

For Sale

2638 Athens Avenue
Lincoln, CA 95648

Site Available - 33.79 Acres
1,471,892 Square Feet Total

- 3 Phased development:
Retail - RV/Flex Condos – RV/Storage
- Retail 3.29 acres in 3 separate parcels
- Condos 4.5 acres with 78,153 SF in 79 units
- RV Storage 21.03 acres 398,913 SF in 352 units
- Property offered for sale or potential JV with qualified developer

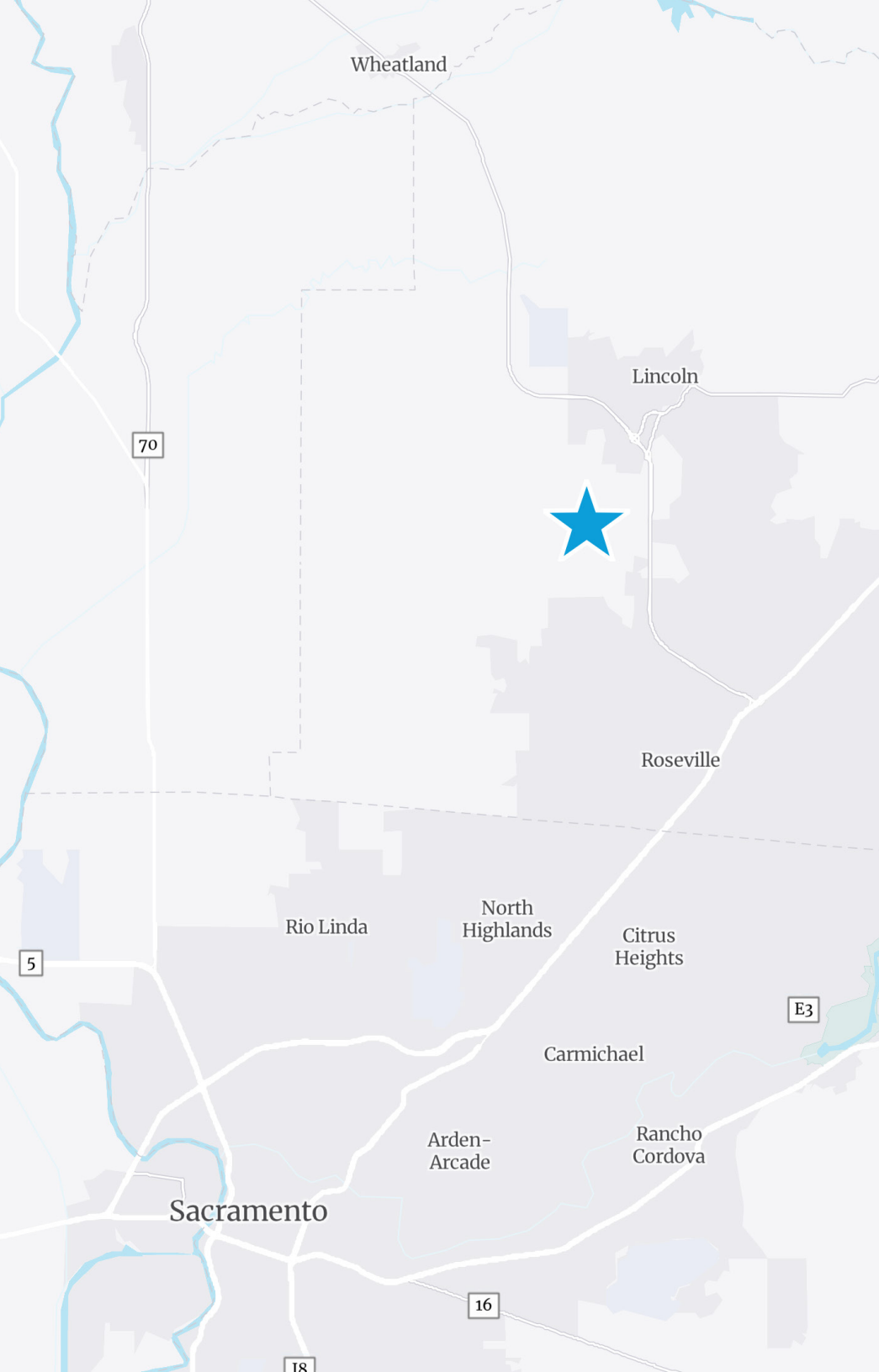


Accelerating success.

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Property Overview

33.8 acres planned for development in 3 phases, retail, condos and RV storage. Property is adjacent to the Thunder Valley Casino in Lincoln, California. Lincoln is a fast growing market in the Sacramento MSA with a population growth of 277% from 2000 – 2024 and a projected 5-year growth rate of 4.6%, median household income of \$154,494 and 23% renter occupied units.

Demographics

| 3 Mi Radius | 5 Mi Radius |
|-------------------------|-------------|
| Population | |
| 36,704 | 155,718 |
| Households | |
| 11,514 | 55,698 |
| Median Household Income | |
| \$154,494 | \$121,377 |

Traffic Counts

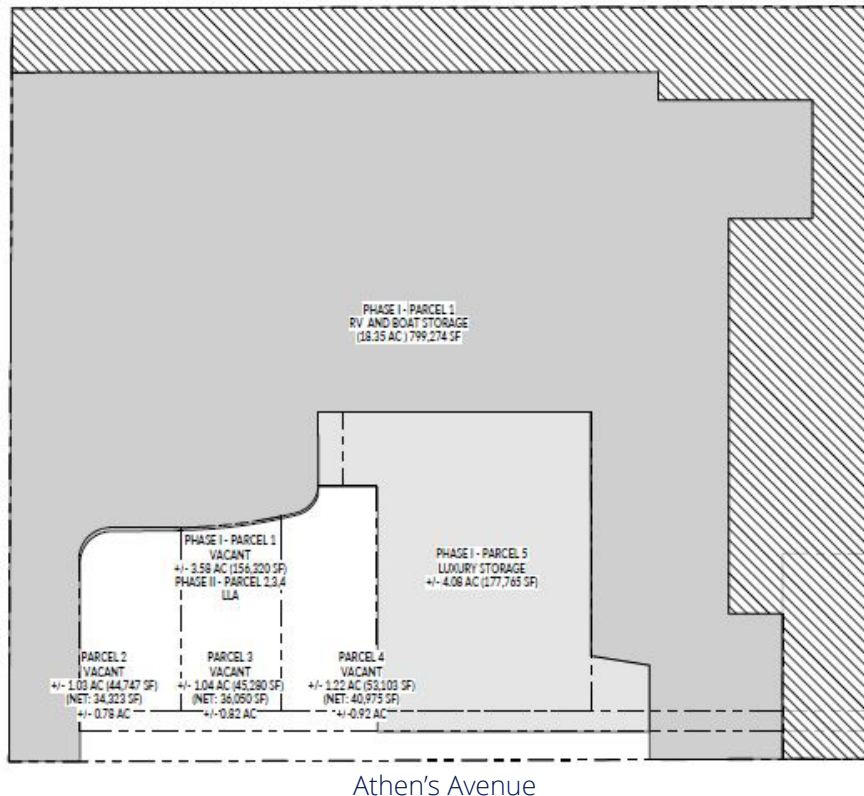
| Caltrans - 2024 |
|--------------------------|
| Athens Avenue: 8,030 ADT |

Property Details

| | |
|----------|---|
| Location | Adjacent to the Thunder Valley Casino (hotel, resort, casino) |
| APN | 021-283-020 |
| Area | 33.79 Acres (1,471,892 SF) |
| Zoning | SAP-EMU (Sunset Area Plan, Entertainment, Mixed-Use) Storage requires Minor Use Permit (MUP) |
| Planning | Placer County, CA planning (www.placer.ca.gov) |

Property Site Plan

Three phased project with Retail, Condo Units, RV Storage Units.



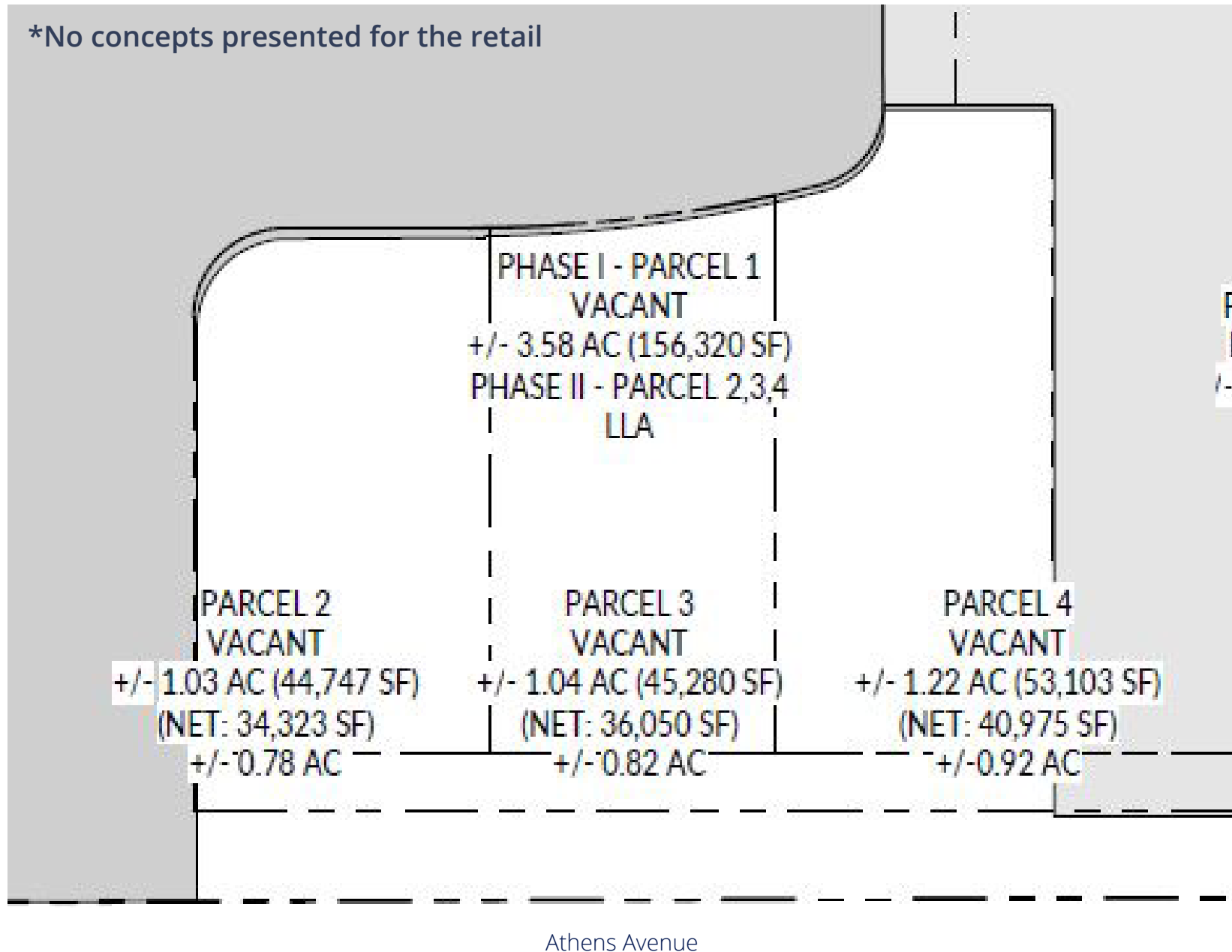
Entitlement Note

Entitlements in process for the RV/flex condo development and the RV Storage development phase. No entitlement work has been done on the retail parcels as of November 2024.

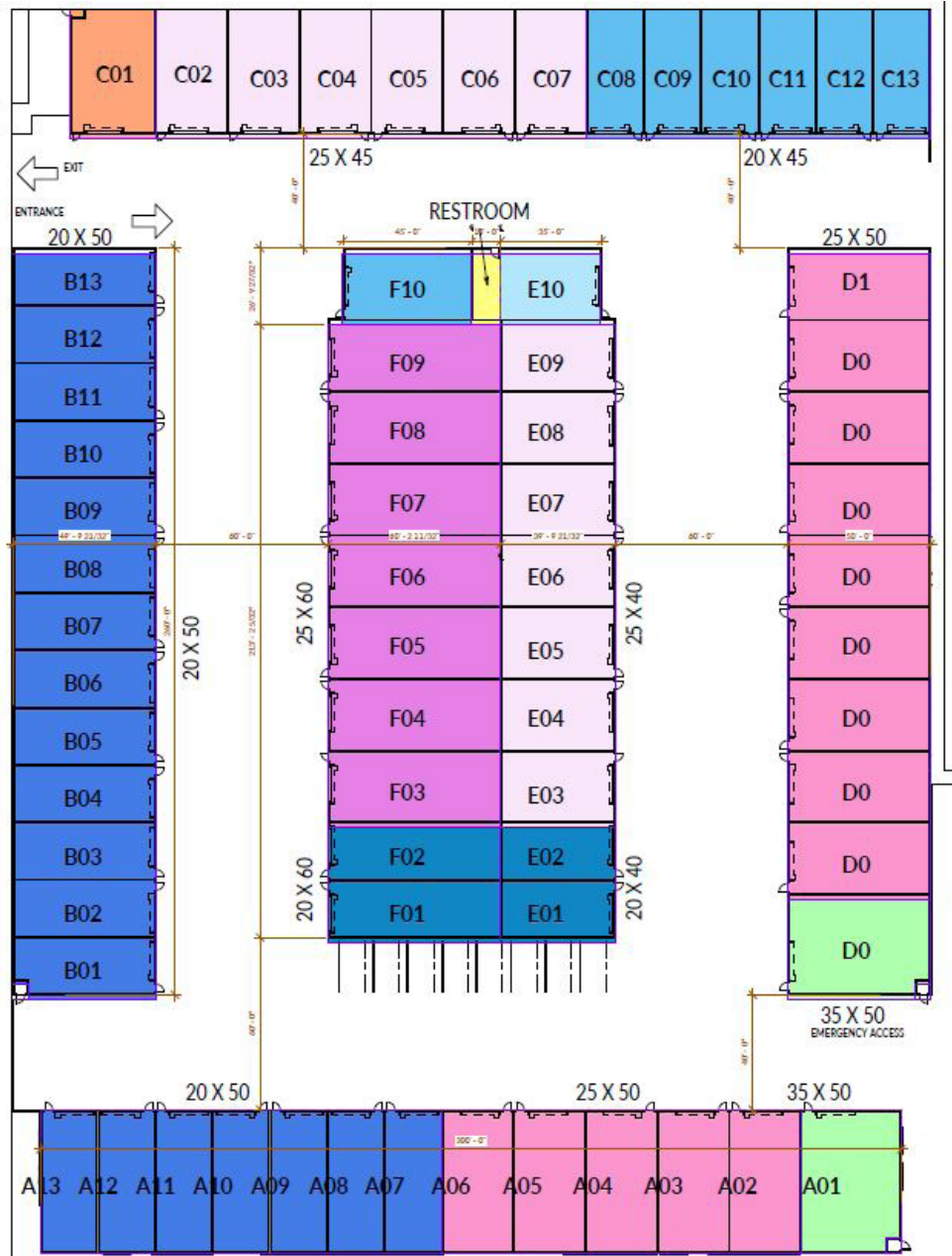
Zoning

Zoning authority within Placer County, California (www.placer.ca.gov). Parcel zoned Sunset Area Plan – Entertainment Mixed-Use (SAP-EMU). Site falls within Placer County, District 2 – Shanti Landon Supervisor may be reached at 530-889-4010. Planning department contact 530-745-3000.

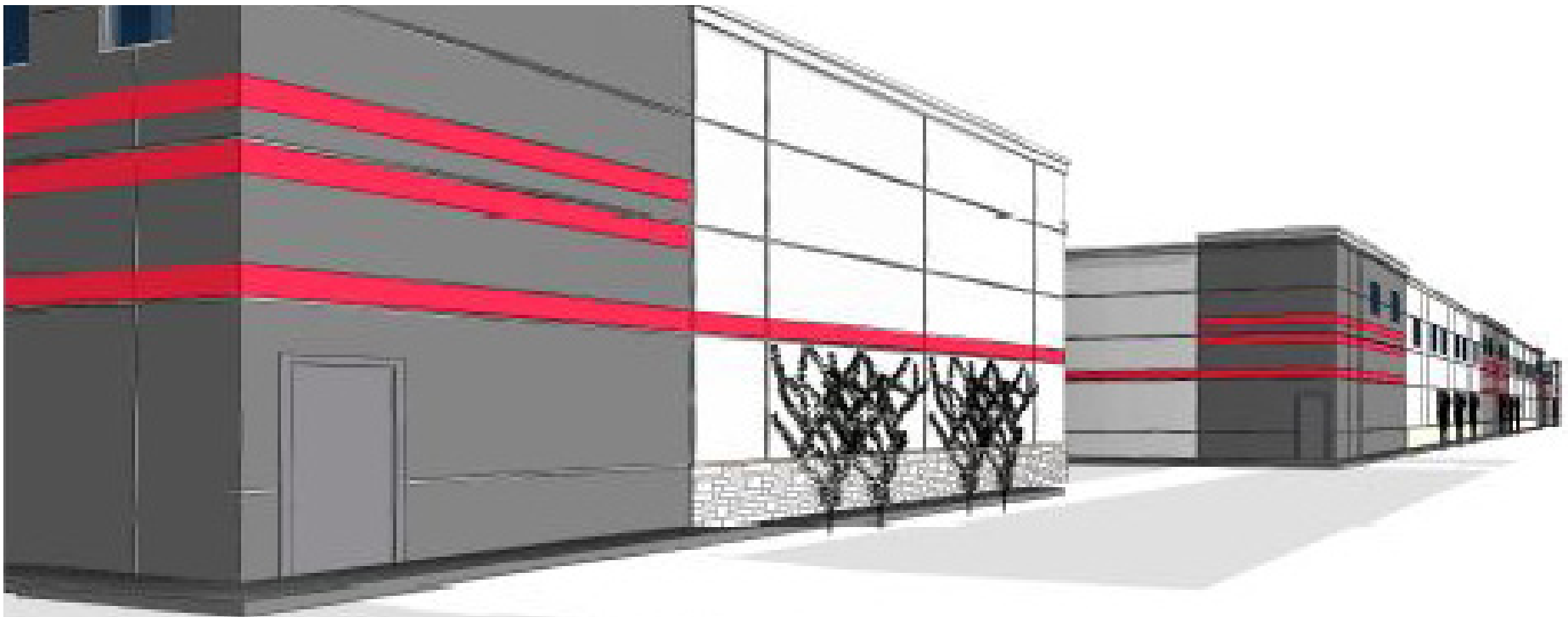
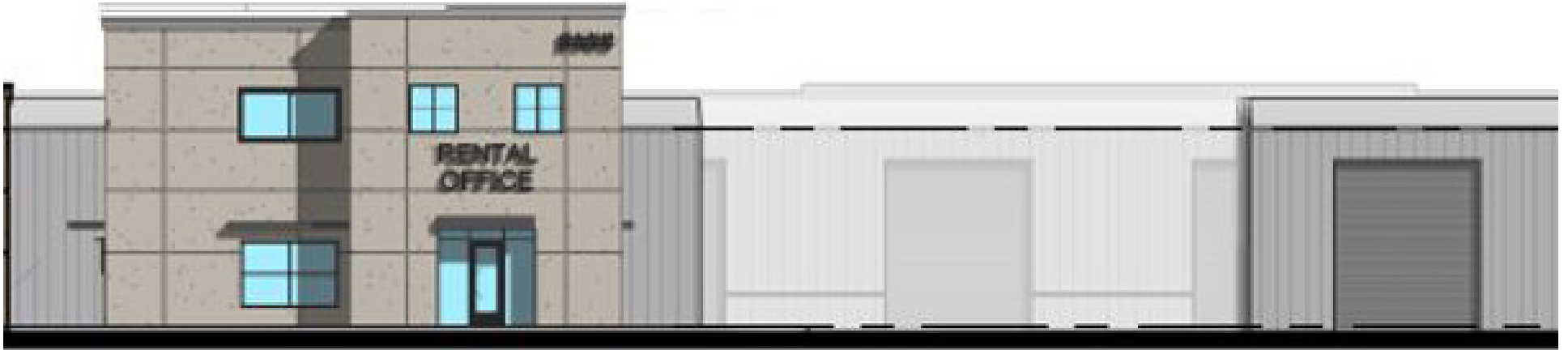
Retail – Total of 3.29 Acres Broken Into 3 Parcels as Follows:
1.03 Acres, 1.04 Acres & 1.22 Acres



RV / Flex Condos – Storage Condo Site Plan, Total of 4.5 Acres with Plans for 78,153 SF in 79 Condo Units. Sizes Range from 20x45 to 35x50



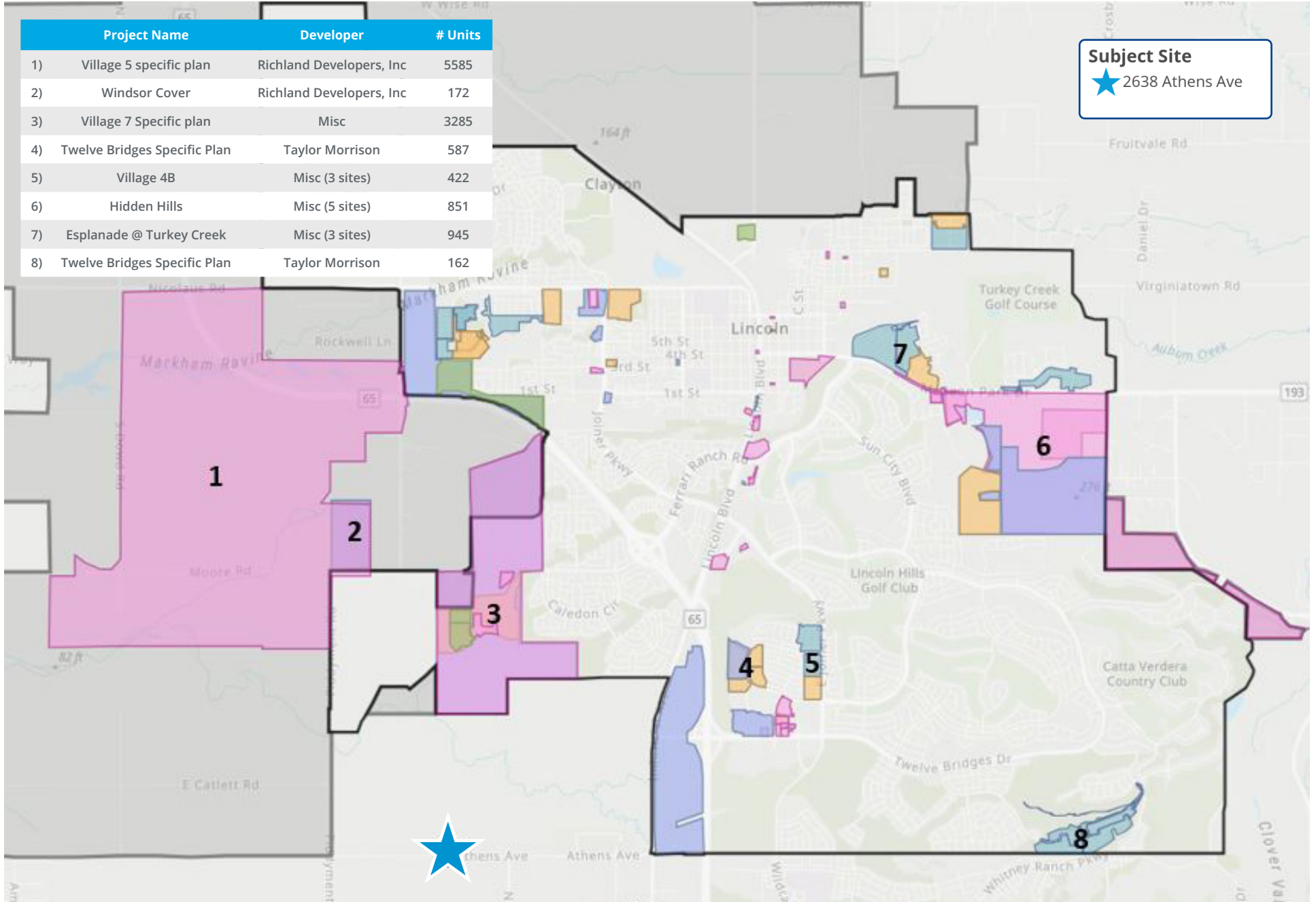
RV Storage – RV / Boat or Large Storage Units, Total of 21.03 Acres
with 398,913 SF in 352 Units with Sized Ranging from 25x25 to 25x60



Lincoln California Residential Projects: 12,009 Units Total

| Project Name | Developer | # Units |
|---------------------------------|--------------------------|---------|
| 1) Village 5 specific plan | Richland Developers, Inc | 5585 |
| 2) Windsor Cover | Richland Developers, Inc | 172 |
| 3) Village 7 Specific plan | Misc | 3285 |
| 4) Twelve Bridges Specific Plan | Taylor Morrison | 587 |
| 5) Village 4B | Misc (3 sites) | 422 |
| 6) Hidden Hills | Misc (5 sites) | 851 |
| 7) Esplanade @ Turkey Creek | Misc (3 sites) | 945 |
| 8) Twelve Bridges Specific Plan | Taylor Morrison | 162 |

Subject Site
 ★ 2638 Athens Ave



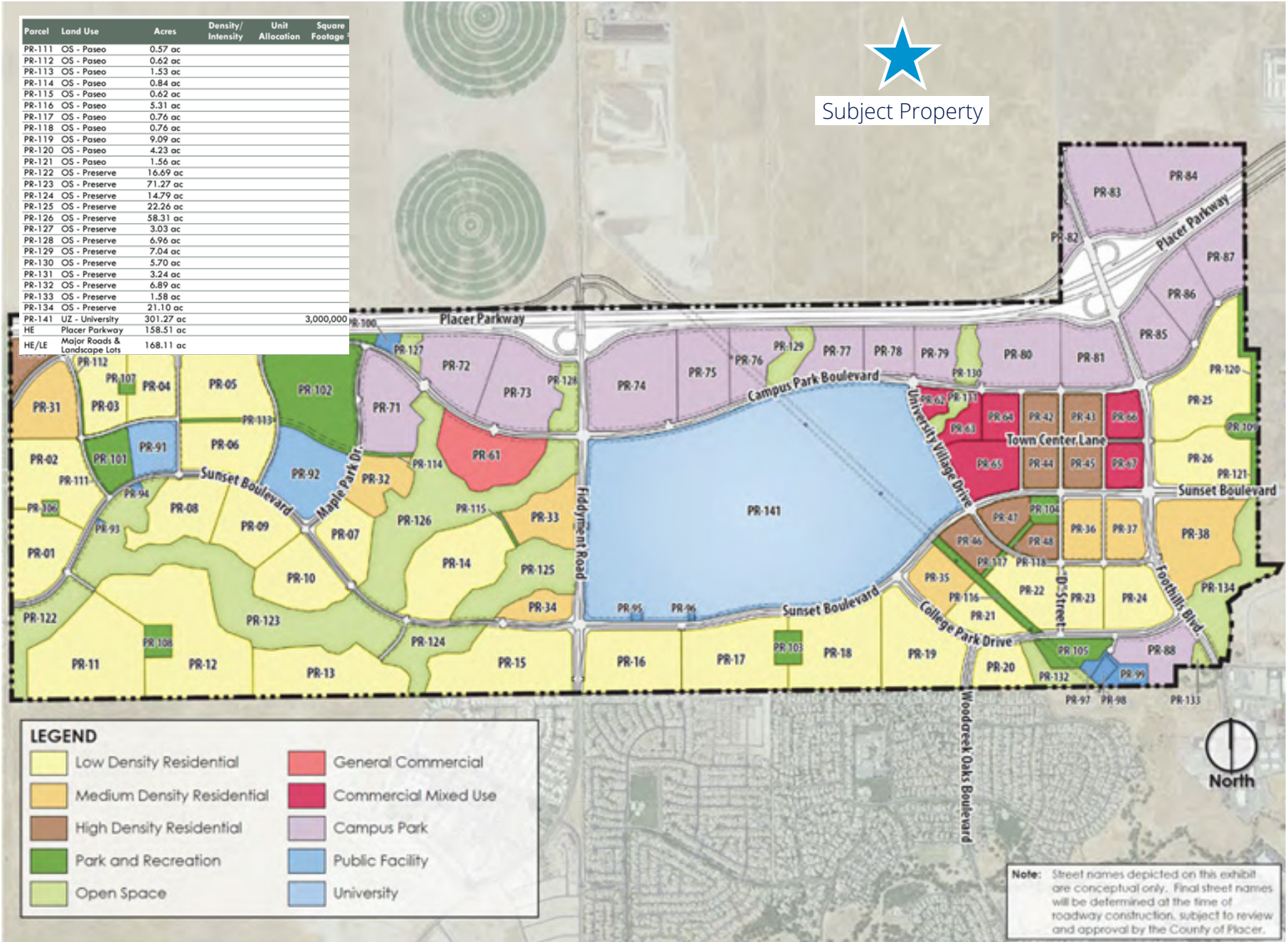
Placer Ranch Specific Plan: 5,636 Units Total

[Learn More](#)



Subject Property

| Parcel | Land Use | Acres | Density/Intensity | Unit Allocation | Square Footage |
|--------|------------------------------|-----------|-------------------|-----------------|----------------|
| PR-111 | OS - Paseo | 0.57 ac | | | |
| PR-112 | OS - Paseo | 0.62 ac | | | |
| PR-113 | OS - Paseo | 1.53 ac | | | |
| PR-114 | OS - Paseo | 0.84 ac | | | |
| PR-115 | OS - Paseo | 0.62 ac | | | |
| PR-116 | OS - Paseo | 5.31 ac | | | |
| PR-117 | OS - Paseo | 0.76 ac | | | |
| PR-118 | OS - Paseo | 0.76 ac | | | |
| PR-119 | OS - Paseo | 9.09 ac | | | |
| PR-120 | OS - Paseo | 4.23 ac | | | |
| PR-121 | OS - Paseo | 1.56 ac | | | |
| PR-122 | OS - Preserve | 16.69 ac | | | |
| PR-123 | OS - Preserve | 71.27 ac | | | |
| PR-124 | OS - Preserve | 14.79 ac | | | |
| PR-125 | OS - Preserve | 22.26 ac | | | |
| PR-126 | OS - Preserve | 58.31 ac | | | |
| PR-127 | OS - Preserve | 3.03 ac | | | |
| PR-128 | OS - Preserve | 6.96 ac | | | |
| PR-129 | OS - Preserve | 7.04 ac | | | |
| PR-130 | OS - Preserve | 5.70 ac | | | |
| PR-131 | OS - Preserve | 3.24 ac | | | |
| PR-132 | OS - Preserve | 6.89 ac | | | |
| PR-133 | OS - Preserve | 1.58 ac | | | |
| PR-134 | OS - Preserve | 21.10 ac | | | |
| PR-141 | UZ - University | 301.27 ac | | | |
| HE | Placer Parkway | 158.51 ac | | | |
| HE/LE | Major Roads & Landscape Lots | 168.11 ac | | | |

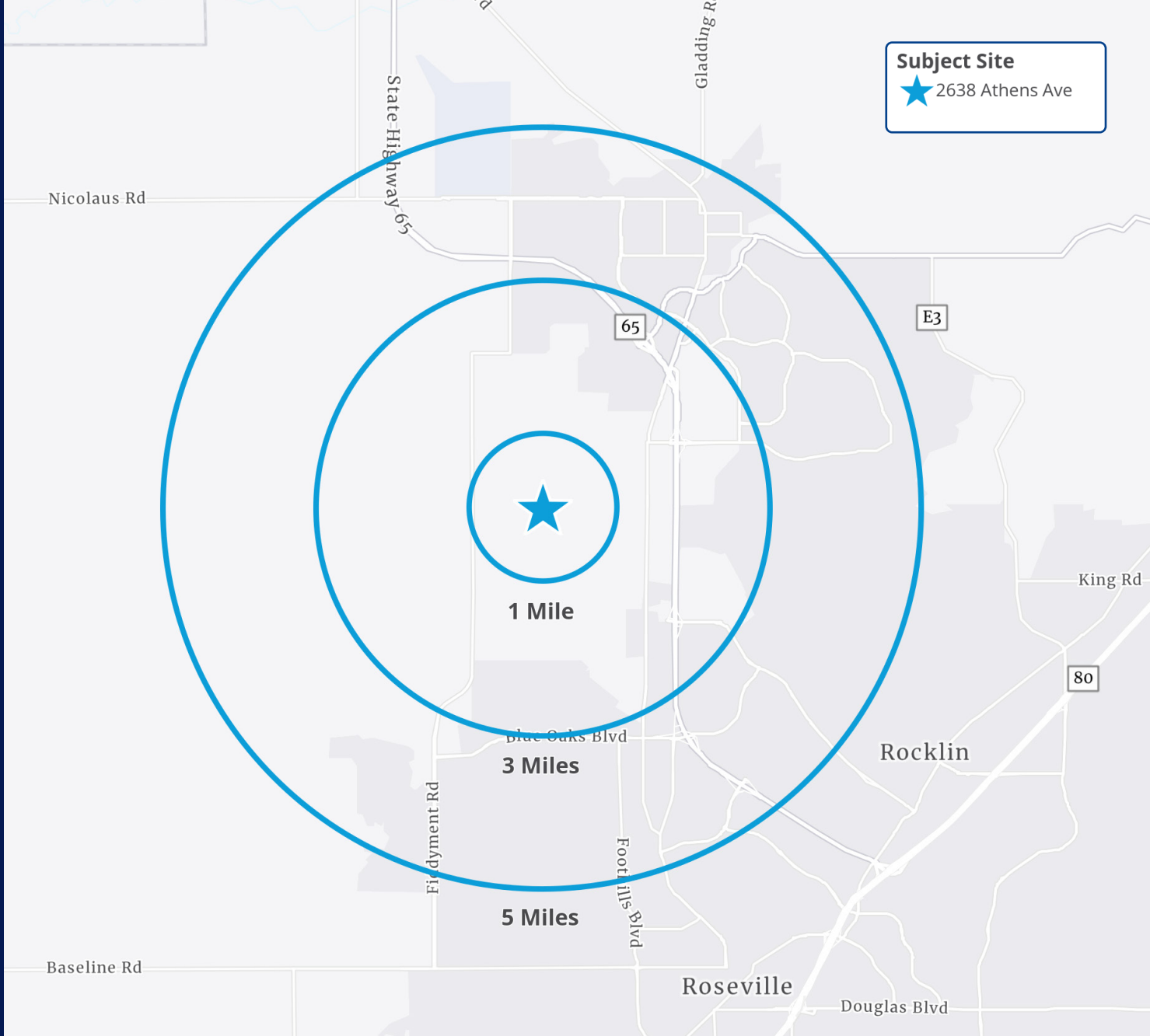




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