

FOR LEASE | LINCOLN VILLAGE AT TWELVE BRIDGES

825 Twelve Bridges, Lincoln, CA 95648



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EXECUTIVE SUMMARY

825 Twelve Bridges
Lincoln, CA 95648



OFFERING SUMMARY

Lease Rate: \$2.25 - 2.50/SF per Month

Lease Type: NNN (\$0.67/SF)

Available SF: ±1,450 - 1,747 SF

PROPERTY OVERVIEW

This is a great opportunity as there is exponential growth with at least 2,192+ new housing units and a new High School under construction, along with planned hotel, senior housing, medical facility and more surrounding this shopping center.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,447	42,272	125,832
Total Population	3,750	114,532	334,082
Average HH Income	\$99,980	\$92,675	\$88,977

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HIGHLIGHTS

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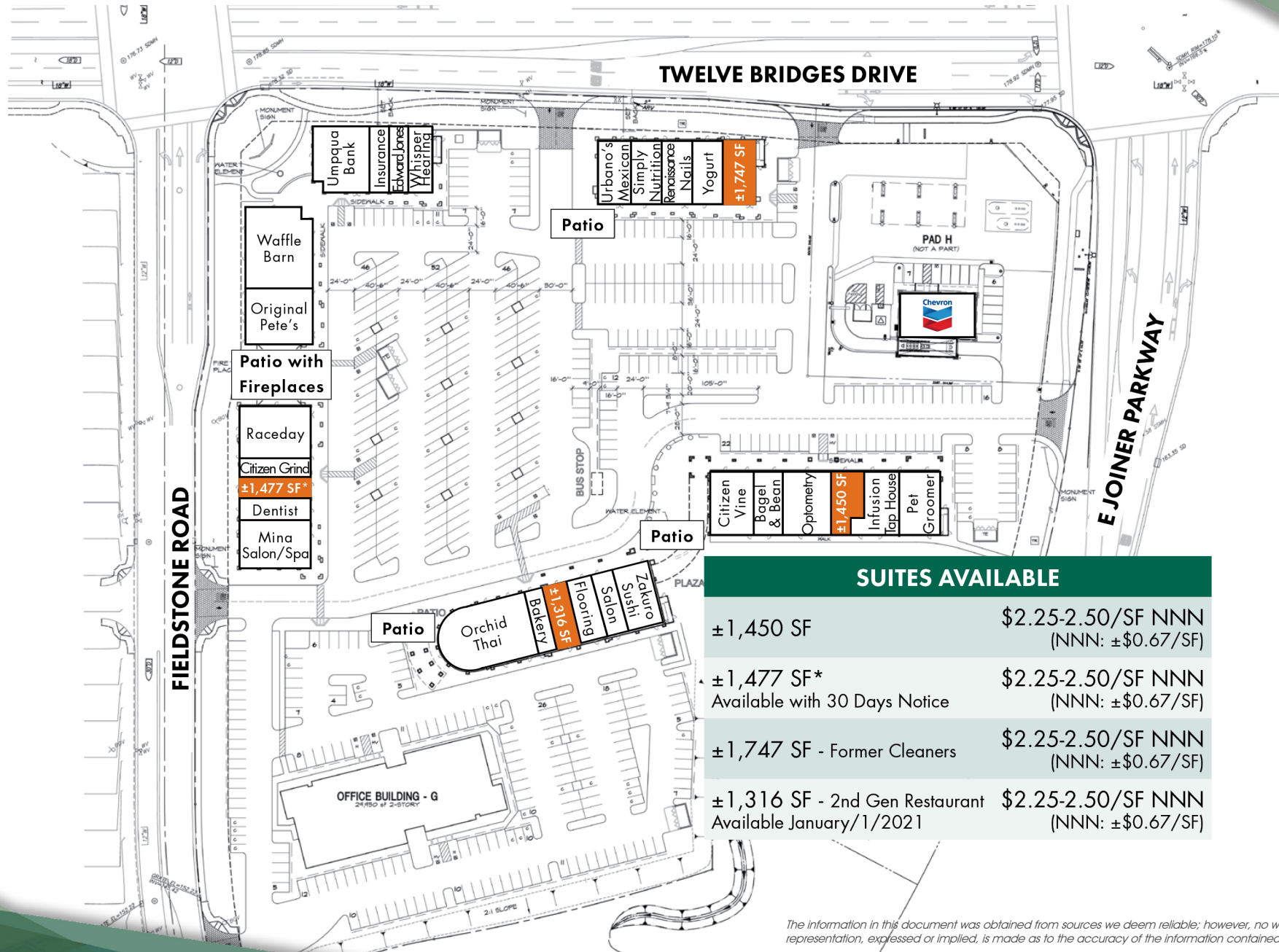


PROPERTY HIGHLIGHTS

- Located near Hwy 65 & Twelve Bridges off-ramp.
- Located at the gateway to Dell Webb's Sun City Lincoln Hills retirement community (12,000+ residents).
- Adjacent to high-volume Walgreens
- Near planned High School (across the street), Senior Housing, and Hotel (adjacent to center)
- Near existing Sutter Medical Facility, Thunder Valley Casino & Resort (85,000 SF), Kaiser Medical Facility (75,000 SF)
- Caters to established Sun City and affluent Twelve Bridges and Catta Verdera Residential communities
- Above average HH income at \$110,011 within 3 mile radius
- 54,491 population within 3 miles & 125,509 within 5 miles
- 2,192 new residential housing units graded and ready for construction in immediate area
- 10,146 new residential units planned for City of Lincoln
- 20% population growth is project for 5 miles radius over next 5 years.
- Abundant points of access will be made available from Twelve Bridges Drive, Colonnade Drive (southbound U-Turn), Fieldstone Drive (through Walgreens), and Red Rock Road (future east-west road connecting Colonnade and Fieldstone).

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SITE PLAN
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SUITES AVAILABLE	
± 1,450 SF	\$2.25-2.50/SF NNN (NNN: ±\$0.67/SF)
± 1,477 SF* Available with 30 Days Notice	\$2.25-2.50/SF NNN (NNN: ±\$0.67/SF)
± 1,747 SF - Former Cleaners	\$2.25-2.50/SF NNN (NNN: ±\$0.67/SF)
± 1,316 SF - 2nd Gen Restaurant Available January 1/2021	\$2.25-2.50/SF NNN (NNN: ±\$0.67/SF)

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AERIAL MAPS

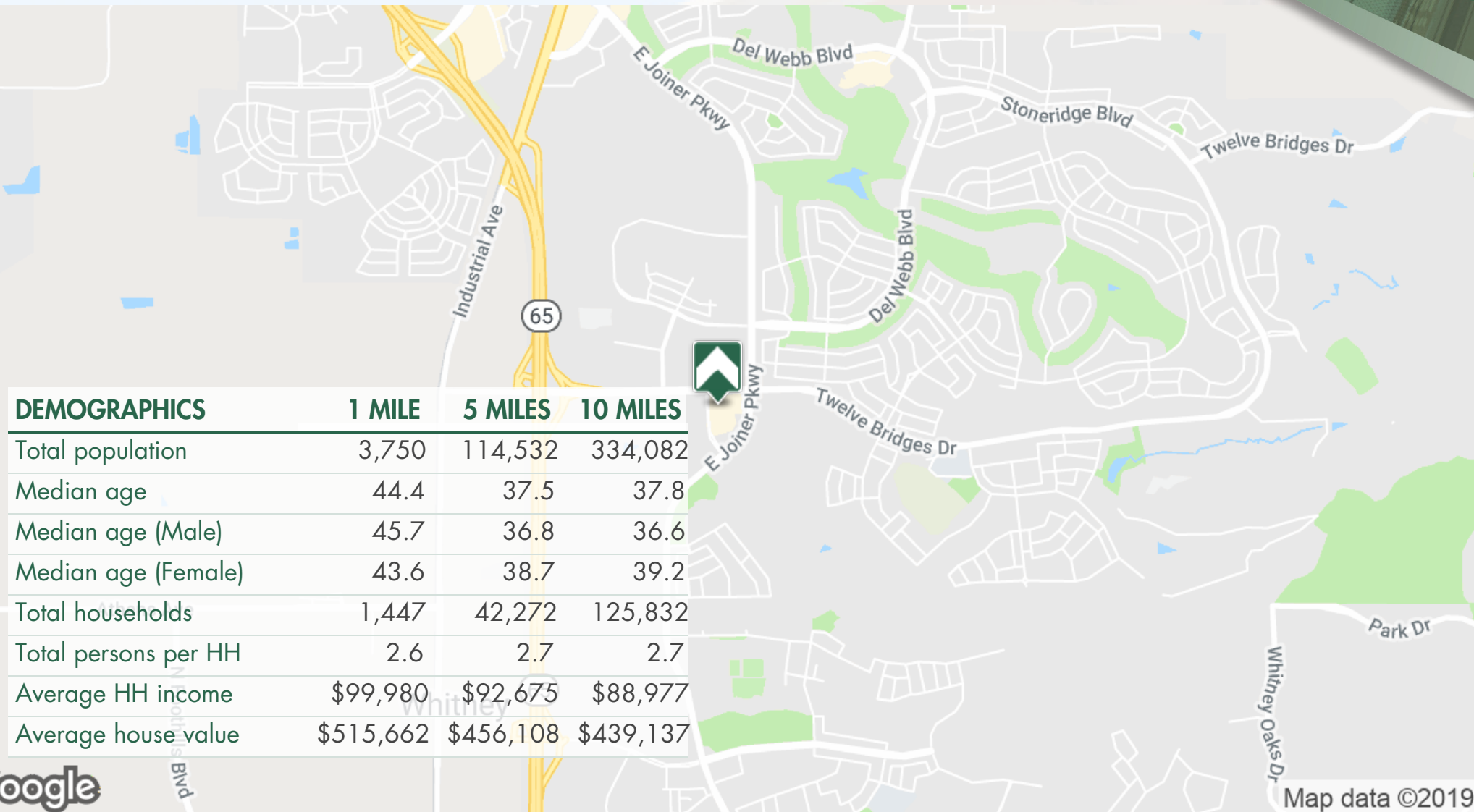
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LOCATION MAPS

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