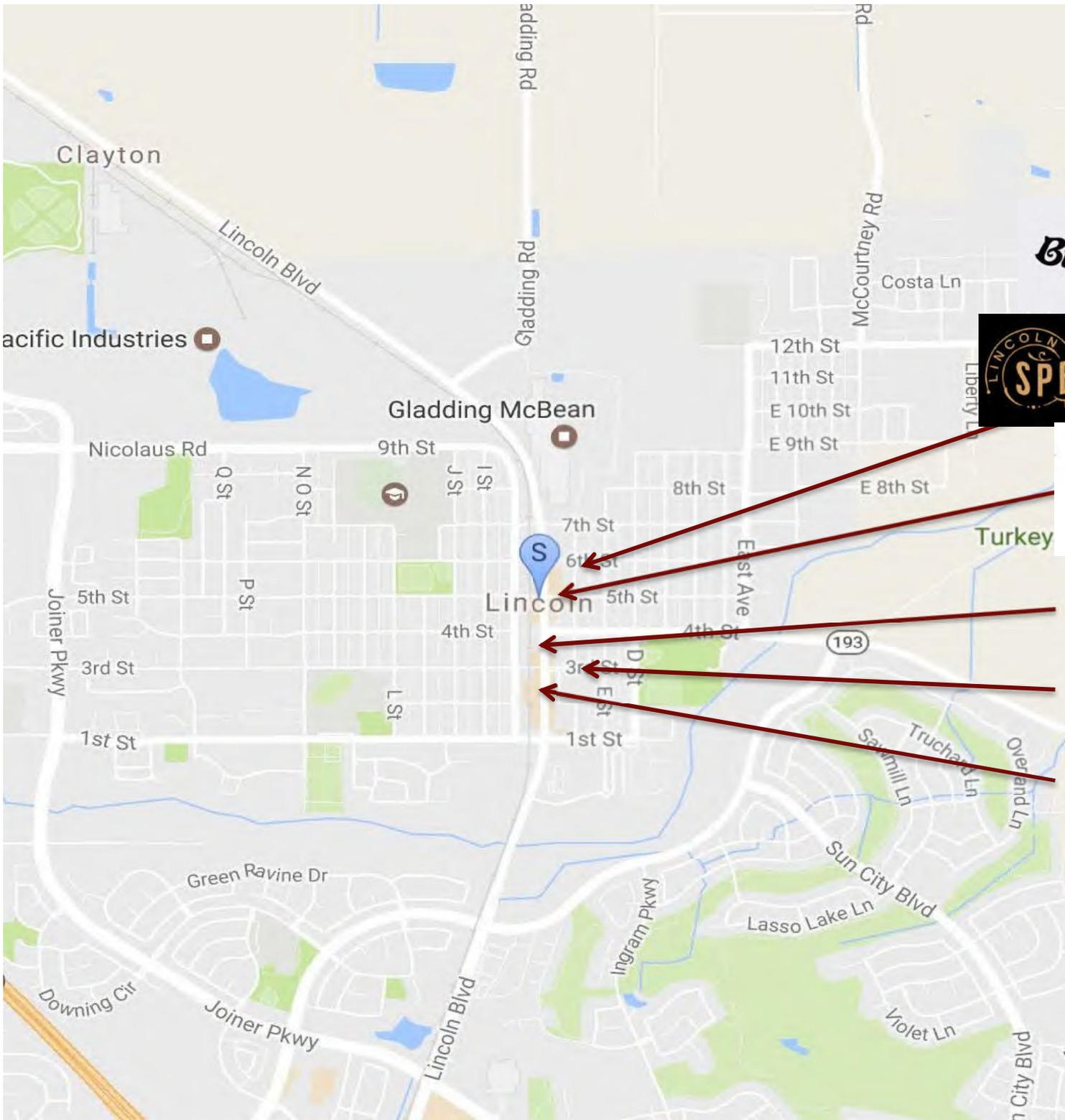
# Lincoln Brand Feeds Shopping Center

## SITE PLAN

Lincoln Beer & Wine Gardens Opening 2024



Lincoln Blvd. +/- 30,000 Cars Per Day



**Buonarroti**  
Ristorante

LINCOLN  
**SPEAKEASY**  
TAPROOM

**WAFFLE SHOP**  
COUNTRY COOKING  
Since 1964



**Walmart**



# LOCAL AREA MAP

# REGIONAL MAP

Lincoln Brand Feeds  
Shopping Center



Lincoln  
Blvd.



Lincoln Hills Golf Club

Westfield  
Galleria  
Roseville

Sutter  
Medical  
Center  
Roseville

Sierra College  
Rocklin

Loomis

Penryn

Newcastle

Virginiatown

Gold Hill

Ophir

Dwight D. Eisenhower Hwy

Granite Bay

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65

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193

193

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80



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