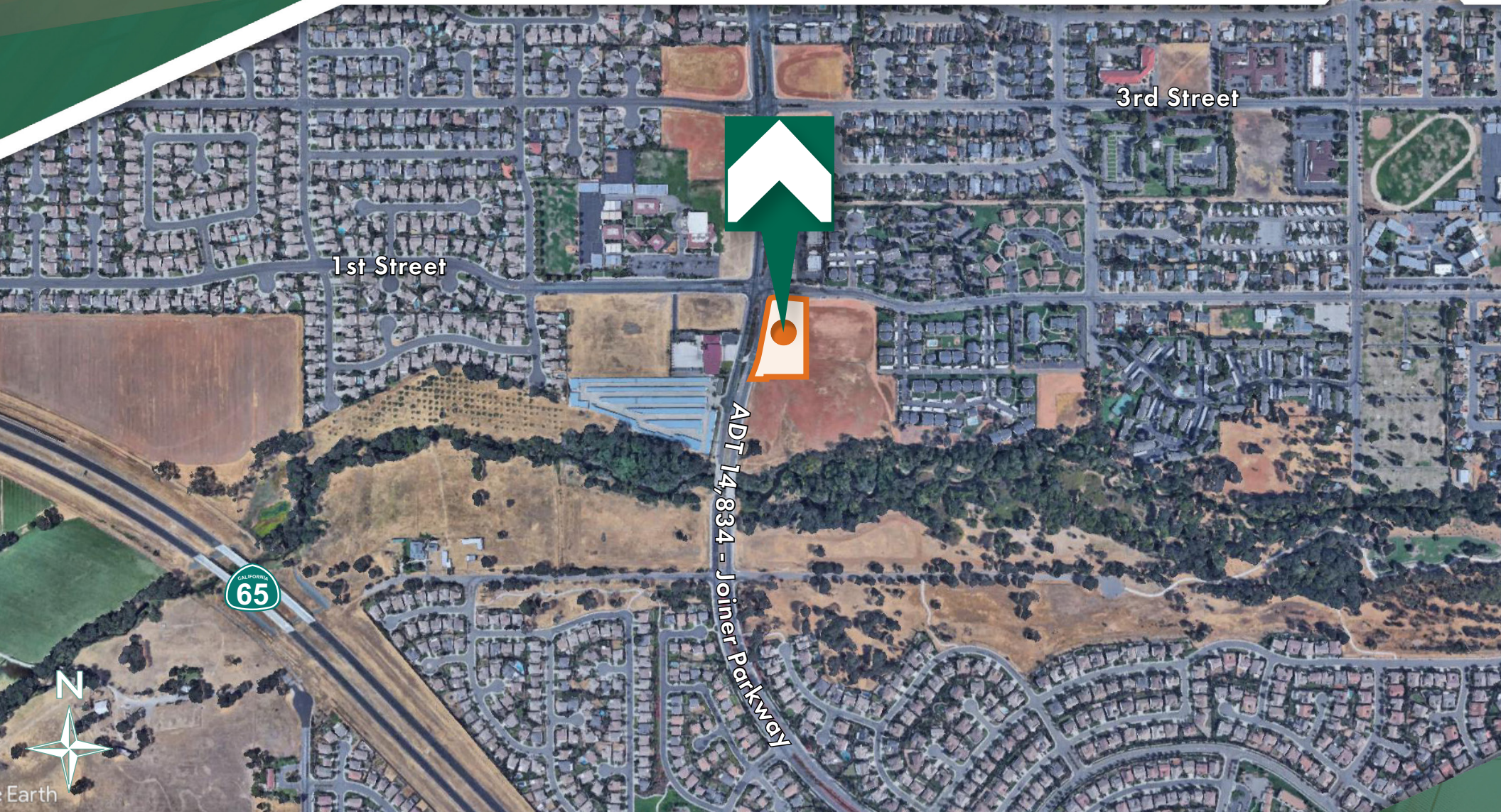


# FOR SALE | ±2 ACRES COMMERCIAL LAND

SEC Joiner Pkwy & 1st Street, Lincoln, CA 95648



## Abdul Ejaz

Dir: 916.677.8130  
abdul.ejaz@tricommercial.com  
CalDRE #02077461

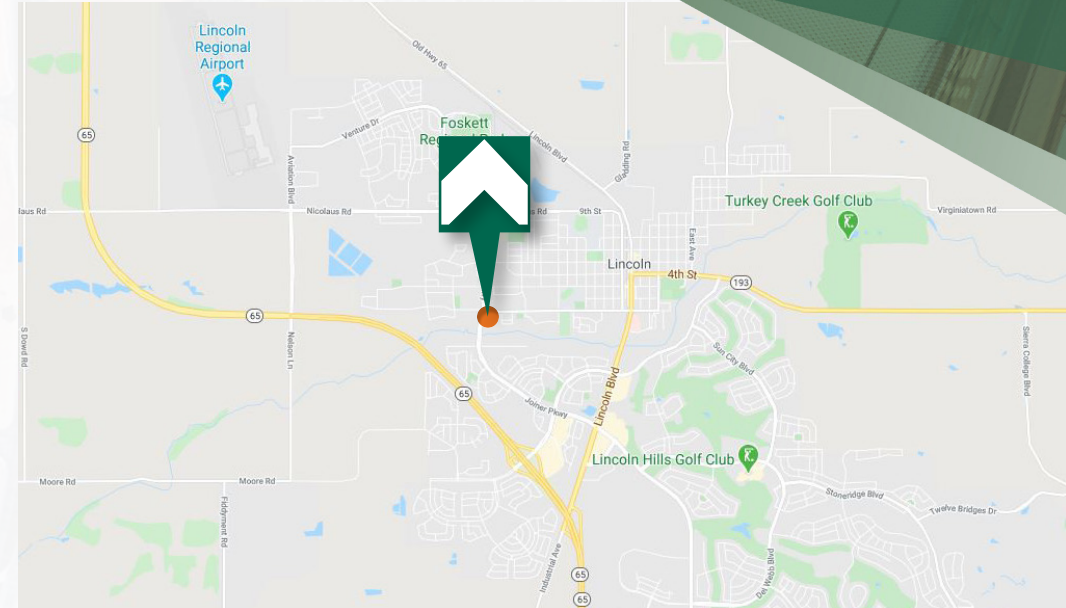
## Skip Andreae

Dir: 916.677.8140  
andreae@tricommercial.com  
CalDRE #00697567

# FOR SALE COMMERCIAL LAND

## PROPERTY SUMMARY

SEC Joiner Pkwy & 1st Street  
Lincoln, CA 95648



## PROPERTY HIGHLIGHTS

- Ideal for Gas Station and Drive-Thru Restaurant
- Fully Improved with Utilities Stubbed
- Parcel Map Approved Great Visibility
- Easy Ingress/Egress
- Average Daily Traffic on Joiner Parkway - 14,834 Cars Per Day

## OFFERING SUMMARY

**PRICE:** Call for details.

**TOTAL ACRES:** ±2 AC

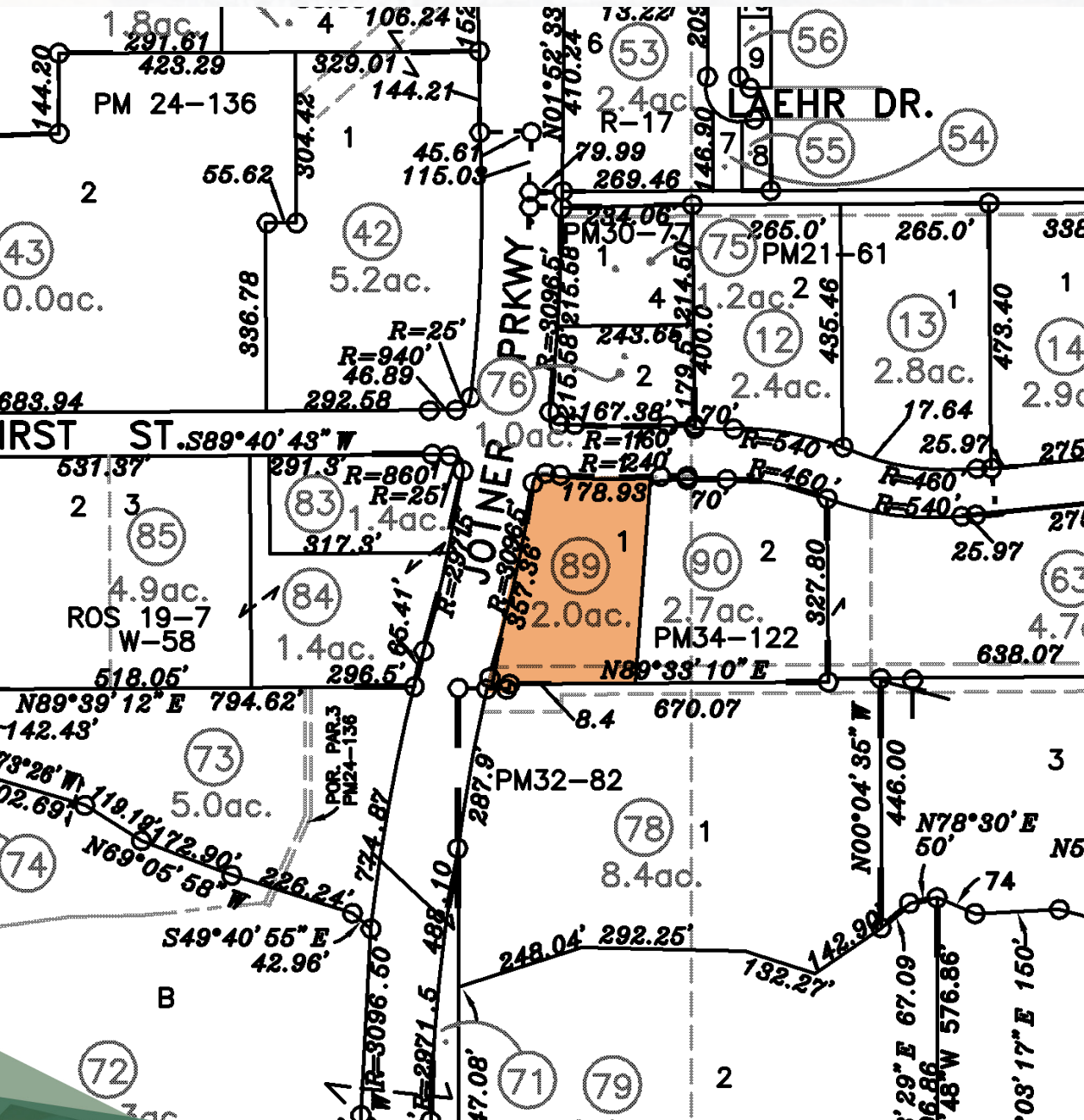
**APN'S:** 021-321-089

**ZONING:** Commercial

# FOR SALE COMMERCIAL LAND

## PARCEL MAP

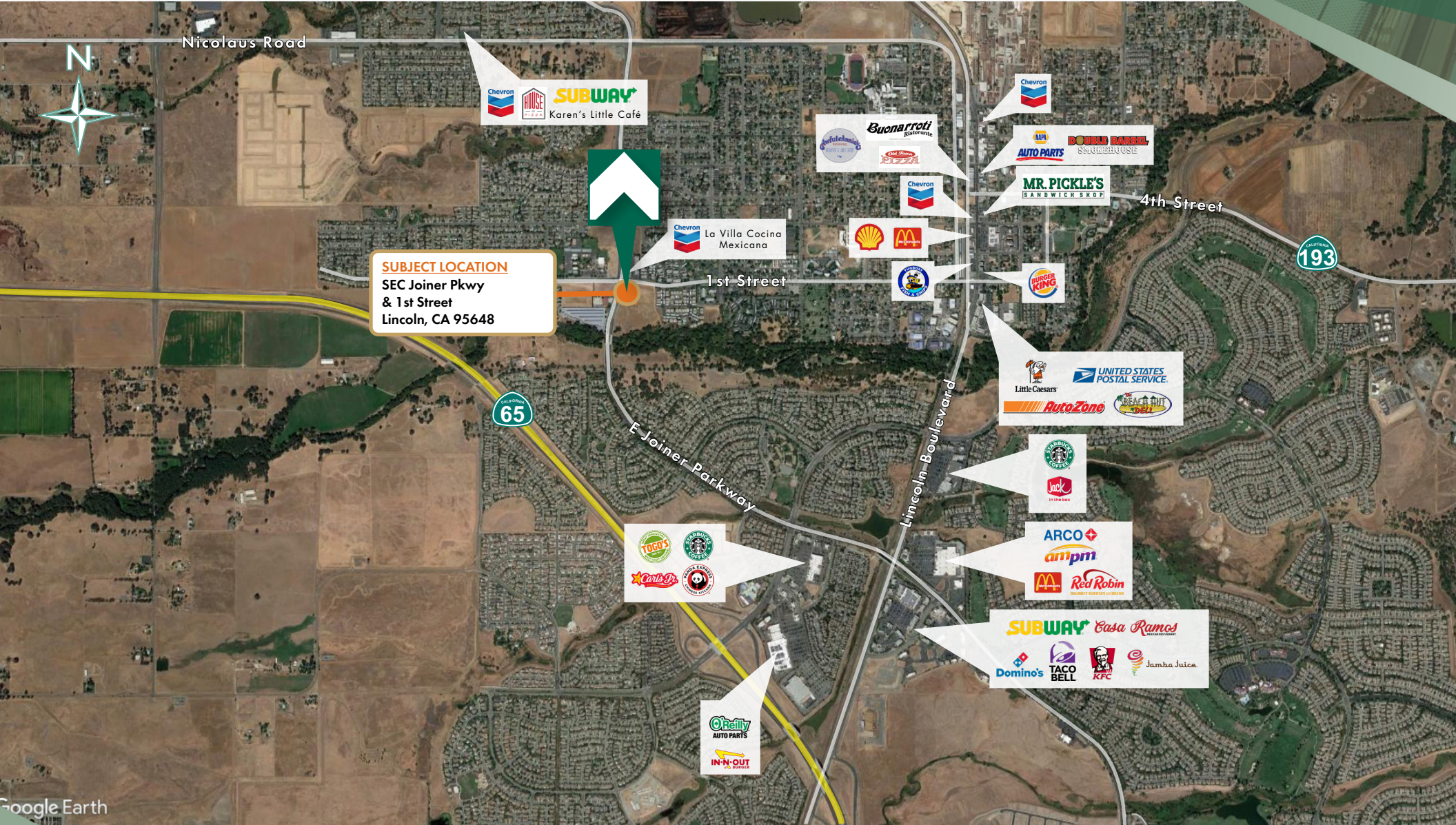
SEC Joiner Pkwy & 1st Street  
Lincoln, CA 95648



# FOR SALE COMMERCIAL LAND

# AREA MAP

SEC Joiner Pkwy & 1st Street  
Lincoln, CA 95648



# FOR SALE COMMERCIAL LAND

## DEMOGRAPHICS

SEC Joiner Pkwy & 1st Street  
Lincoln, CA 95648

### SUMMARY WITHIN 1, 2, 3 - MILE (MARCH 2020)



#### POPULATION

1 MILE - 16,075  
2 MILE - 31,775  
3 MILE - 37,879



#### HOUSEHOLDS

1 MILE - 5,286  
2 MILE - 11,060  
3 MILE - 14,455



#### AVG. HOUSEHOLD INCOME

1 MILE - \$93,149  
2 MILE - \$99,023  
3 MILE - \$96,670



#### LABOR FORCE

##### 16 YEARS OLD +

1 MILE - 12,135  
2 MILE - 24,571  
3 MILE - 30,379



#### EDUCATION

##### SOME COLLEGE OR HIGHER

1 MILE - 6,741  
2 MILE - 14,728  
3 MILE - 19,049

##### COLLEGE DEGREE

1 MILE - 2,587  
2 MILE - 6,413  
3 MILE - 8,520

