

FERRARI PAVILION

NEC FERRARI RANCH RD & LINCOLN BLVD | LINCOLN, CA

JUST BROKE GROUND!



*Last traffic counts on Ferrari Ranch Rd & Lincoln Blvd were taken in 2020. 2025 projections are based on a 2% annual increase.

RIGHT SITE

ARIEL FOX | CA DRE #01496200 | 916.473.8805 | afox@rightsite.com

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PROPERTY PROFILE

JUST BROKE GROUND!

- » Project size: ±11.38^{AC}
- » Planned Shopping Center located in the heart of the Lincoln trade area
- » At the crossroads of Ferrari Ranch Rd and Lincoln Blvd, linking Highway 193 to Highway 65; Lincoln Blvd is the major north/south arterial in the trade area
- » Space available:
 - Anchor space: ±18,500^{SF}
 - Shop space: ±1,100^{SF} – 3,600^{SF}
- » Estimated timing for delivery: Fall 2026

TRADE AREA

- » Lincoln, CA is an affluent suburb of Greater Sacramento with an average household income of \$139,000 within a 3 mile radius of Ferrari Pavilion
- » The average home price in Lincoln is approximately \$540,000
- » There are over 14,000+ Homes Proposed/Planned/Under Construction in Lincoln and 6,700+ of those are within a 2 mile radius of the site

» Major employers:

- Thunder Valley Casino & Resort (3.0 miles)	- Lincoln Meadows Care Center (1.3 miles)
2,500 employees	140 employees
- Sierra Pacific Industries (2.1 miles)	- Safeway (0.2 miles)
300 employees	120 employees
- Lowe's (1.1 miles)	- Gladding McBean (1.3 miles)
140 employees	101 employees

DEMOGRAPHICS (2025 EST.)

POPULATION

2 mile	38,620
3 mile	53,243
5 mile	85,453

DAYTIME POPULATION

2 mile	7,916
3 mile	9,450
5 mile	19,895

MEDIAN HOUSEHOLD INCOME

2 mile	\$124,999
3 mile	\$121,646
5 mile	\$132,116

AVERAGE HOUSEHOLD INCOME

2 mile	\$140,367
3 mile	\$139,137
5 mile	\$158,062

TRAFFIC

Ferrari Ranch Rd	14,586 ADT*
Lincoln Blvd	33,465 ADT*
Total	48,051 ADT

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CONCEPTUAL SITE PLAN

AVAILABLE

PAD 4

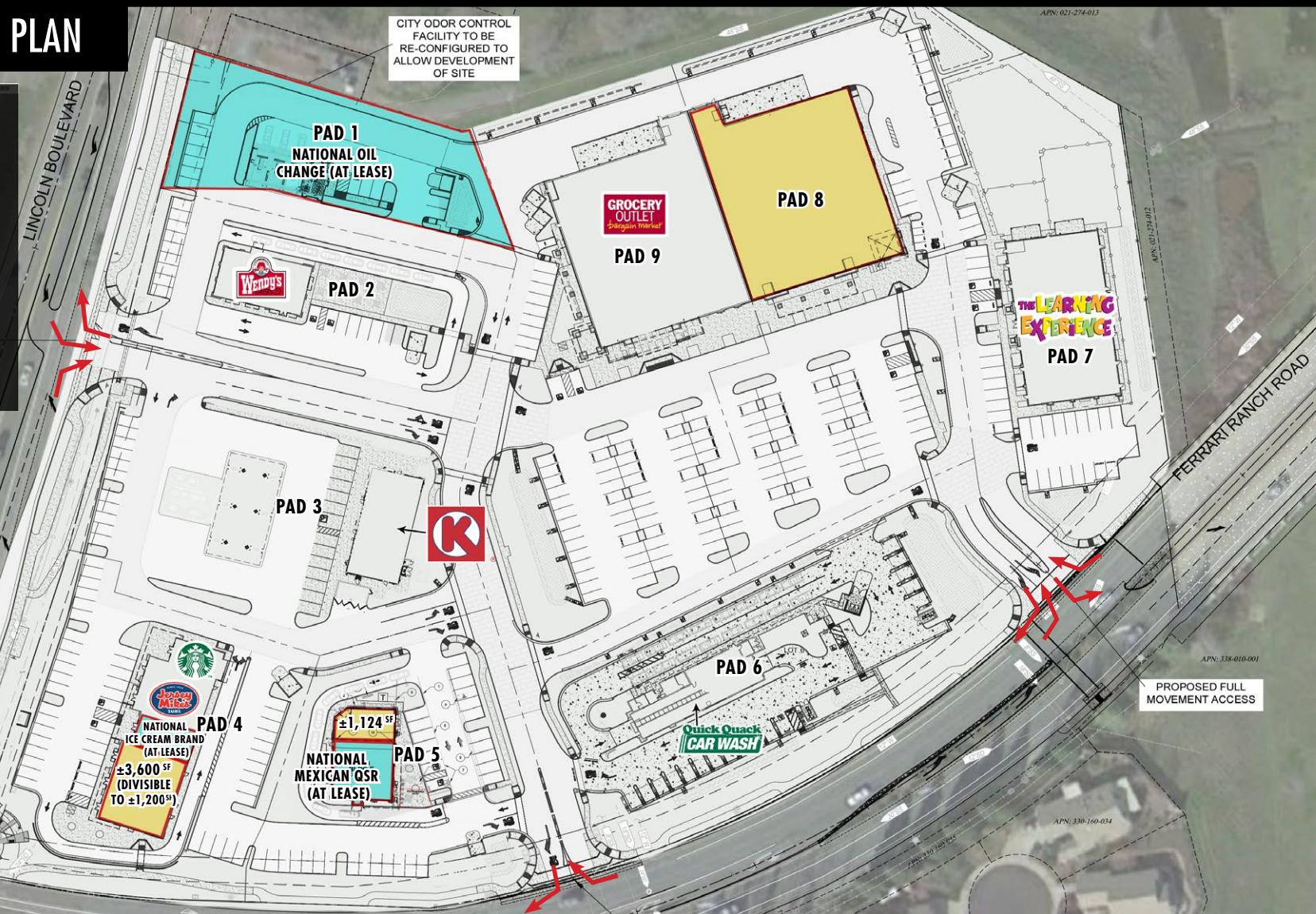
AVAILABLE BUILDING SPACE: $\pm 3,600\text{sf}$
(DIVISIBLE UP TO $\pm 1,200\text{sf}$)

PAD 5

AVAILABLE BUILDING SIZE: $\pm 3,653\text{sf}$

PAD 8

PROPOSED RIGHT-IN/
RIGHT-OUT / LEFT-IN
BUILDING SIZE: $\pm 18,500\text{sf}$



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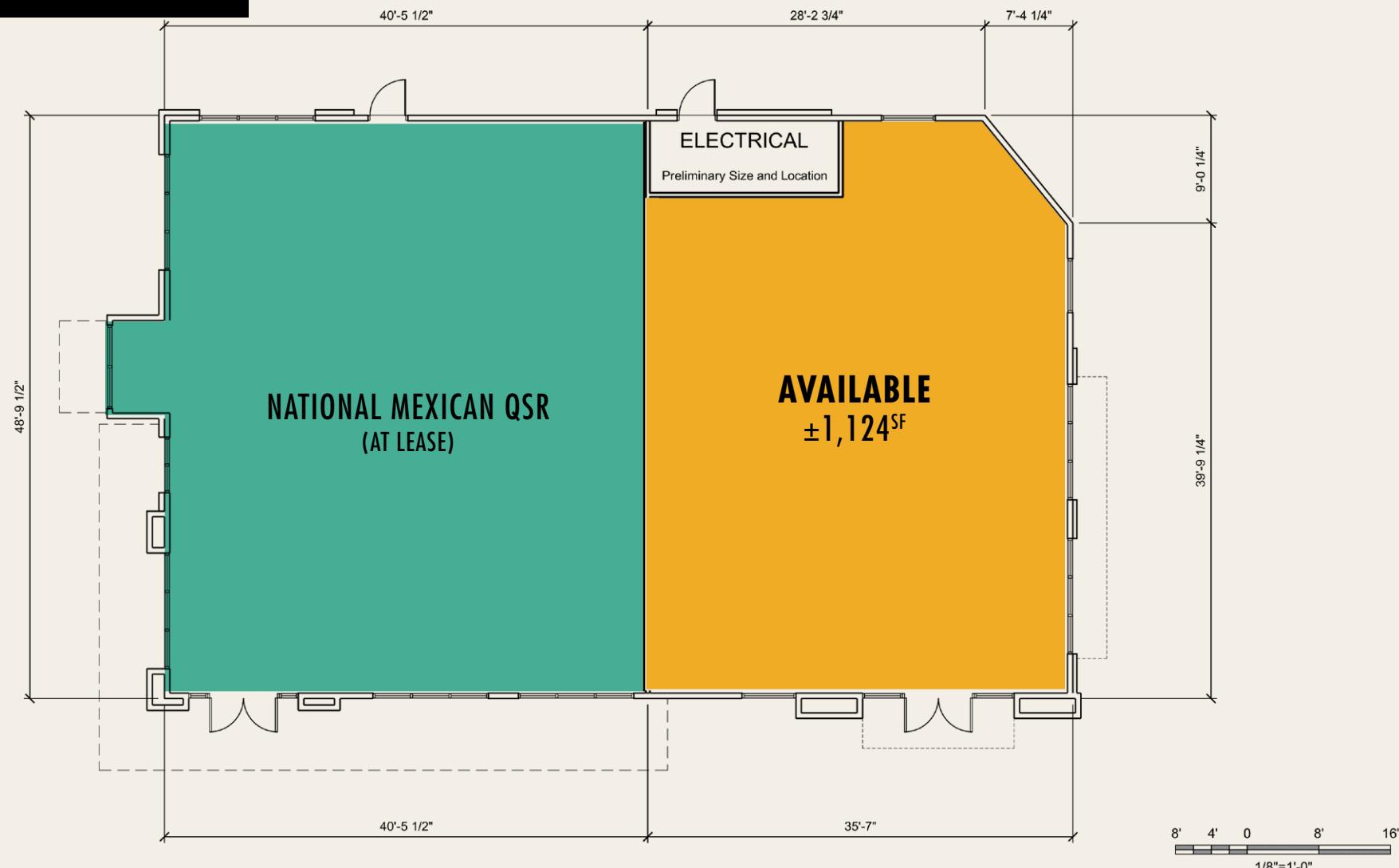
PAD 4 DEMISING PLAN



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PAD 5 DEMISING PLAN



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AERIAL PERSPECTIVE — LINCOLN BLVD



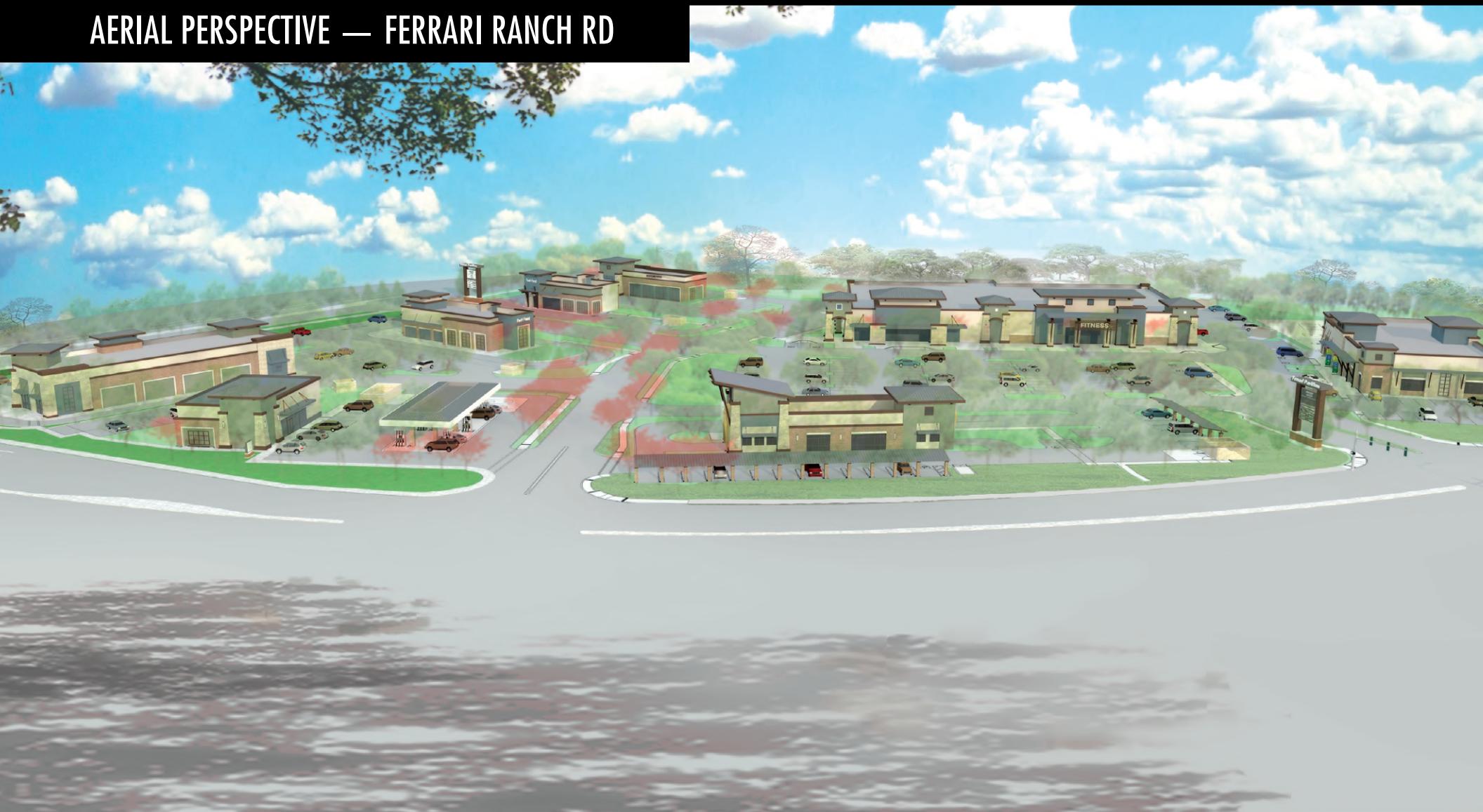
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AERIAL PERSPECTIVE — FERRARI RANCH RD



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PAD 4 BUILDING ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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PAD 5 BUILDING ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

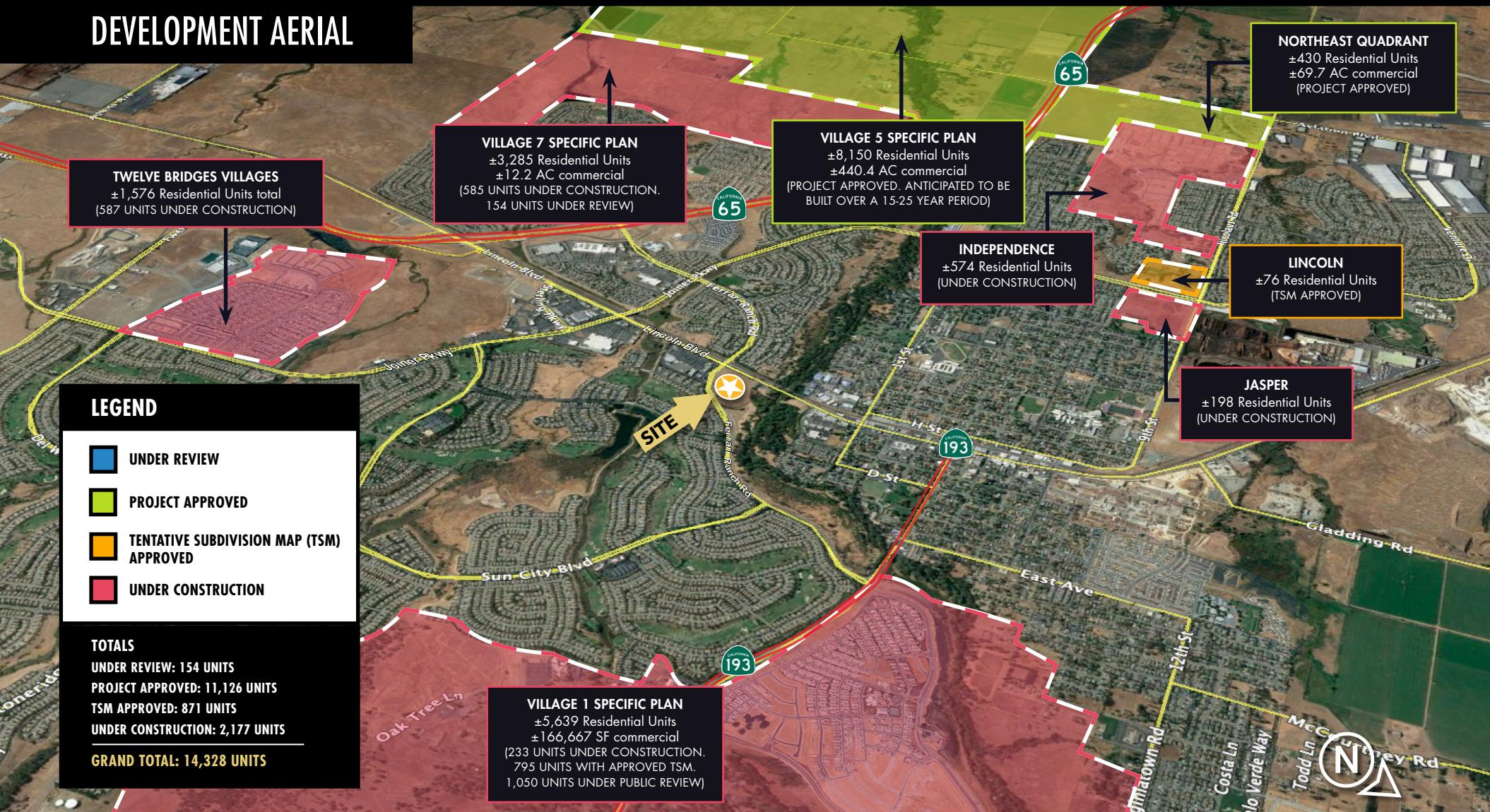


NORTH ELEVATION

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DEVELOPMENT AERIAL



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2 MI RETAIL AERIAL

