

FERRARI PAVILION

NEC FERRARI RANCH RD & LINCOLN BLVD | LINCOLN, CA



LINCOLN BLVD — 32,809 ADT*

FERRARI RANCH RD — 14,300 ADT*



Sourdough & Co



*Last traffic counts on Ferrari Ranch Rd & Lincoln Blvd were taken in 2020. 2024 projections are based on a 2% annual increase.

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PROPERTY PROFILE

- » Project size: $\pm 11.38^{AC}$
- » 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
- » Shop Space available: $\pm 1,100^{SF} - 4,700^{SF}$
- » Estimated timing for delivery: Q3 2025

TRADE AREA

- » Lincoln, CA is an affluent suburb of Greater Sacramento with an average household income of \$133,000 within a 3 mile radius of Ferrari Pavilion
- » The average home price in Lincoln is approximately \$540,000
- » There are over 19,000+ Homes Proposed/Planned/Under Construction in Lincoln and 12,900+ of those are within a 2 mile radius of the site

» Major employers:

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

DEMOGRAPHICS (2024 EST.)

POPULATION

2 mile	34,153
3 mile	48,609
5 mile	77,611

DAYTIME POPULATION

2 mile	8,063
3 mile	9,530
5 mile	19,945

MEDIAN HOUSEHOLD INCOME

2 mile	\$110,791
3 mile	\$114,298
5 mile	\$128,324

AVERAGE HOUSEHOLD INCOME

2 mile	\$126,838
3 mile	\$133,598
5 mile	\$156,794

TRAFFIC

Ferrari Ranch Rd	14,300 ADT*
Lincoln Blvd	32,809 ADT*
Total	47,109 ADT

*Last traffic counts on Ferrari Ranch Rd & Lincoln Blvd were taken in 2020. 2024 projections are based on a 2% annual increase.

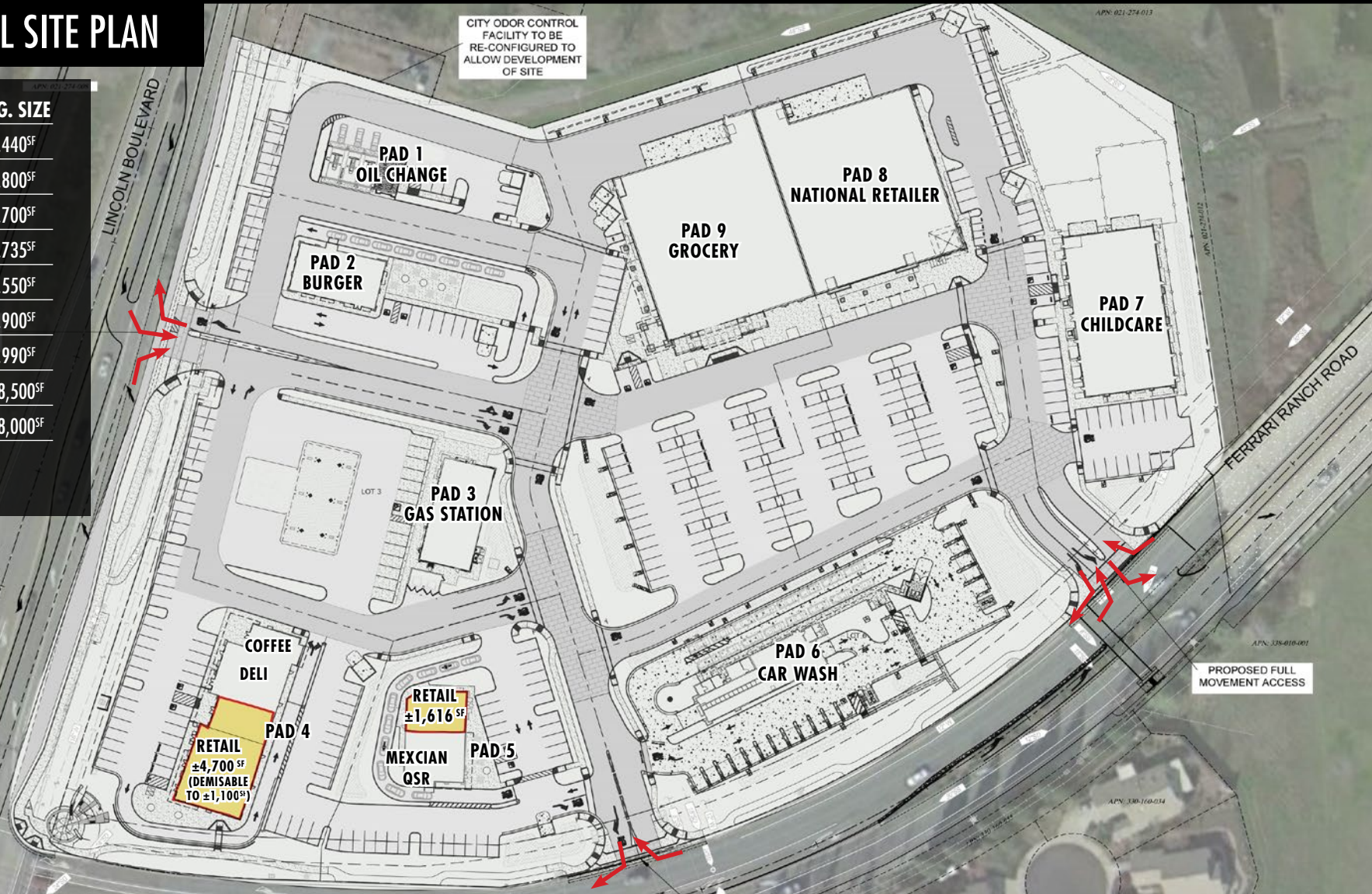
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CONCEPTUAL SITE PLAN

PAD	PAD SIZE	BLG. SIZE
PAD 1	±27,848 ^{SF}	±1,440 ^{SF}
PAD 2	±36,590 ^{SF}	±2,800 ^{SF}
PAD 3	±59,667 ^{SF}	±3,700 ^{SF}
PAD 4	±51,836 ^{SF}	±7,735 ^{SF}
PAD 5	±41,818 ^{SF}	±3,550 ^{SF}
PAD 6	±69,280 ^{SF}	±3,900 ^{SF}
PAD 7	±55,321 ^{SF}	±9,990 ^{SF}
PAD 8	±77,972 ^{SF}	±18,500 ^{SF}
PAD 9	±80,150 ^{SF}	±18,000 ^{SF}

 AVAILABLE



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PAD 4 DEMISING PLAN

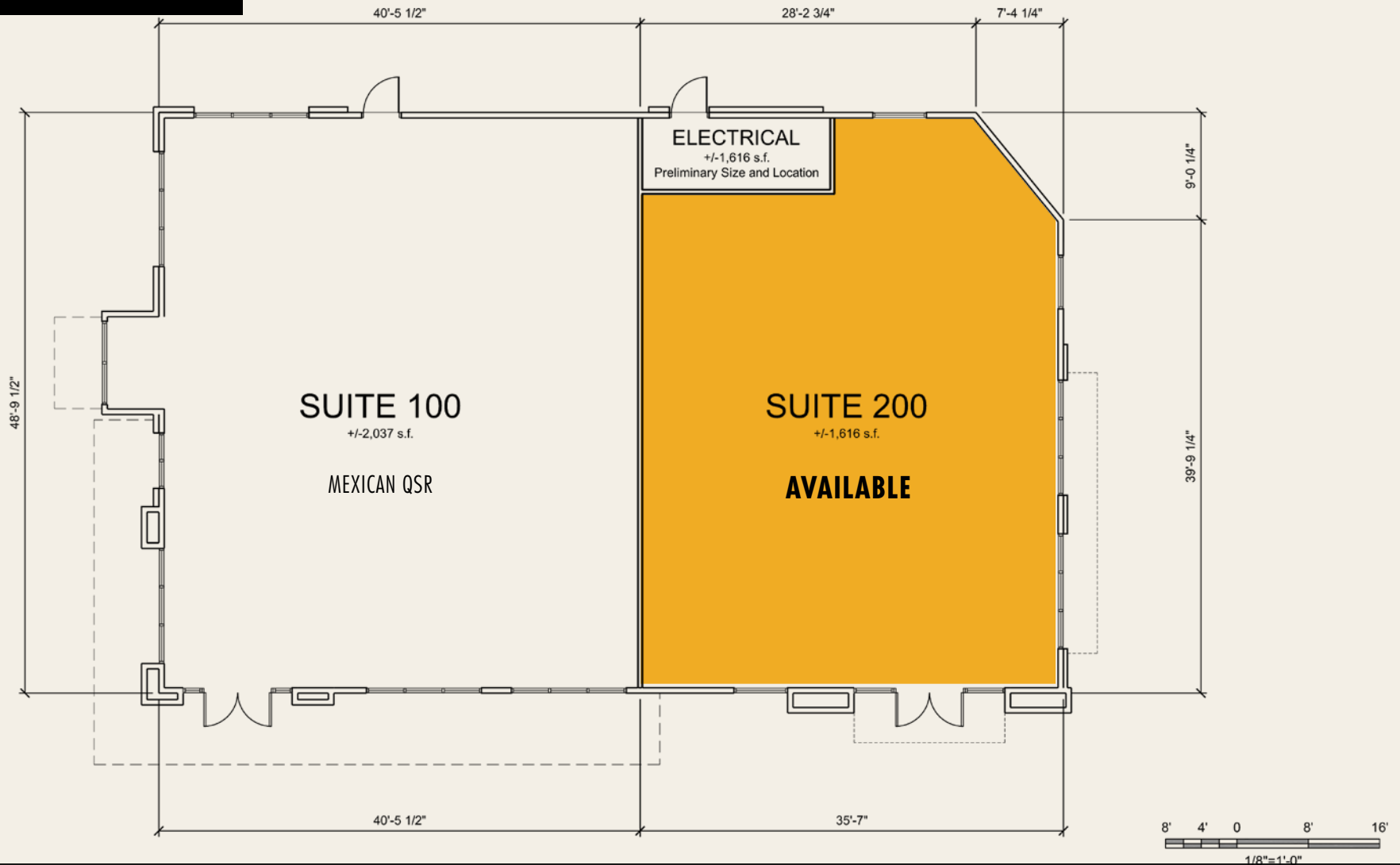
AVAILABLE
(CAN BE COMBINED)



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PAD 5 DEMISING PLAN



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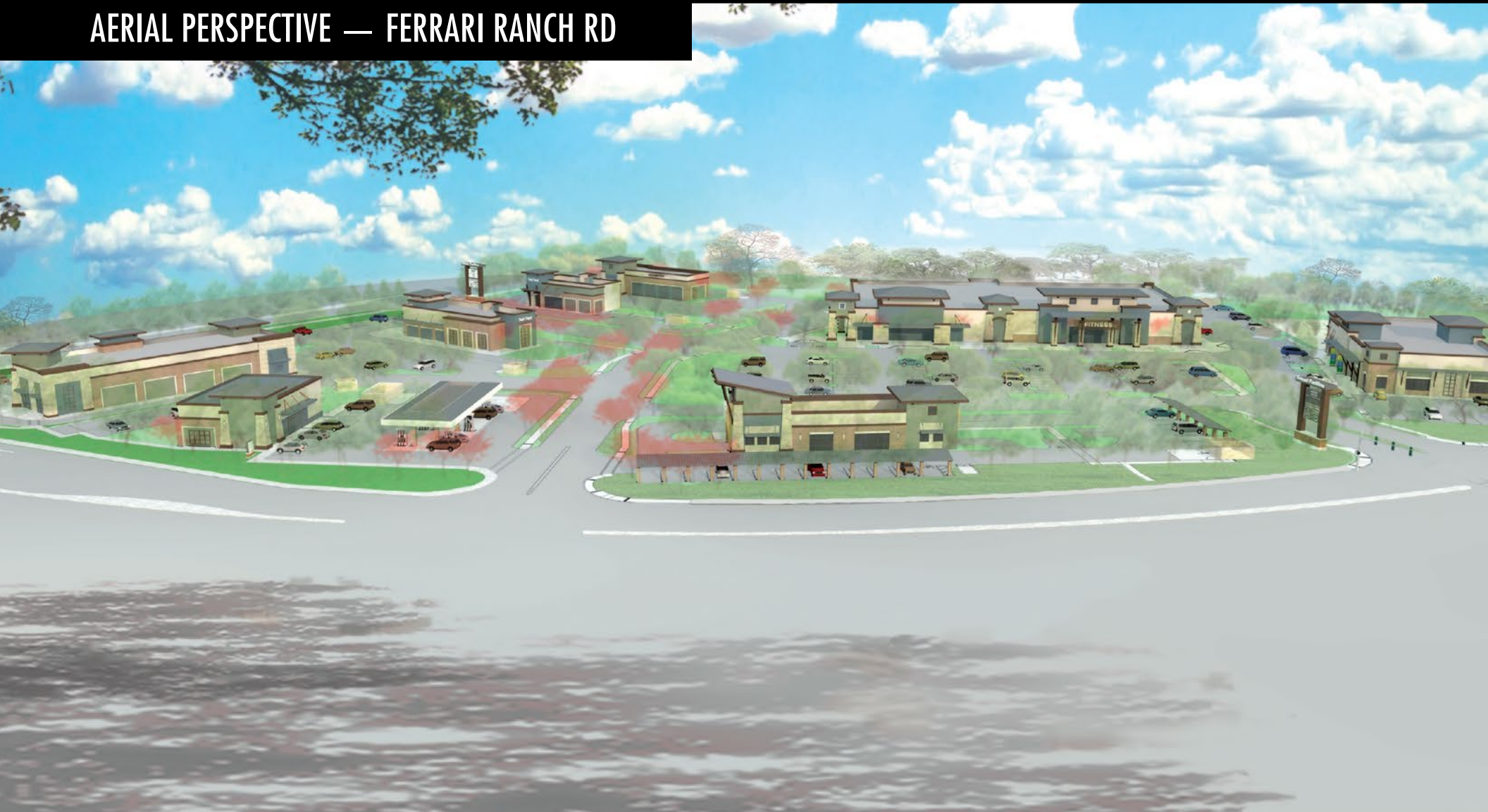
AERIAL PERSPECTIVE — LINCOLN BLVD



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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

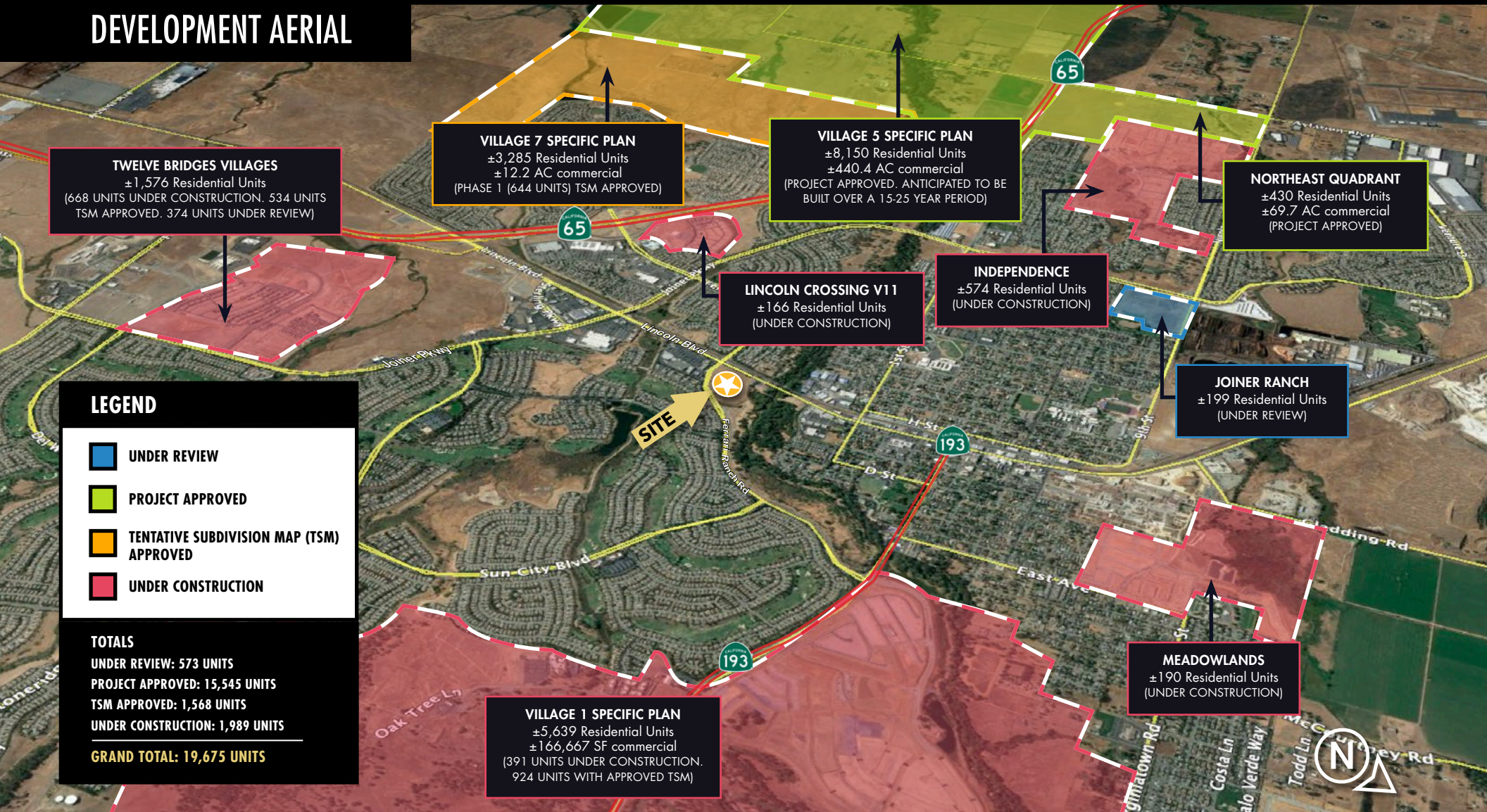


NORTH ELEVATION

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DEVELOPMENT AERIAL

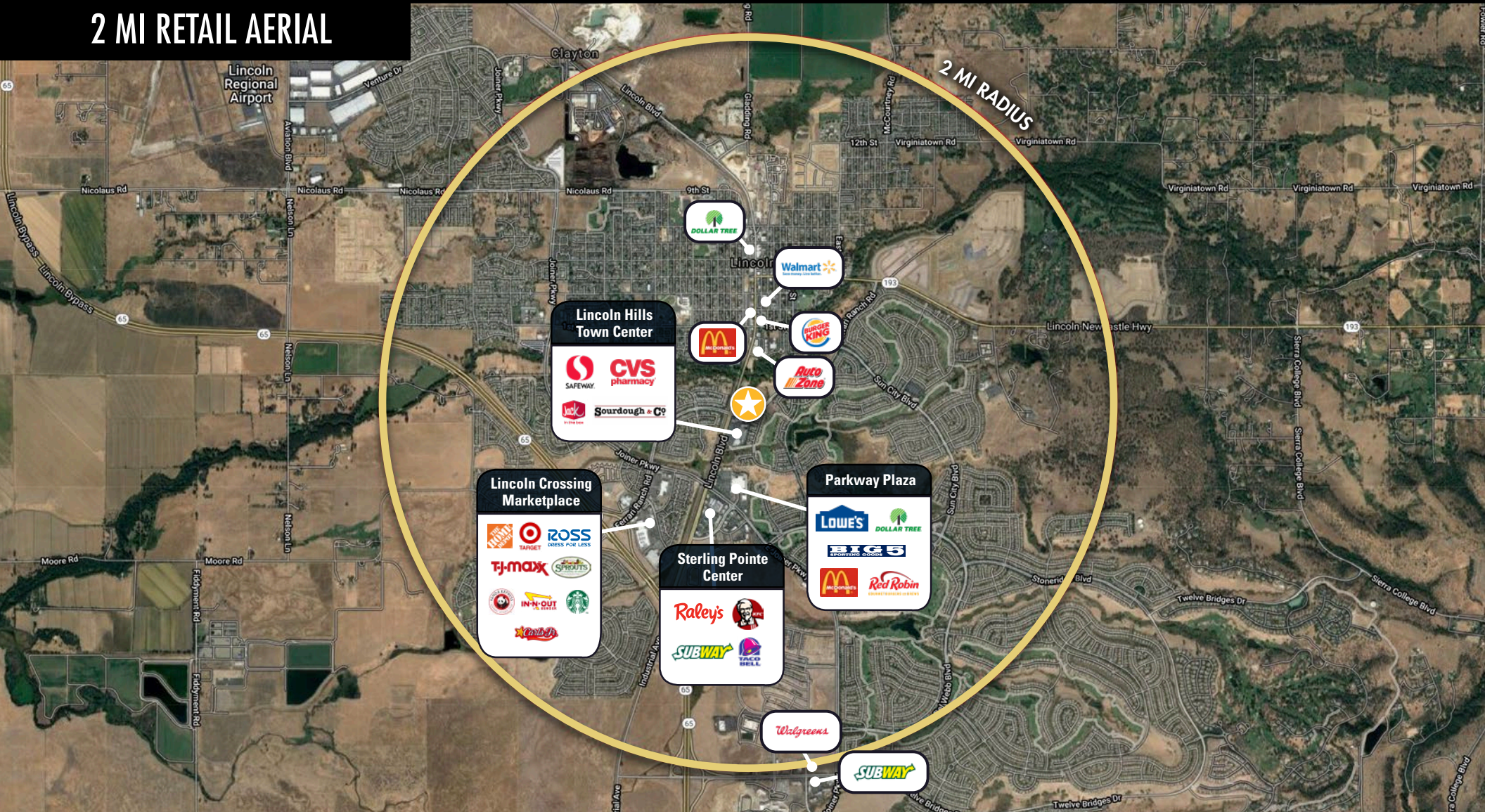


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2 MI RETAIL AERIAL



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