

FOR SALE

Placer Commerce Center Industrial Development Site

±174.94 gross acres (±172.56 net acres) | Athens Avenue, Lincoln, CA 95648



For More Information:

Mike Luca, SIOR
Senior Managing Director
mike.luca@jll.com

Dominic Smith
Vice President
dominic.smith@jll.com

RJ Jimenez
Senior Associate
rj.jimenez@jll.com

Robert Martindale
Senior TM
robert.martindale@jll.com



PROPERTY OVERVIEW

The subject property is the western portion of Placer Commerce Center, a **±300-acre** master-planned industrial park entitled for up to **±6M SF** of buildings. This subject property consisting of **±174.94** gross acres is entitled for **±2M SF** and is adjacent to three planned buildings of **±235,000 SF, ±73,437 SF, and ±61,231 SF by Pac West Equities (Buzz Oates)**. Off-site work is underway for the Pac West project. The subject property was planned to have an approximate **±1,200,000 SF** high-cube distribution warehouse space at the north end of the property with additional development capacity for up to **±2,482,450 SF** build out.

- APN: 017-063-084 (new APN)
- Jurisdiction: Placer County
- Zoned: INP-DC
- This parcel is entitled to develop up to 1.2 million square feet of building on the subject parcel with the phase 1 improvements. Under the current master site plan, it may develop an additional ~1.3 million square feet with the phase 5 improvements for a total of up to ±2,482,450 square feet *(per Placer County Community Development)*

LIST OF AVAILABLE DUE DILIGENCE ITEMS:

Title Report (2023)

Easement Documents

Entitlement Documents

Phase I Environmental Site
Assessment (2023)

Geotech Report (2022)

Lot Line Adjustment Documents

Natural Hazard Report (2023)

Parcel Map

Conceptual Site Plan

Zoning Report (2023)

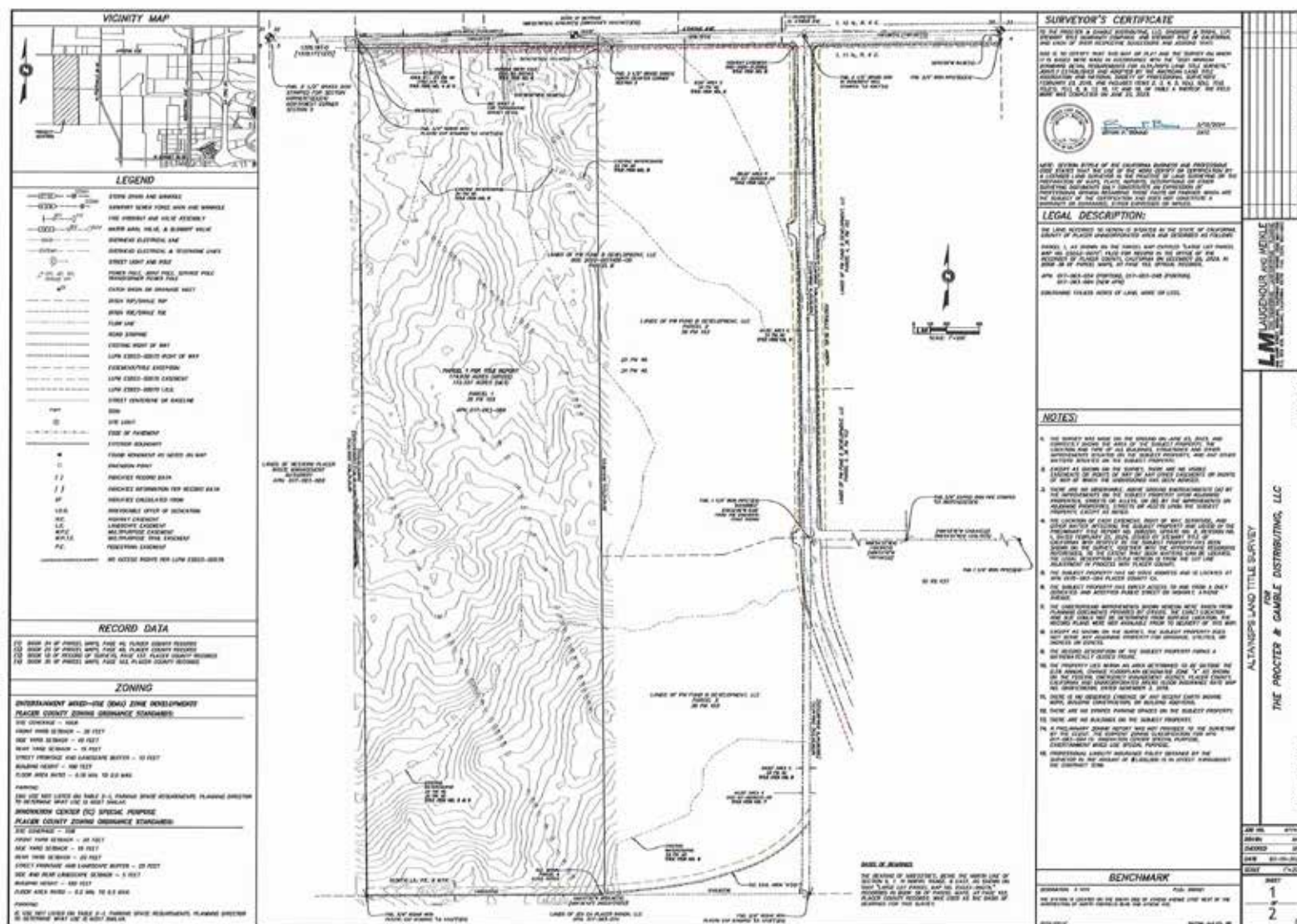
Alta Survey (2024)

Transportation Study (2024)

Wetlands Report (2022)

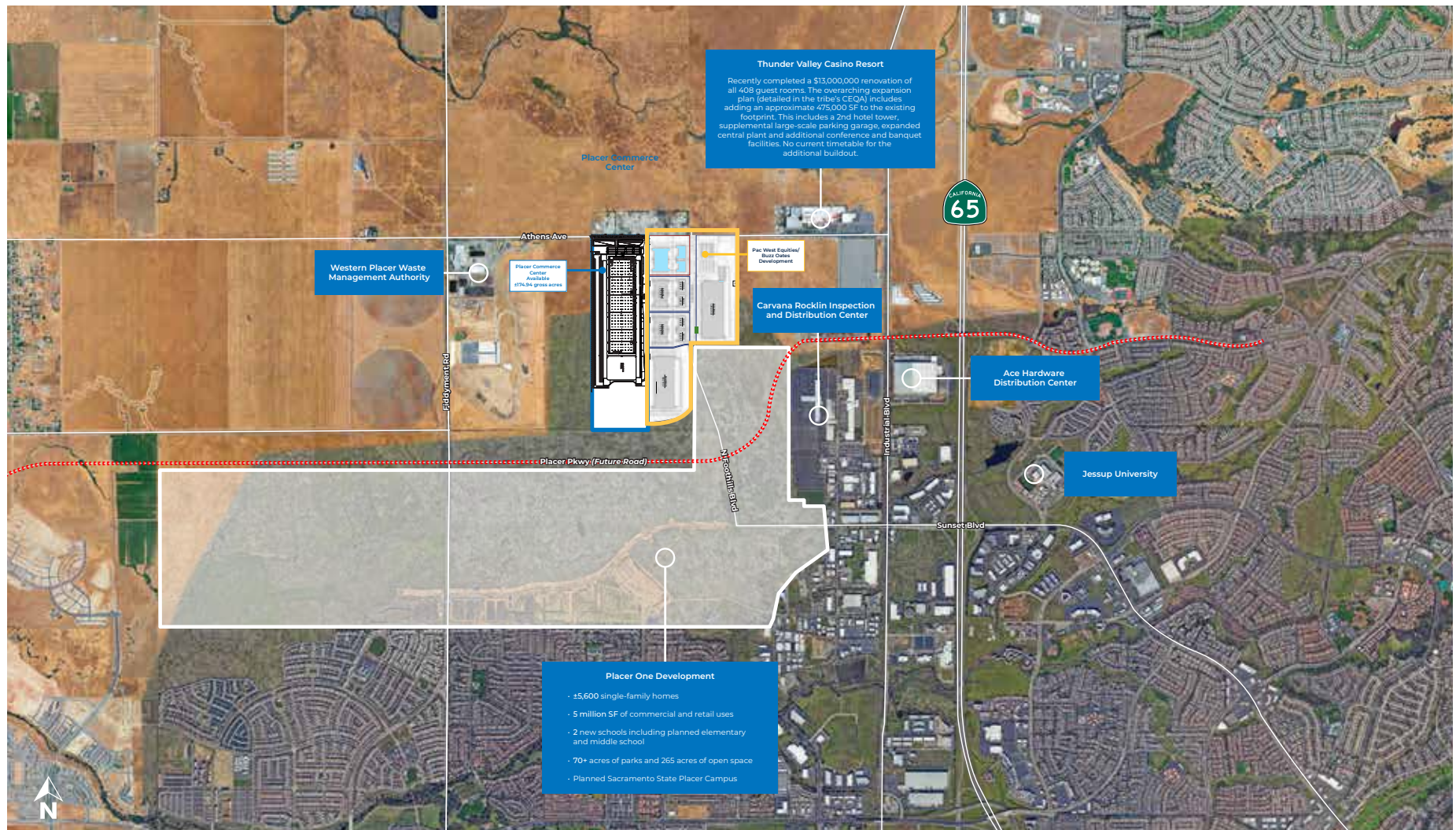
3





Copy of Alta Survey available upon request

LOCATION MAP



SITE PHOTOS



Street view from the site to the east



West from approximate east property line



View of Site from accross Athens Ave

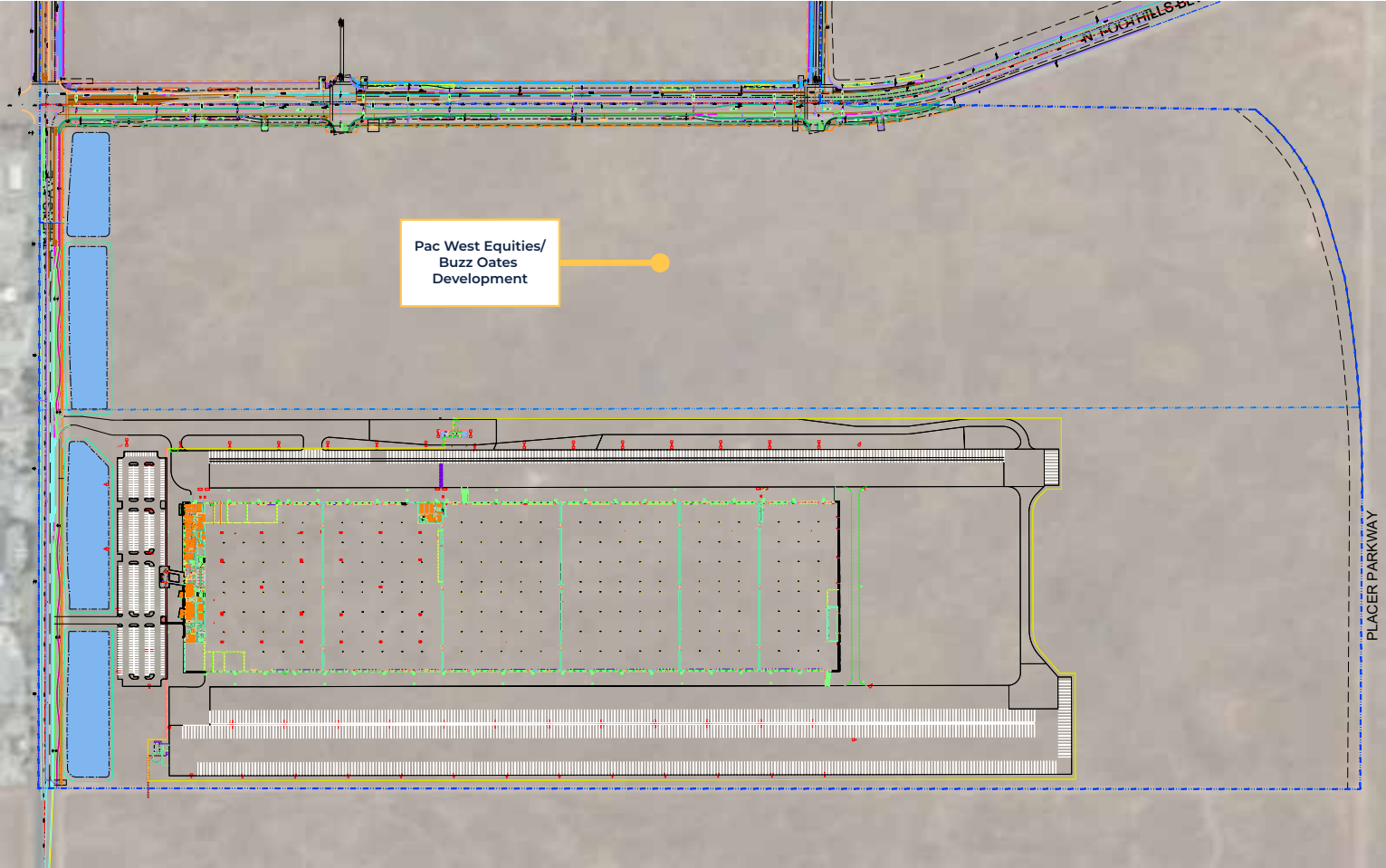


Street View from the site to the west



View of Site to the east

CONCEPTUAL SITE PLAN



SITE LEGEND:

BUILDING AREA	ASPHALT AREA	STORM WATER RETENTION AREA	STORM WATER DRAINAGE FEATURE	EXISTING PROPERTY LINE	9' X 10' OVERHEAD DOCK LEVEL DOOR
SITE CONCRETE	LANDSCAPE AREA	SITE FENCING		NEW PARCEL LINE	12' X 14' OVERHEAD GRADE LEVEL DOOR

0' 50' 100' 200'

1" = 100'

PRELIMINARY SITE PLAN
SCALE 1" = 100'-0"

2

ZONING INFORMATION

Zoned IC-SP-DC

(per County of Placer: Innovation Center,
combining Special Purpose and Design Scenic Corridor)

Research & Development Zone allowed uses and permit requirements

Agricultural, Resource, and Open Space Uses (1)	IC	Specific Use Regulations
Existing Agricultural Accessory Structures	A	see Section 17.56.020(B)
Animal Keeping and Raising	*	see Section 17.56.050
Crop Production	A	
Grazing	A	
Greenhouses	A	
Plant Production Nurseries	A	see Section 17.56.165
Commerical Uses	IC	Specific Use Regulations
Accessory Structures and Uses	A	see Section 17.56.020
Business Support Services	C	
Hotel, Motel (2)	CUP	
Mobile Food Vendors	C	
Offices	C	
Offices, Temporary	*	see Section 17.56.300(C)
Restaurants and Bars	C	see Section 17.56.190
Retail Stores, General Merchandise (3)	MUP	
Veterinary Clinic, Hospital (5)	MUP	

LAND USE Permit Requirements Legend

- A** Allowed use, zoning compliance required (Section 17.06.050.B1)
- C** Zoning Clearance (Section 17.06.050.B2)
- ARP** Administrative Review Permit (Section 17.06.06.050.B3)
- CUP** Conditional Use Permit (Section 17.06.050.B5)
- MUP** Minor Use Permit (Section 17.060.050. B4)
- Not allowed
- *** Permit requirements per Article 17.56 in the Placer County Zoning Ordinance

For more information please see pages 169-171 of the full Sunset Area Plan [here](#)

ZONING INFORMATION (CONTINUED)

Zoned IC-SP-DC
(per County of Placer: Innovation Center,
combining Special Purpose and Design Scenic Corridor)

Research & Development Zone allowed uses and permit requirements

Industrial Uses	IC	Specific Use Regulations
Mail Order and Vending	C	
Printing and Publishing	C	
Recycling Collection Stations (4)		see Section 14.56.170
Research and Development Facilities	C	
Renewable Energy Facilities	C	see Section 1.05.02 for new definitions
Industrial Subdivisions	CUP	
Electrical and Electronic Equipment Instruments	C	
Manufacturing and Assembly, Light	C	see Section 1.05.02 for new definitions
Manufacturing and Assembly, Intermediate	ARP	see Section 1.05.02 for new definitions
Manufacturing and Assembly, Heavy	MUP	see Section 1.05.02 for new definitions
Residential Uses	IC	Specific Use Regulations
Caretaker Quarters	MUP	See Section 1.02.03(B) see Section 17.56.090
Home Occupations	C	see Section 17.56.120

LAND USE Permit Requirements Legend

- A** Allowed use, zoning compliance required (Section 17.06.050.B1)
- C** Zoning Clearance (Section 17.06.050.B2)
- ARP** Administrative Review Permit (Section 17.06.06.050.B3)
- CUP** Conditional Use Permit (Section 17.06.050.B5)
- MUP** Minor Use Permit (Section 17.060.050. B4)
- Not allowed
- *** Permit requirements per Article 17.56 in the Placer County Zoning Ordinance

ZONING INFORMATION (CONTINUED)

Zoned IC-SP-DC
(per County of Placer: Innovation Center,
combining Special Purpose and Design Scenic Corridor)

Research & Development Zone allowed uses and permit requirements

Service Uses	IC	Specific Use Regulations
Business and Support Services	C	
Medical Services - clinics & laboratories	C	
Medical Services, Hospitals and Extended Care (5)	CUP	
Motor Vehicles and Transportation Equipment	MUP	
Warehousing, Wholesaling and Distribution	MUP	
Transportation and Communication Uses	IC	Specific Use Regulations
Broadcasting Studios	MUP	see Section 17.56.060
Antenna, Communications Facilities	*	see Section 17.56.060

- (1) Agricultural uses shall be interim only until urbanization occurs.
- (2) Hotels and motels shall not exceed 100 rooms.
- (3) On-site retail sales shall be an accessory use to the primary business. Any retail area used for retail sales shall not exceed 20 percent of the developable area of the entire parcel.
- (4) Recycling Collection Stations shall be limited to one of the following facilities:
 - a. Reverse vending machines;
 - b. Small collection facilities that occupy an area of not more than 500 square feet with no mechanical processing.
- (5) Permitted only if part of an integrated Research and Development business.

LAND USE Permit Requirements Legend

- A** Allowed use, zoning compliance required (Section 17.06.050.B1)
- C** Zoning Clearance (Section 17.06.050.B2)
- ARP** Administrative Review Permit (Section 17.06.06.050.B3)
- CUP** Conditional Use Permit (Section 17.06.050.B5)
- MUP** Minor Use Permit (Section 17.06.050.B4)
- Not allowed
- * Permit requirements per Article 17.56 in the Placer County Zoning Ordinance

8



RETAIL AMENITIES



DISTRIBUTION MAP



LOCAL & REGIONAL

LOCAL DISTRIBUTION

±DRIVE TIME

FED EX OVERNIGHT HUB	25-MINS
UPS HUB	26-MINS
SACRAMENTO	27-MINS
FED EX GROUND HUB	37-MINS

REGIONAL DISTRIBUTION

±DRIVE TIME

STOCKTON	1 HR, 8-MINS
PORT OF OAKLAND	1 HR, 33-MINS
SAN FRANCISCO	1 HR, 51-MINS
SFO	1 HR, 56-MINS
SAN JOSE	2 HR, 16-MINS
FRESNO	3 HR, 3-MINS
LOS ANGELES	6 HR, 16-MINS
RENO	2 HR, 22-MINS

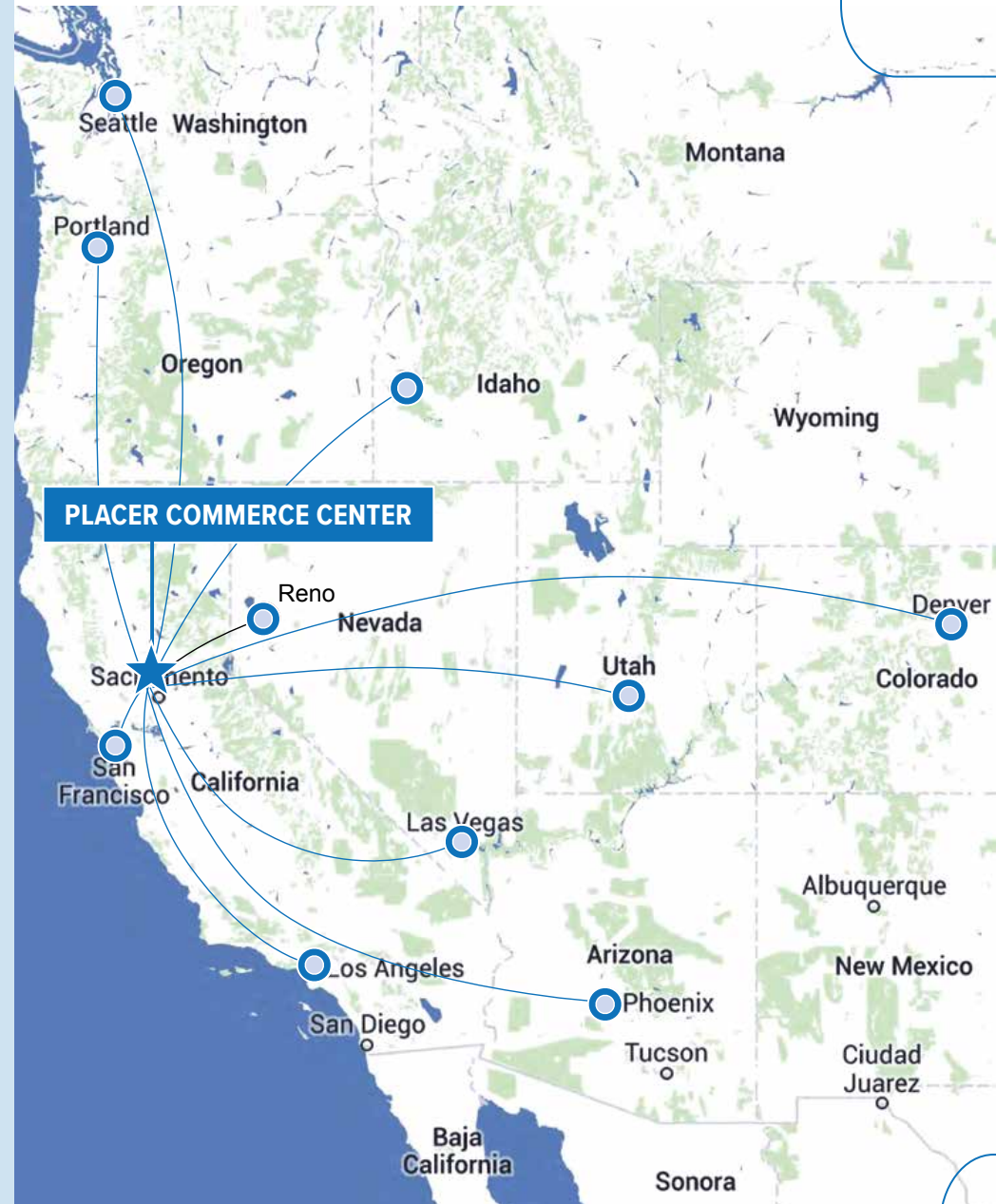
WESTERN U.S. DISTRIBUTION

±DRIVE TIME

DENVER, CO	17 HR, 11-MINS
PHOENIX, AZ	12 HR, 7-MINS
SEATTLE, WA	11 HR, 20-MINS
SALT LAKE CITY, UT	9 HR, 27-MINS
LAS VEGAS, NV	8 HR, 42-MINS
PORTLAND, OR	8 HR, 39-MINS
BOISE, ID	8 HR, 31-MINS



WESTERN U.S.



FOR SALE

Placer Commerce Center Industrial Development Site

±174.94 gross acres (±172.56 net acres)

Athens Avenue, Lincoln, CA 95648

For More Information:

Mike Luca, SIOR
Senior Managing Director
mike.luca@jll.com
CA RE Lic. 01447904

Dominic Smith
Vice President
dominic.smith@jll.com
CA RE Lic. 02106714

RJ Jimenez
Senior Associate
rj.jimenez@jll.com
CA RE Lic. 02248675

Robert Martindale
Senior TM
robert.martindale@jll.com
IN RE Lic. RB14035552

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. California Real Estate License #1856260. All rights reserved.

