



LINCOLN, CALIFORNIA

STERLING SQUARE

±8.85 ACRES

FOR SALE
\$3,700,000

**THE BEST
RETAIL CORNER IN
LINCOLN**



NEWCASTLE
PROPERTIES
GROUP

**STERLING
PARKWAY**

**LINCOLN
BOULEVARD**

Contact us

KRIS RILEY

916 259 4454

kris.riley@newcastlepg.com

Lic. 01290492

DAVID KARNES

916 259 4457

dave.karnes@newcastlepg.com

Lic. 02067786

PETER NIXON

916 259 4453

peter.nixon@newcastlepg.com

Lic. 00975548

LINCOLN, CALIFORNIA

STERLING SQUARE

±8.85 ACRES

FOR SALE

\$3,700,000

STERLING PARKWAY

LINCOLN BOULEVARD





THE BEST CORNER LEFT IN LINCOLN

±8.85 ACRES \$3,700,000

Location:

The property is located in the booming community of Lincoln along the Highway 65 corridor just north of Roseville and Rocklin. Sterling Square is the southeast corner of Lincoln Boulevard and Sterling Parkway, which is for many who live in the Lincoln the first retail site when returning home in the afternoon, easily accessed by right turns into the site.

History:

Lincoln Square is a partially completed retail project for which project entitlements have long since expired. As this project stalled and Lincoln grew around it.

The Opportunity:

Sterling Square sits in the middle of the City of Lincoln and is surrounded by, but not included within the Twelve Bridge Specific Plan. The property benefits from the infrastructure and population of Twelve Bridges without the burden of heavy bonds and assessments. Additionally, the site falls outside the more restrictive CC&R's of adjacent retail projects and is governed by the General Development Plan and Zoning Regulations for the Lincoln Square Specific Plan, which allow for a wide variety of uses.

HIGHLIGHTS

PLACER COUNTY ASSESSOR'S PARCEL NUMBERS:

021-274-054
021-274-057

GENERAL PLAN LAND USE:

Community Commercial

ZONING:

Commercial

UTILITIES

WATER:

12" Main (to site)

SEWER:

8" line (to site)

Source: City of Lincoln

SIZE DISCLAIMER:

The acreage measurements are approximate only. The use of approximate acreage figures does not mean that a more accurate measurement do not exist.

IMPROVEMENTS/FEES DISCLAIMER:

Owner and Broker make no representation as to whether or not the existing improvements and utilities are functional, permitted or need to be removed. Additionally there may be unpaid fees that run with the land.

- Street, curb, gutter, sidewalk, lighting landscaping and ingress/egress existing
- Minimal Bonds & Assessments

FEATURES:

- Easy Access off Highway 65
- Prime Hard Corner
- Excellent Site Access (Ingress & Egress)
- Frontage Improvements Existing
- Established Retail Trade Area
- 360° Trade Area
- Going Home Side Traffic
- In-Fill Location
- Nearby Residential

PROJECT DISCLAIMER:

The owner makes no representations that the site improvements that exist today can be utilized, what fees remain to be paid, whether on not the utilities can be used or any other representations or warranties regarding the property.

The following uses, and uses of a similar nature as determined by the Lincoln Community Development Director, are permitted, and conditionally permitted.

PRINCIPALLY PERMITTED USES:

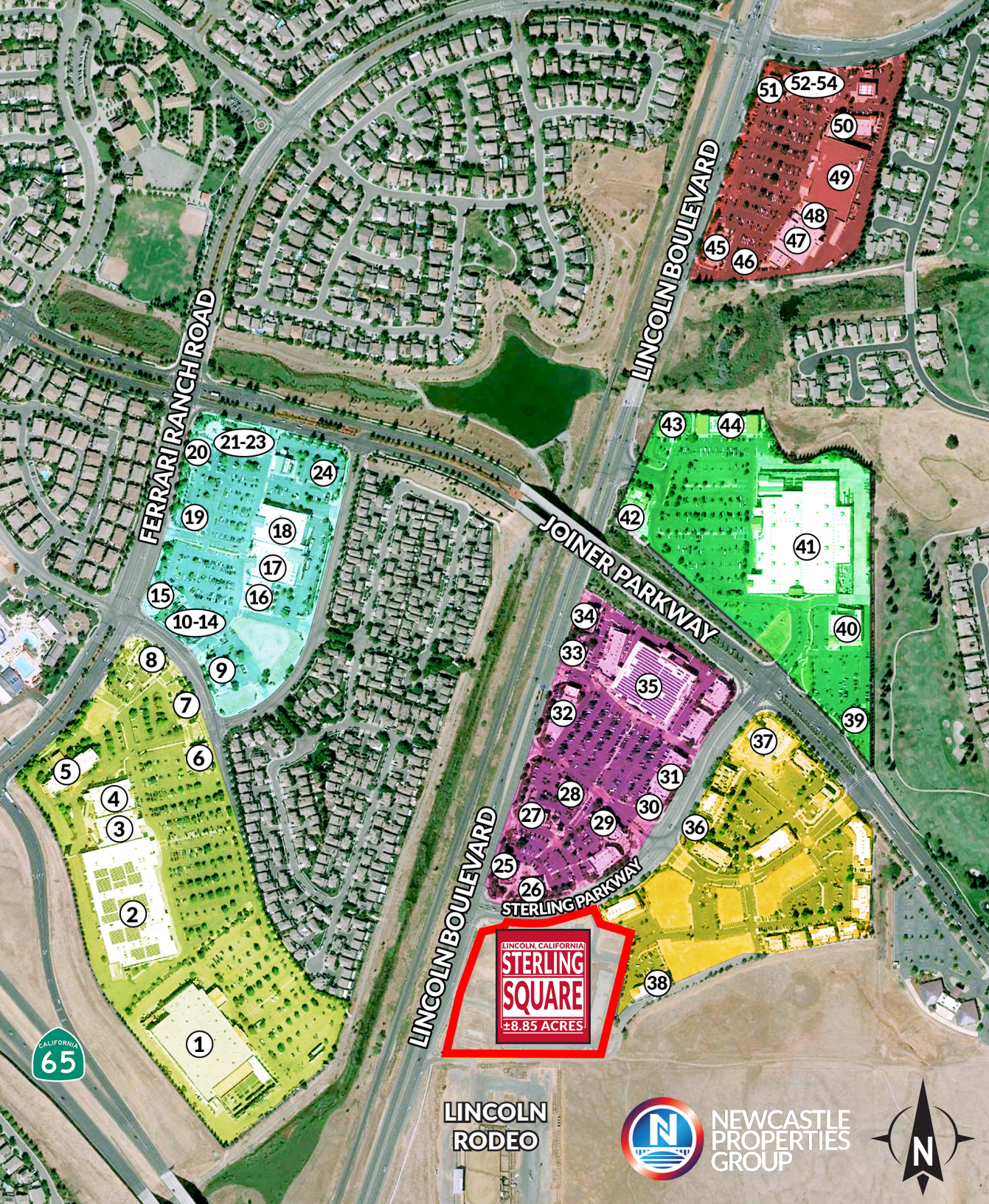
- Supermarket
- Super Drugstore/Variety
- Financial Institution
- Hotel/Motel
- Professional Offices
- Movie Theater
- Sporting Goods
- Auto Parts
- Barber/Beauty Shop
- Restaurant/Coffee Shop (including drive-through)
- Pet Supplies
- Medical/Dental Office
- Automobile Gas Station (without repair or car wash)
- Dry Cleaner
- Veterinary Clinic (without outside kennels)
- Postal Station
- Tire Store (without outdoor storage and display)

CONDITIONALLY PERMITTED USES:

- Automobile Gas Station (with repair or car wash)
- Automotive Repair

USE DISCLAIMER:

All potential uses are subject to City of Lincoln approvals. Owner and Broker make no representations as to the ability to obtain use permits, approvals, rezones or other entitlements



- 1 THE HOME DEPOT
- 2 TARGET
- 3 TJ-maxx
- 4 PET SMART
- 5 Holiday Inn
- 6 O'Reilly AUTO PARTS
- 7 SLEEP FIRST
- 8 IN-N-OUT BURGER

- 9 MATTRESS FIRM
- 10 STARBUCKS
- 11 AT&T
- 12 SUPERCUTS
- 13 GNC
- 15 GameStop
- 16 KOBE Japanese Steakhouse & Seafood Sushi Bar
- 17 ULTA BEAUTY
- 18 SPROUTS FARMERS MARKET
- 19 ROSS DRESS FOR LESS
- 20 Carl's Jr.

- 20 PANDA EXPRESS CHINESE KITCHEN
- 21 BLAZE PIZZA FAST-FIRE
- 22 TOGO'S SINCE 1978 TAKE TO THE STARBURGS
- 23 BEAUTY BY THREAD
- 24 SAFE CREDIT UNION
- 25 Casa Ramos MEXICAN RESTAURANT
- 26 WELLS FARGO
- 27 KFC
- 28 ANYTIME FITNESS
- 29 TACO BELL
- 30 Jamba Juice
- 31 BR baskin robbins
- 32 aisle 1
- 33 CHASE
- 34 Bank of America
- 35 Raley's

- 36 SUBWAY
- 37 Quick Quack CAR WASH Dont Drive Dirty.com
- 38 Firestone
- 39 Red Robin GOURMET BURGERS AND BEERS
- 40 BIG 5 SPORTING GOODS
- 41 LOWE'S
- 42 ampm
- 43 McDonald's
- 44 DOLLAR TREE
- 45 Jack in the box
- 46 STARBUCKS
- 47 CVS pharmacy
- 48 Golden1 Credit Union
- 49 SAFEWAY
- 50 ups
- 51 LINCOLN URGENT CARE
- 52 VIP Pets Pet Food Expert
- 53 Round Table PIZZA The Last Honest Pizza
- 54 Sourdough Co

- 36 SUBWAY
- 37 Quick Quack CAR WASH Dont Drive Dirty.com
- 38 Firestone
- 39 Red Robin GOURMET BURGERS AND BEERS
- 40 BIG 5 SPORTING GOODS
- 41 LOWE'S
- 42 ampm
- 43 McDonald's
- 44 DOLLAR TREE
- 45 Jack in the box
- 46 STARBUCKS
- 47 CVS pharmacy
- 48 Golden1 Credit Union
- 49 SAFEWAY
- 50 ups
- 51 LINCOLN URGENT CARE
- 52 VIP Pets Pet Food Expert
- 53 Round Table PIZZA The Last Honest Pizza
- 54 Sourdough Co

LINCOLN, CALIFORNIA

STERLING SQUARE

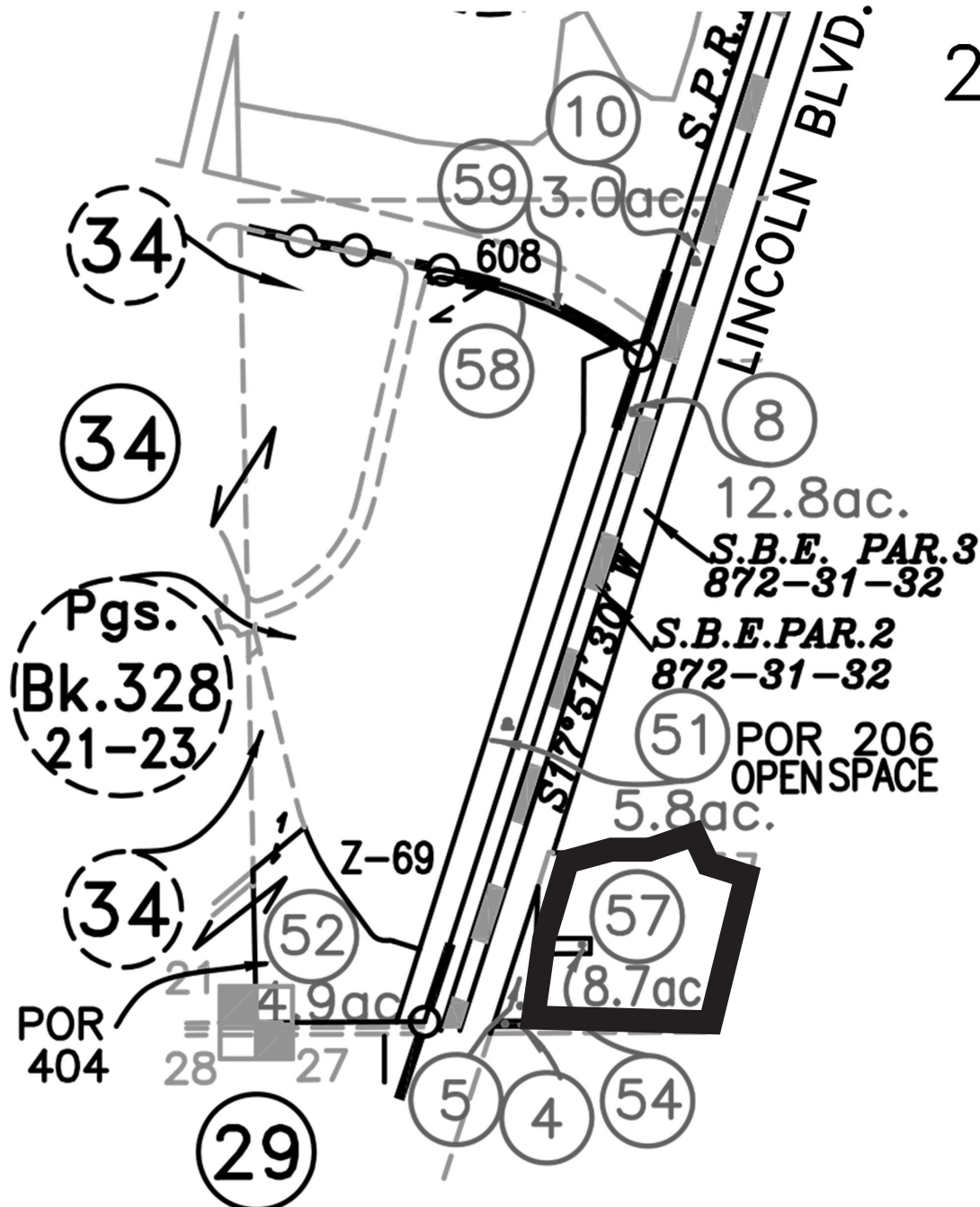
±8.85 ACRES

FOR SALE
\$3,700,000

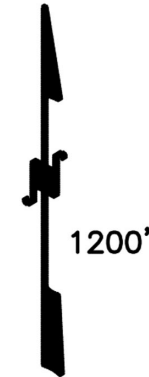


PARCEL MAP

LINCOLN, CALIFORNIA
**STERLING
SQUARE**
±8.85 ACRES

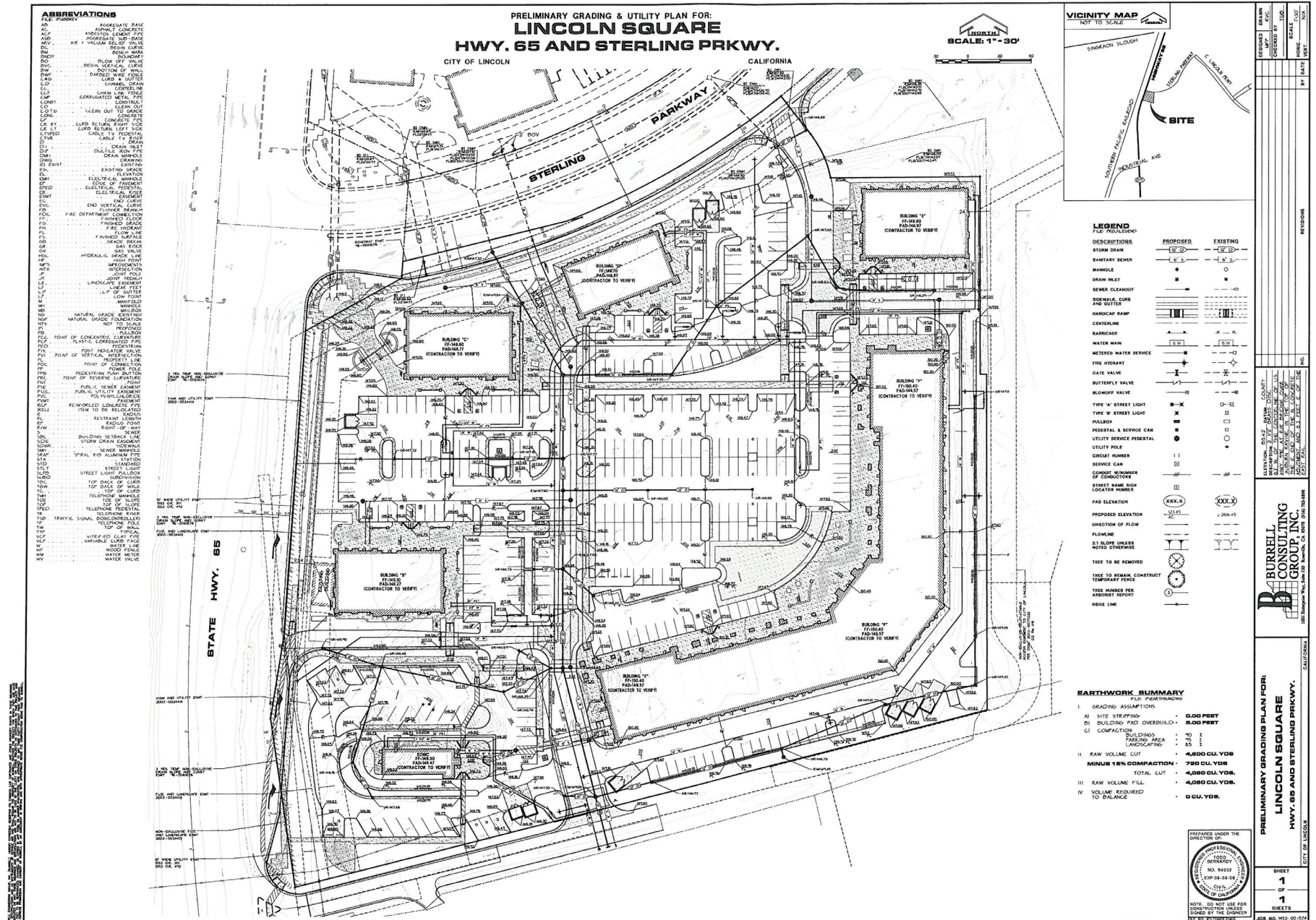


21-27



PLACER COUNTY
ASSESSOR'S PARCEL NUMBERS:
021-274-054 ±0.15 acres
021-274-057 ±8.7 acres

STERLING SQUARE
±8.85 ACRES



LINCOLN

The City of Lincoln is widely recognized for its small-town charm and quality of life that includes high performing schools, safe neighborhoods and excellent business opportunities.

Schools:

The Western Placer Unified School District was named an “Exemplary District” by the California Department of Education. Out of the ±1,000 school districts in California, only 18 received this recognition.

In 2019 the construction of two new schools started, Twelve Bridges High School and Leaman Elementary School. The new high school will open in the Fall of 2021, while the elementary school will start serving students in 2020. These two schools will round out an aggressive facility improvement campaign which started in 2014 with \$14 million improvement to Lincoln High School and a \$35 million transformation of Glen Edwards Middle School.

Gateway to the Wine & Ale Trail:

Take a couple of turns outside of Downtown Lincoln and enjoy the Placer Wine & Ale Trail. The Placer Wine & Ale Trail is gaining in popularity, thanks to the boutique wine and craft beer movement along with fresh Farm to Fork eateries and cafés. Visitors love the access that Lincoln provides.

New Housing:

Lincoln is booming! Between projects under review and projects that are actively under construction there are an estimated ±4,318 new housing units being built, a large portion of which will increase traffic to Sterling Square.

The Numbers Speak for Themselves

Over the last couple of years, Lincoln has experienced its lowest vacancies rates in ten years. Business Licenses are up, retail and industrial vacancy rates are both down, as is unemployment. Lincoln continues to offer relatively affordable housing with plenty of options from first time home buyers to executive housing.

The Lincoln Potters:

Enjoy amateur baseball at its best in McBean Park as the well received Lincoln Potters play host to rivals in the California Collegiate League.



DEMOGRAPHICS

**5 MILES
 POPULATION: 96,117**

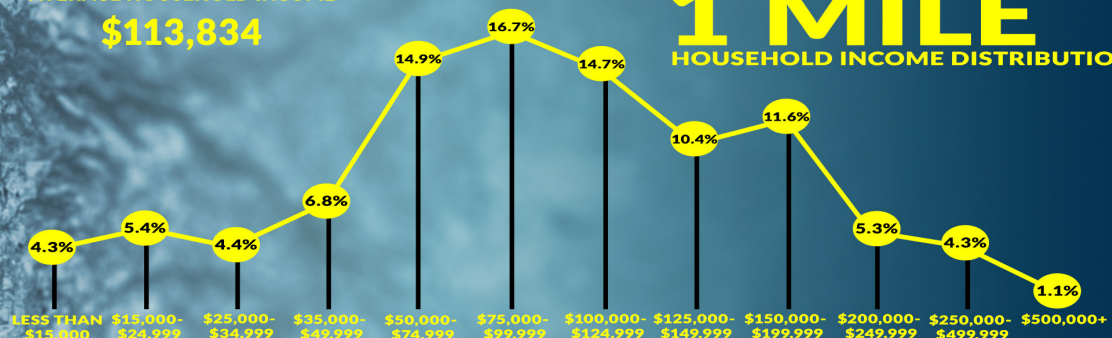
**3 MILES
 POPULATION: 55,289**

**1 MILE
 POPULATION: 11,473**

**THUNDER
 VALLEY
 CASINO**

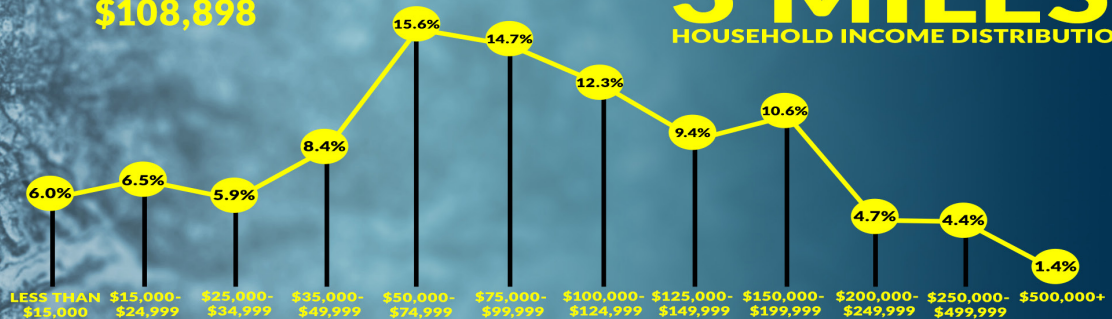
AVERAGE HOUSEHOLD INCOME

\$113,834



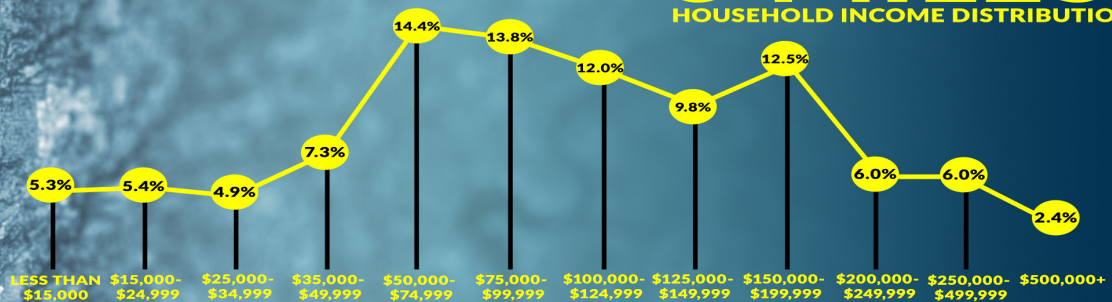
AVERAGE HOUSEHOLD INCOME

\$108,898

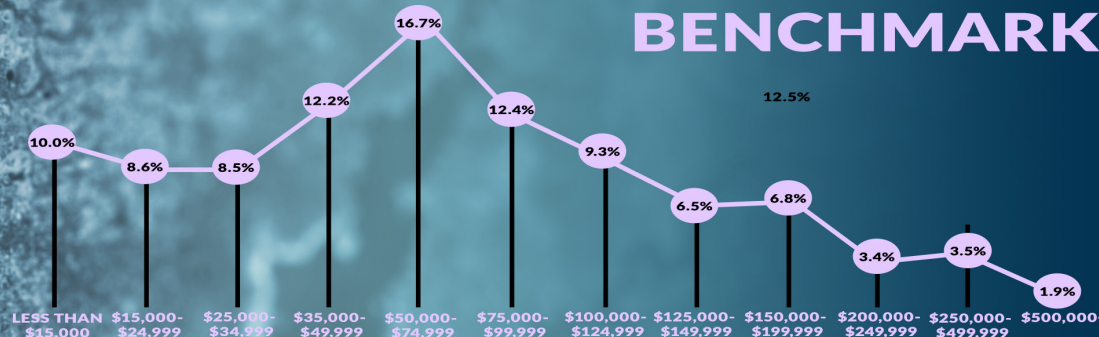


AVERAGE HOUSEHOLD INCOME

\$123,870

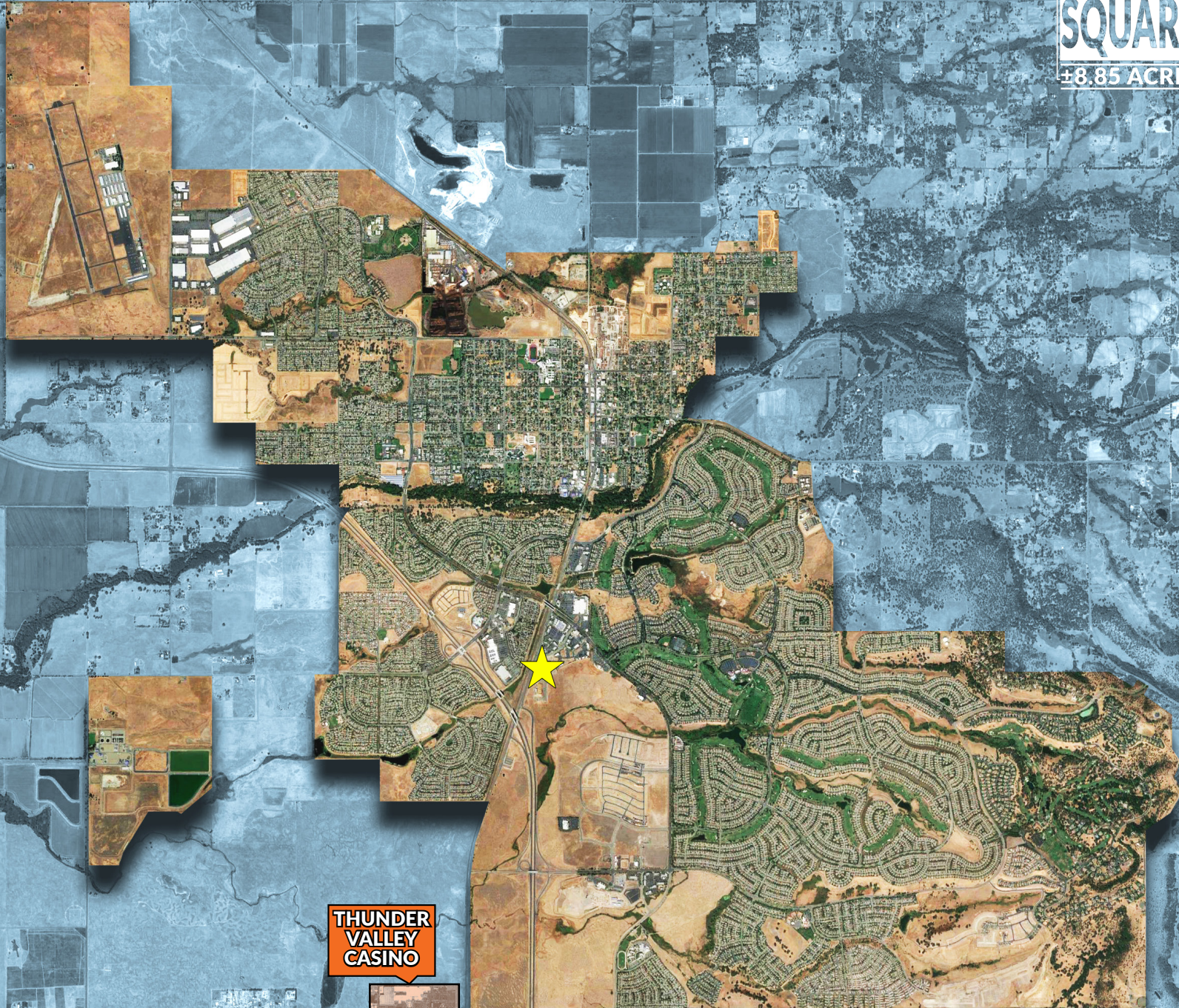


BENCHMARK



CITY OF LINCOLN

LINCOLN, CALIFORNIA
**STERLING
SQUARE**
±8.85 ACRES



**THUNDER
VALLEY
CASINO**

THUNDER VALLEY CASINO RESORT



Since its 2003 opening Thunder Valley Casino Resort has been widely recognized as one of the most financially successful casinos in the world.

Thunder Valley Casino Resort is the regions premier AAA Four Diamond award-winning resort experience and offers 250,000 square feet of gaming space, a luxurious hotel with more than 400 exquisite rooms, 14 award-winning restaurants and bars, outdoor pool, spa and much more. The thrill of winning plays out on more than 3,400 slots, 110 table games, and a 27-table (expanding to 50 tables), and an elegantly designed new poker room with daily tournaments. Legendary entertainers take the stage all summer at the popular outdoor amphitheater and the intimate setting of Pano Hall. To cap off the experience play the championship-caliber Whitney Oaks Golf Club which is just a chip shot away in the Sierra foothills.

United Auburn Indian Community is the fourth-largest employer in Placer County with more than 2,110 workers at Thunder Valley.



IMAGE SOURCES: BOOKINGS.COM



NEWCASTLE
PROPERTIES
GROUP



LINCOLN AREA RESIDENTIAL PROJECTS

MAP #	UNDER REVIEW	UNITS	MAP #	ACTIVE CONSTRUCTION	UNITS
1	FULLERTON RANCH	81	16	LAKESIDE 6 PHASE 7&8	85
2	MEADOWLANDS	190	17	INDEPENDENCE	574
3	LINCOLN MEADOWS	144	18	CRESLEIGH GROVE	83
4	EPICK 1	34	19	TURKEY CREEK ESTATES	391
5	EPICK 2	46	20	EAST 10TH	10
6	EPICK 3	64	21	LINCOLN CROSSING VI	165
7	ENCLAVE	111	22	TWELEVE BRIDGES V1	152
8	WALK UP RANCH	358	23	TWELEVE BRIDGES V2	379
9	LE BELLA ROSA	156	24	TWELEVE BRIDGES V11	194
10	HIDDEN HILLS	235		TOTAL UNITS	2034
11	TWELEVE BRIDGES V27	162			
12	TWELEVE BRIDGES 3A	143			
13	TWELEVE BRIDGES V4	181			
14	TWELEVE BRIDGES V10	308			
15	EDUCATION FOUNDATION	71			
	TOTAL UNITS	2284			

[] = CITY LIMITS

[] = SPHERE OF INFLUENCE

TOTAL ACTIVE PROJECTS UNDER CONSTRUCTION AND UNDER REVIEW ±4,318

SOURCE: CITY OF LINCOLN

FERRARI RANCH ROAD

LINCOLN BOULEVARD

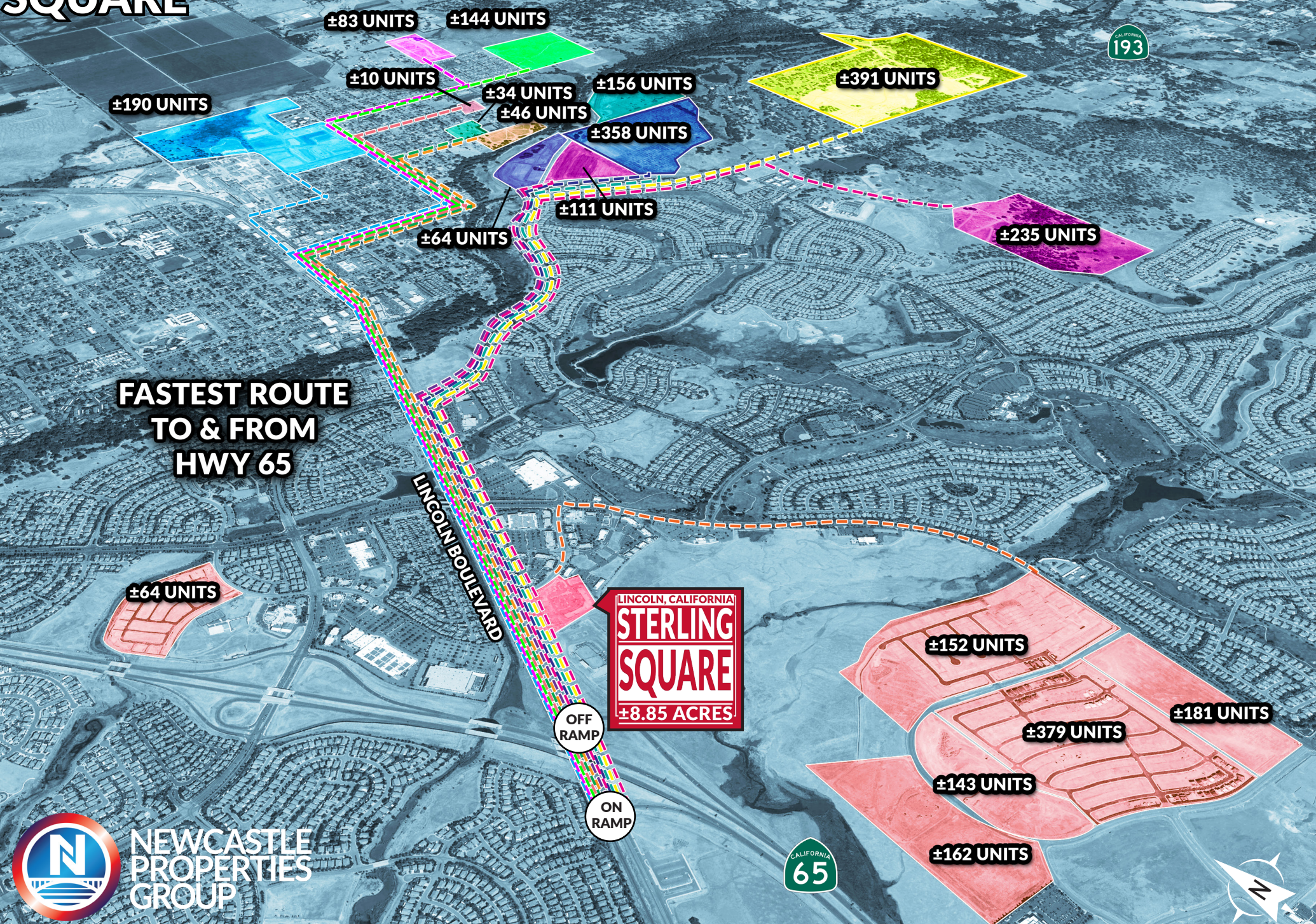
TWELEVE BRIDGES DRIVE

LINCOLN, CALIFORNIA
**STERLING
SQUARE**
±8.85 ACRES

THUNDER
VALLEY
CASINO

N

NEW RESIDENTIAL PROJECTS SERVED BY STERLING SQUARE



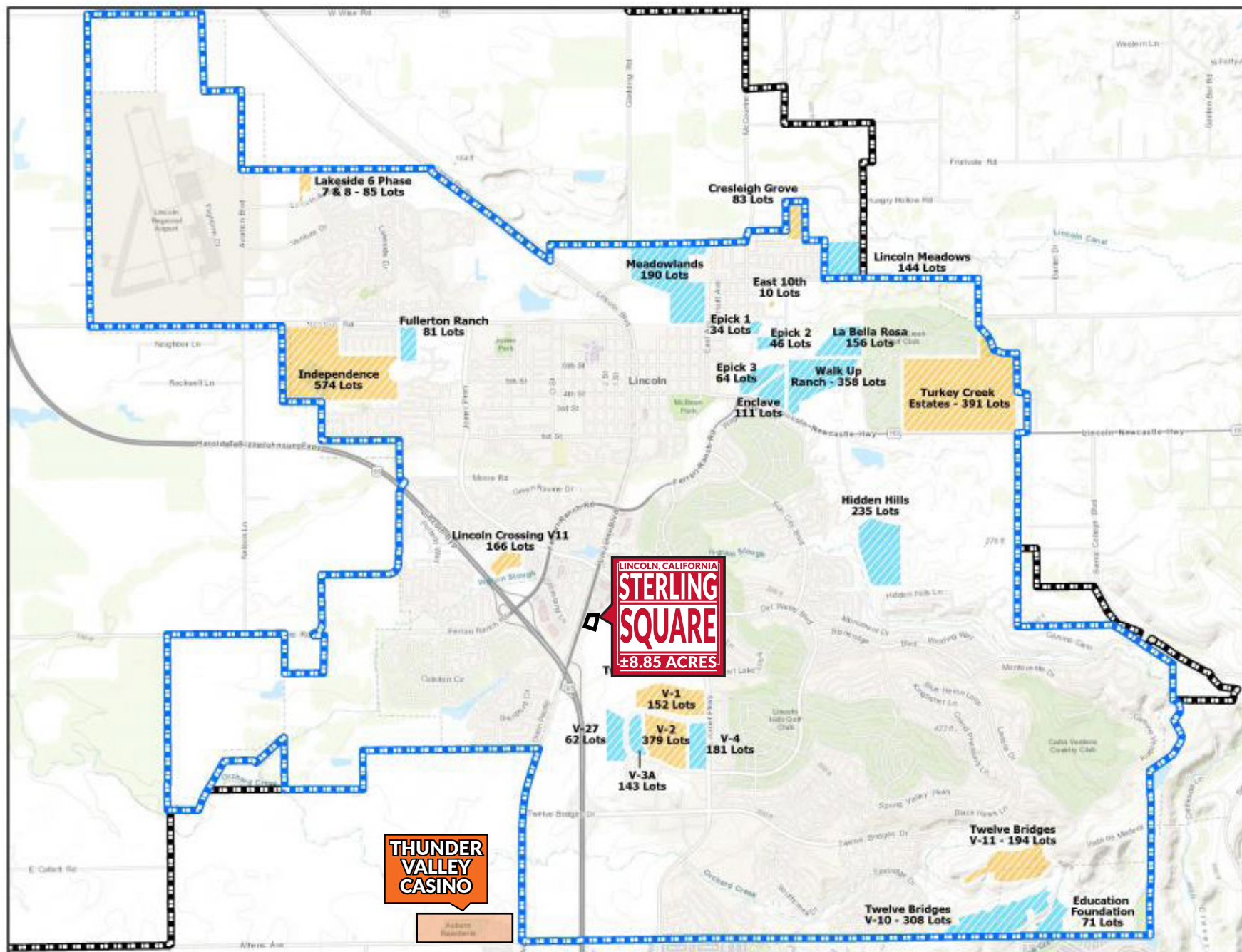


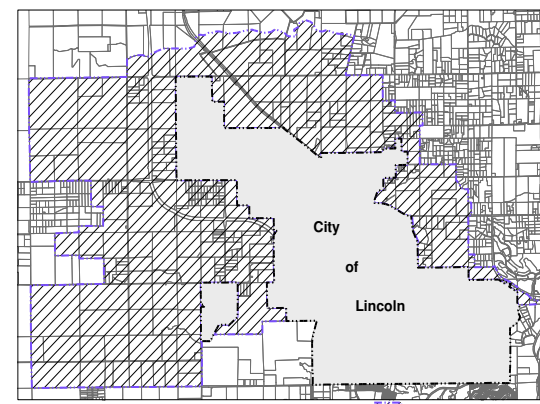
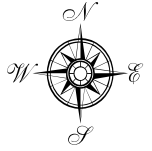
Projects Spring 2019

New Development

Revised Date: 2/2019

- City Limit
- Sphere of Influence
- Project Type**
 - Active Construction
 - In Review





Sphere of Influence
1 inch = 5,000 feet

Legend

City of Lincoln

- City Limits
- Sphere of Influence

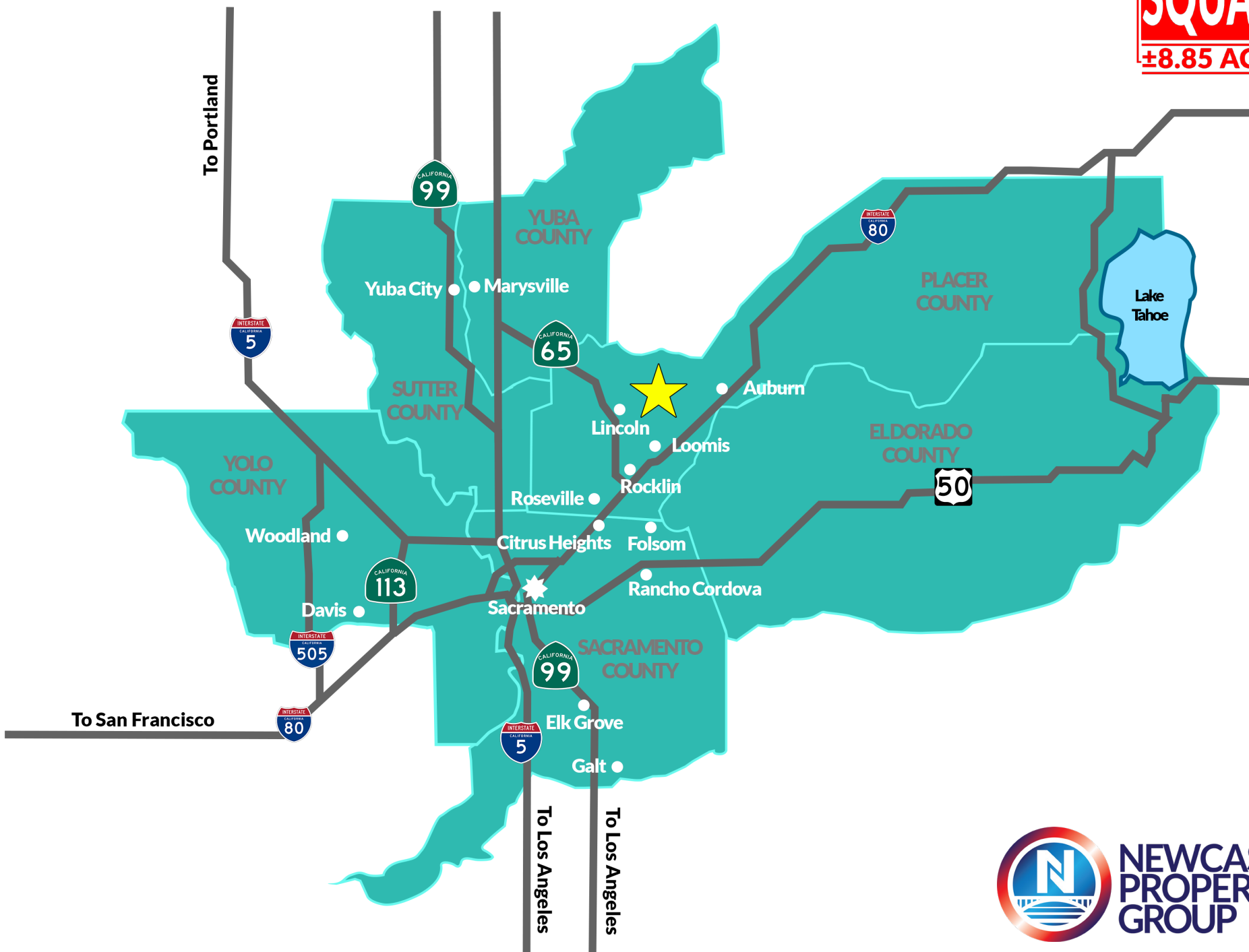
KEY	ZONE
R-1	SINGLE FAMILY RESIDENTIAL
LD-E	ESTATE RESIDENTIAL - 20,000 S.F. Min.
R-E	RESIDENTIAL ESTATE - 2 1/2 Acre Min.
LDR	LOW DENSITY RESIDENTIAL
LDR-10	LOW DENSITY RESIDENTIAL - 10,000 S.F. Min.
LDR-8	LOW DENSITY RESIDENTIAL - 8,000 S.F. Min.
LDR-6	LOW DENSITY RESIDENTIAL - 6,000 S.F. Min.
LDR-5	LOW DENSITY RESIDENTIAL - 5,000 S.F. Min.
RD-#	RESIDENTIAL - # Units per Acre
R-2	DUPLEX RESIDENTIAL
MDR	MEDIUM DENSITY RESIDENTIAL
RD-#	RESIDENTIAL - # Units per Acre
R-3	MULTIPLE RESIDENTIAL
HDR	HIGH DENSITY RESIDENTIAL
HDR-20	HIGH DENSITY RESIDENTIAL - 20 Units per Acre
RD-#	RESIDENTIAL - # Units per Acre
C	COMMERCIAL
G-C	GENERAL COMMERCIAL
NC	NEIGHBORHOOD COMMERCIAL
VC	VILLAGE COMMERCIAL
(C)PD	COMMERCIAL PLANNED DEVELOPMENT (Land Use Designation - No Adopted GDP)
BP	BUSINESS PROFESSIONAL
EC	EMPLOYMENT CENTER
(BP)PD	(BUSINESS PROF.) PLANNED DEVELOPMENT (Land Use Designation - No Adopted GDP)
LI	LIGHT INDUSTRIAL
(LI)PD	LIMITED LIGHT INDUSTRIAL (Land Use Designation - No Adopted GDP)
I	INDUSTRIAL
MI	MEDIUM & SERVICE INDUSTRIAL
(I)PD	INDUSTRIAL / PLANNED DEVELOPMENT (Adopted GDP)
OS	OPEN SPACE
OS-R	OPEN SPACE - RECREATION
OS-E	OPEN SPACE - ENHANCED
OS-P	OPEN SPACE - PRIVATE
OS-C	OPEN SPACE - CONSERVATION * (Includes Nature Preserve Areas and Wetlands)
AD	AGRICULTURAL DISTRICT
P	PARK
(R)	RECREATIONAL CENTER
GC	GOLF COURSE
PUB	PUBLIC

Lotting based upon Placer County Parcel Map information,
January 2012

0 1,000 2,000 3,000 Feet

**STERLING
SQUARE**
±8.85 ACRES

LINCOLN, CALIFORNIA
**STERLING
SQUARE**
±8.85 ACRES



LINCOLN, CALIFORNIA

STERLING SQUARE

±8.85 ACRES

FOR SALE
\$3,700,000

THE BEST
RETAIL CORNER IN
LINCOLN

Peter Nixon

916.259.4453

peter.nixon@newcastlepg.com

Lic. 00975548

Kris Riley

916.259.4454

kris.riley@newcastlepg.com

Lic. 01290492

Dave Karnes

916.259.4457

dave.karnes@newcastlepg.com

Lic. 02067786



NEWCASTLE
PROPERTIES
GROUP



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Newcastle Properties Group and the Newcastle Properties Group logo are service marks of Newcastle Properties Group. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Newcastle Properties Group. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



LINCOLN BOULEVARD

**STERLING
PARKWAY**