

OFFERING MEMORANDUM

BANKRUPTCY SALE PRIME RETAIL LAND

STERLING PKWY

LINCOLN BLVD



SEC LINCOLN BLVD & STERLING PKWY

+8.43 ACRES OF LAND FOR RETAIL DEVELOPMENT

Kidder Mathews is pleased to present this rare development site at the main entrance to the City of Lincoln, which totals approximately 8.43 acres. Excellent frontage on both Lincoln Road and Sterling Parkway allows for excellent visibility and access on a prime corner. The Zoning provides a wide range of commercial uses. All uses listed above to be Verified with the City of Lincoln.

LIST PRICE	\$7,700,000 - Sale requires court approval and subject to overbids.
ADDRESS	SEC Lincoln Road and Sterling Parkway, Lincoln, CA
GROSS LAND SIZE	±8.43 acres
PARCEL NO	Placer County 021-274-057 & 021-274-054
ZONING	General Commercial (GC)
TENTATIVE MAP	The property consists currently of two parcels and just received tentative map approval to divide it into 6 parcels.
EXISTING IMPROVEMENTS	The site has onsite and offsite improvements previously installed including sewer, water, and electricity. Buyer to verify and complete their own field investigation.
INGRESS & EGRESS	Drive aisles, curbs and curb cuts have been installed. The City of Lincoln has allocated \$500,000 for the installation of a U-turn lane on Sterling Parkway.



SITE PLAN

LEGEND

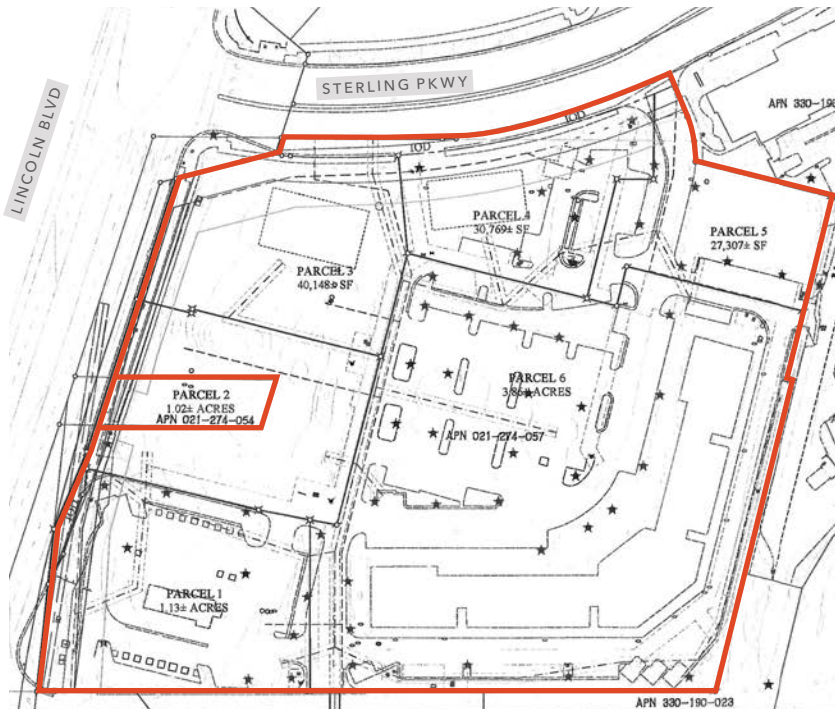
	Lot (±)	Bldg (±)
1	±1.13 AC	±4,086 SF
2	±1.02 AC	±4,855 SF
3	±40,148 SF	±6,000 SF
4	±30,769 SF	±3,552 SF
5	±27,307 SF	±6,560 SF
6	±3.86 AC	±35,473 SF



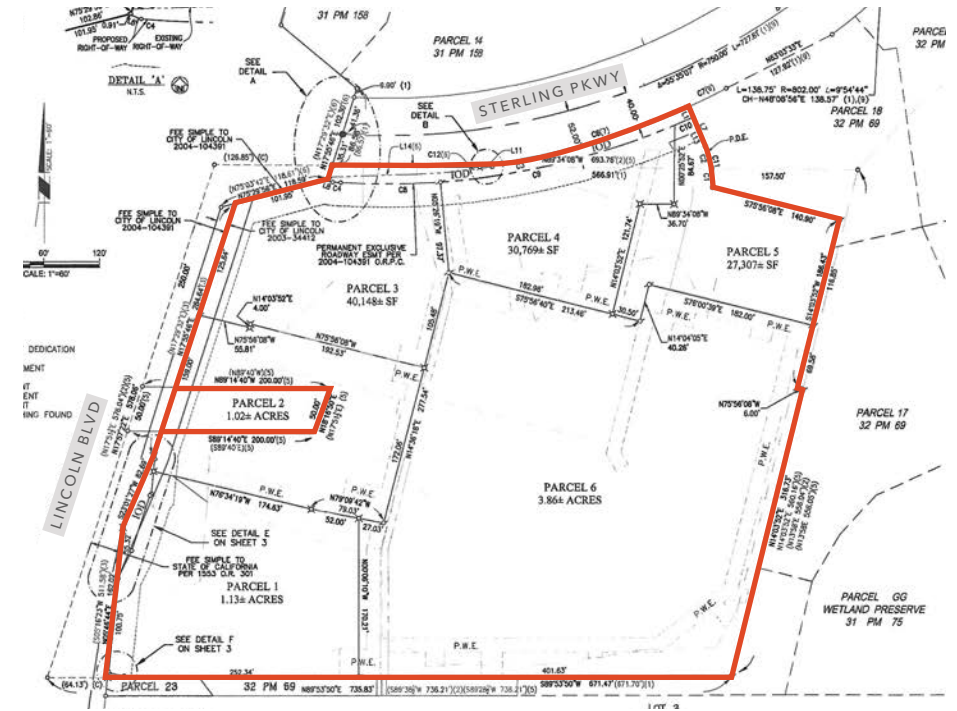
LOCATION AERIAL



SITE PLAN OVERLAY



TENTATIVE PARCEL MAP



*Orange lines denote the current parcel map.





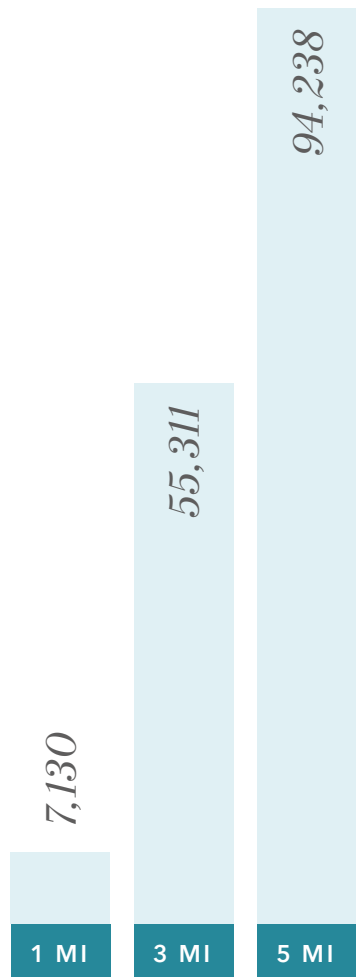
STERLING POINTE CENTER

LINCOLN CROSSING

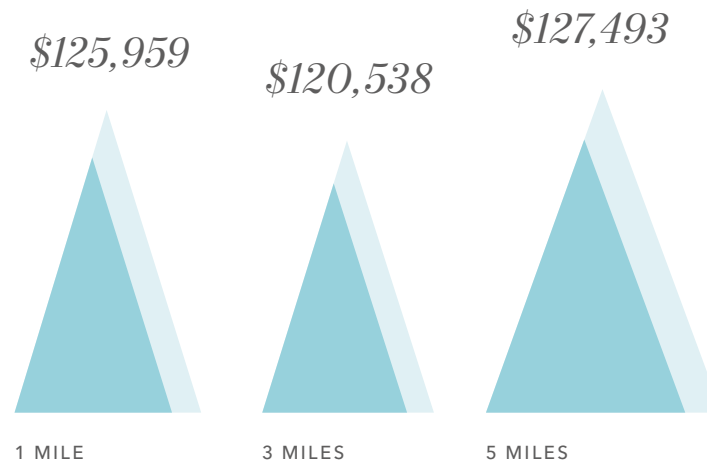


DEMOGRAPHICS

ESTIMATED POPULATION



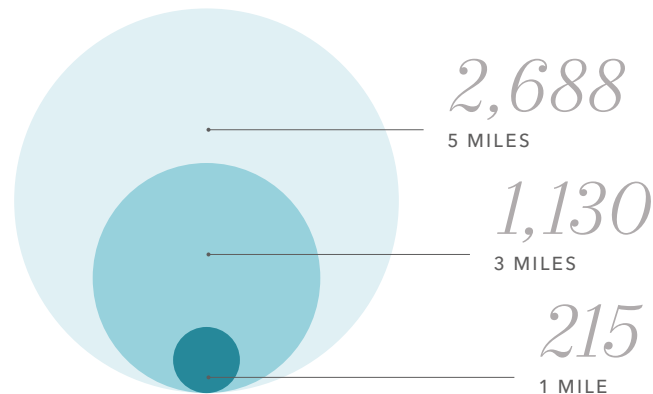
AVERAGE HOUSEHOLD INCOME



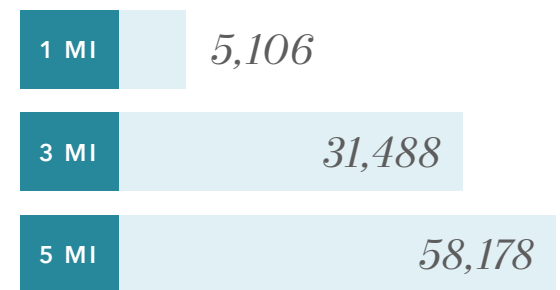
MEDIAN AGE



TOTAL BUSINESSES



DAYTIME DEMOGRAPHICS 16+



Data Source: Regis

Exclusively listed by

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