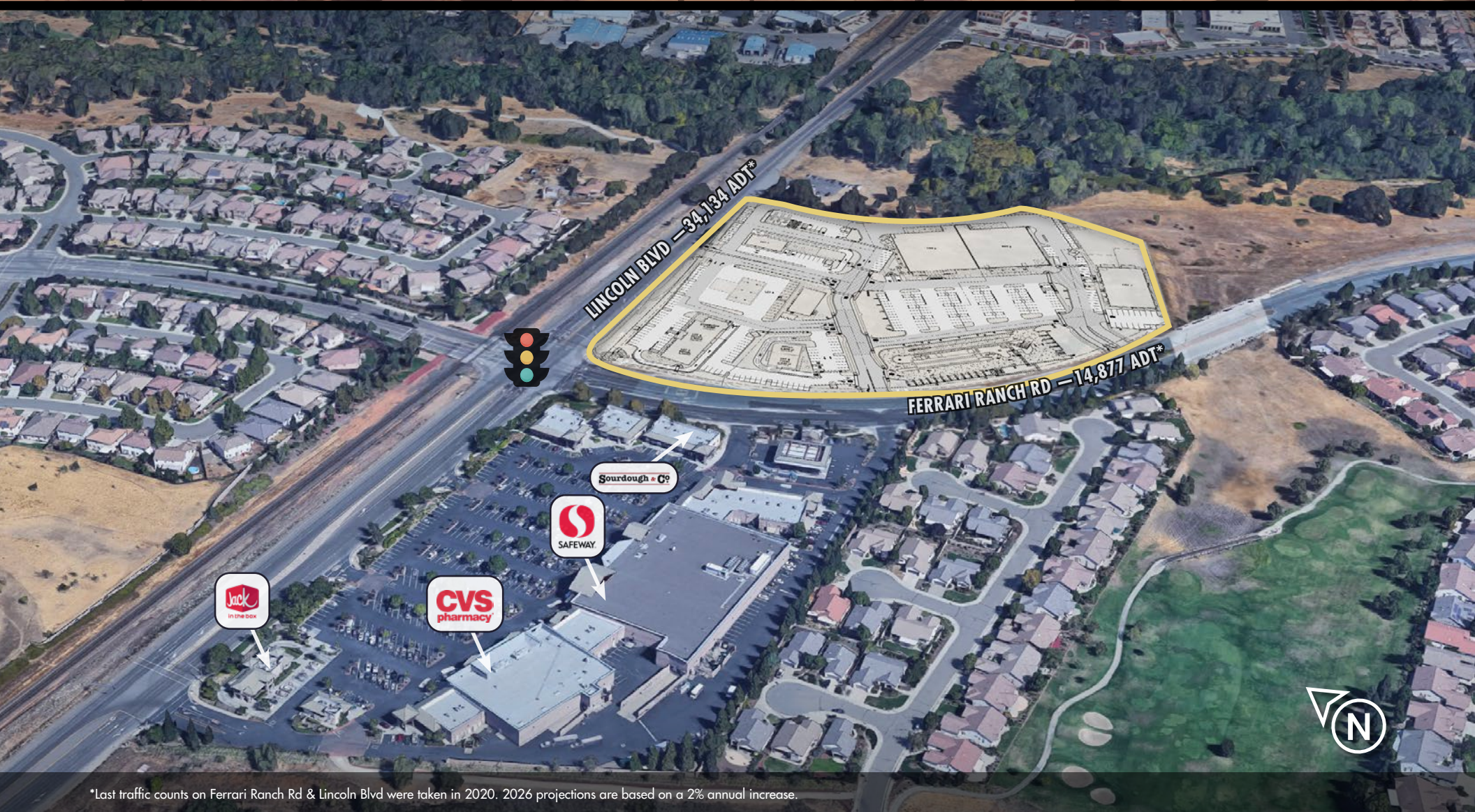


FERRARI PAVILION

NEC FERRARI RANCH RD & LINCOLN BLVD | LINCOLN, CA



*Last traffic counts on Ferrari Ranch Rd & Lincoln Blvd were taken in 2020. 2026 projections are based on a 2% annual increase.



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FERRARI PAVILION

NEC FERRARI RANCH RD & LINCOLN BLVD | LINCOLN, CA

PROPERTY PROFILE

- » Project size: $\pm 11.38^{\text{AC}}$
- » 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
- » Space available:
 - Anchor space: $\pm 18,500^{\text{SF}}$ - Shop space: $\pm 1,016^{\text{SF}}$ - 3,200^{SF}
- » Estimated timing for delivery: Fall 2027

TRADE AREA

- » Lincoln, CA is an affluent suburb of Greater Sacramento with an average household income of \$139,000 within a 3 mile radius of Ferrari Pavilion
 - » The average home price in Lincoln is approximately \$540,000
 - » There are over 14,000+ Homes Proposed/Planned/Under Construction in Lincoln and 6,700+ 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 (2026 EST.)

POPULATION

2 mile	39,509
3 mile	54,293
5 mile	86,231

DAYTIME POPULATION

2 mile	8,059
3 mile	9,515
5 mile	19,679

MEDIAN HOUSEHOLD INCOME

2 mile	\$120,229
3 mile	\$119,583
5 mile	\$137,926

AVERAGE HOUSEHOLD INCOME

2 mile	\$136,962
3 mile	\$138,689
5 mile	\$161,601

TRAFFIC

Ferrari Ranch Rd	14,877 ADT*
Lincoln Blvd	34,134 ADT*
Total	49,011 ADT

*Last traffic counts on Ferrari Ranch Rd & Lincoln Blvd were taken in 2020. 2026 projections are based on a 2% annual increase.

FERRARI PAVILION

NEC FERRARI RANCH RD & LINCOLN BLVD | LINCOLN, CA

CONCEPTUAL SITE PLAN

AVAILABLE

PAD 4

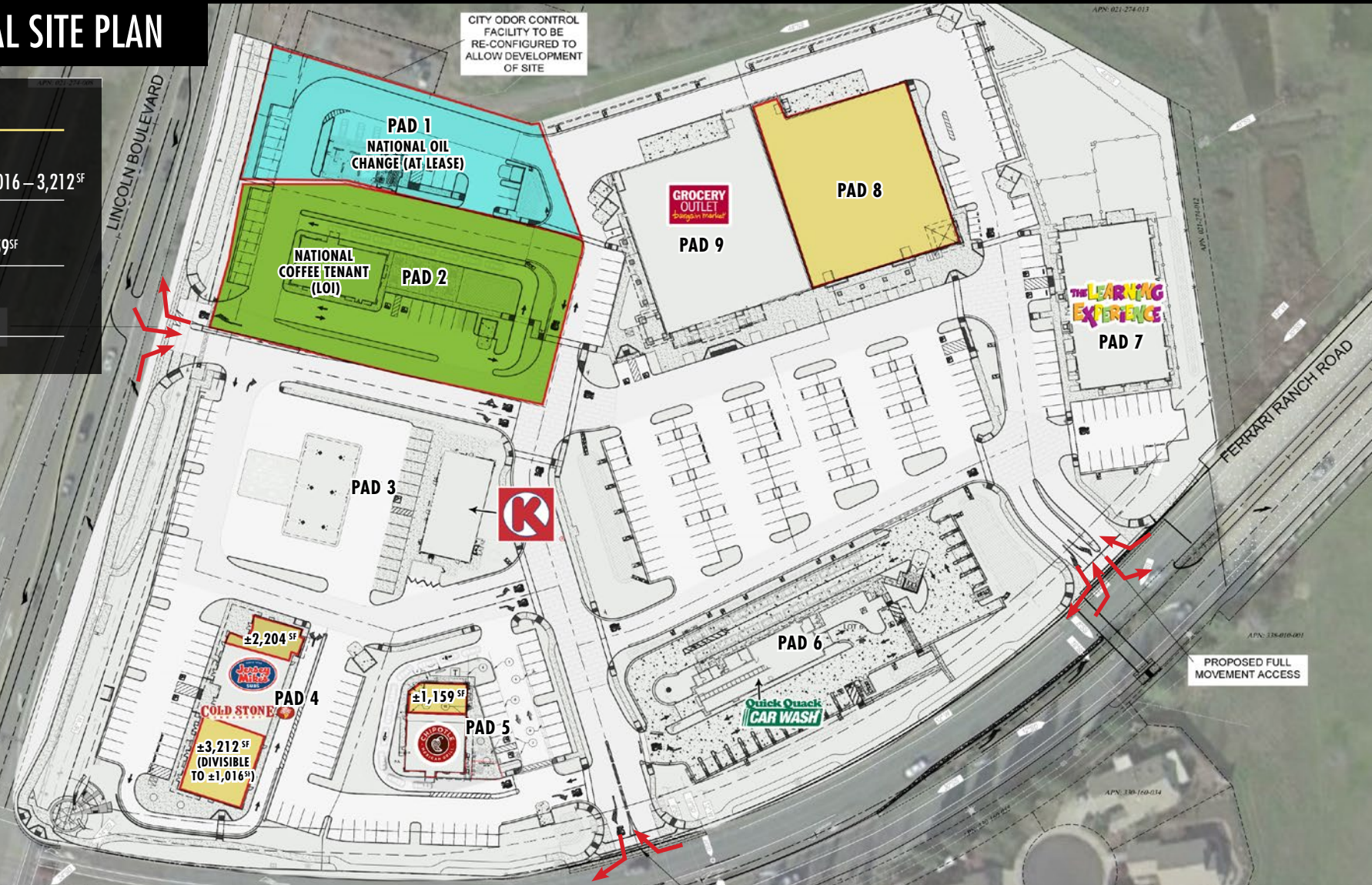
AVAILABLE BUILDING SPACE: $\pm 1,016 - 3,212^{SF}$

PAD 5

AVAILABLE BUILDING SIZE: $\pm 1,159^{SF}$

PAD 8

BUILDING SIZE: $\pm 18,500^{SF}$ (RIGHT-IN / LEFT-IN ACCESS)

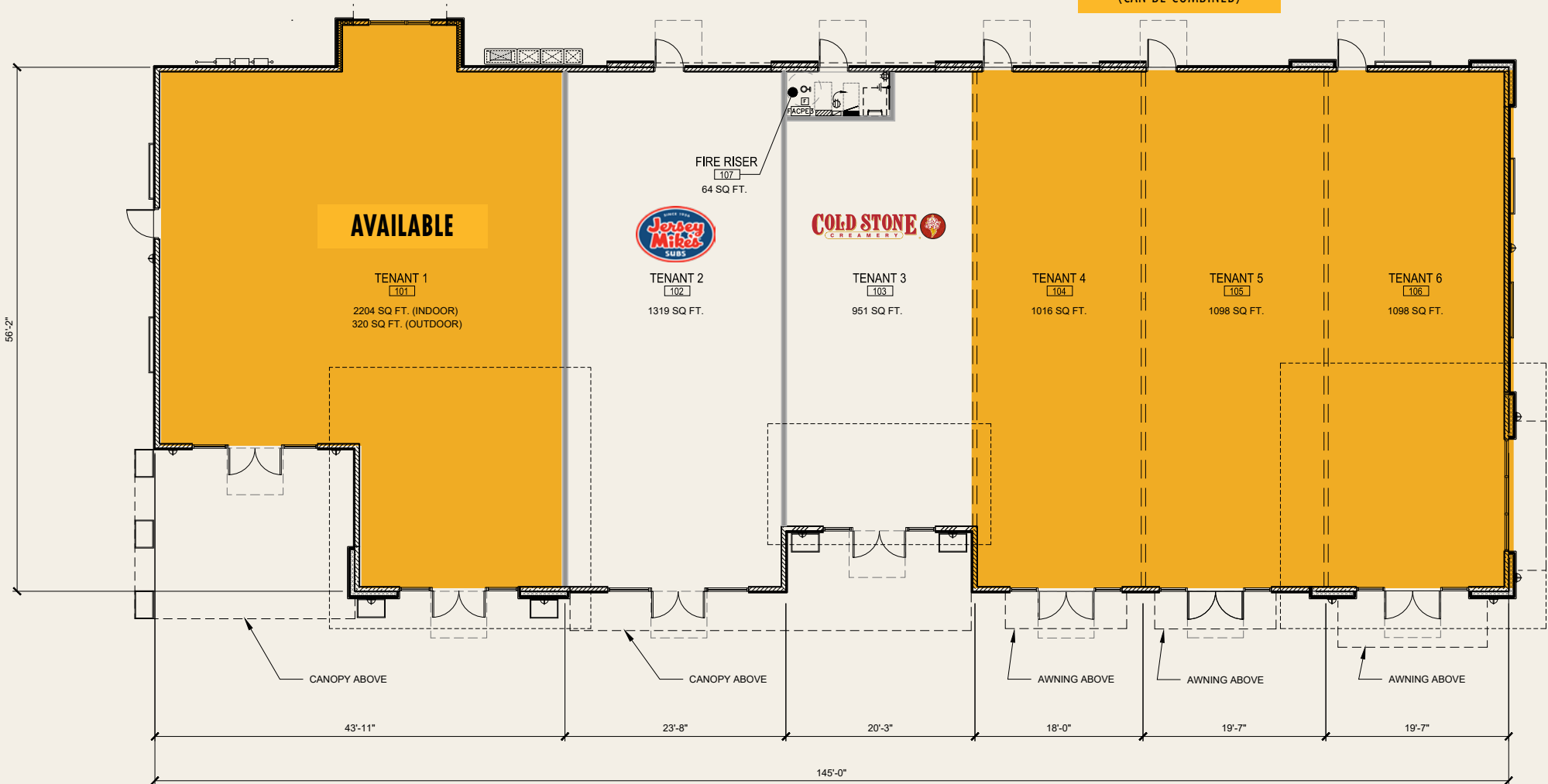


FERRARI PAVILION

NEC FERRARI RANCH RD & LINCOLN BLVD | LINCOLN, CA

PAD 4 DEMISING PLAN

AVAILABLE
(CAN BE COMBINED)



FERRARI PAVILION

NEC FERRARI RANCH RD & LINCOLN BLVD | LINCOLN, CA

PAD 5 DEMISING PLAN



FERRARI PAVILION

NEC FERRARI RANCH RD & LINCOLN BLVD | LINCOLN, CA

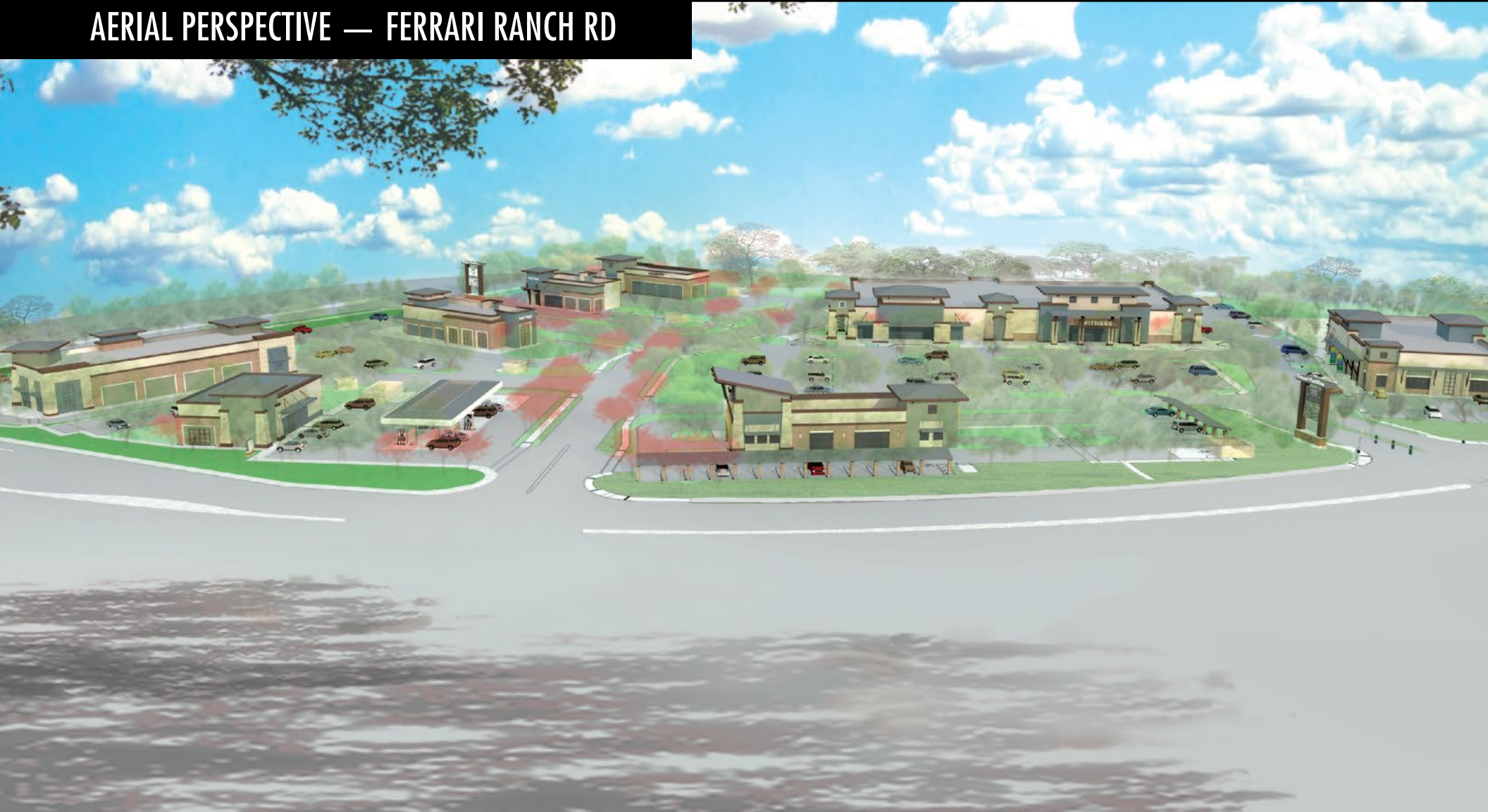
AERIAL PERSPECTIVE — LINCOLN BLVD



FERRARI PAVILION

NEC FERRARI RANCH RD & LINCOLN BLVD | LINCOLN, CA

AERIAL PERSPECTIVE — FERRARI RANCH RD



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FERRARI PAVILION

NEC FERRARI RANCH RD & LINCOLN BLVD | LINCOLN, CA

PAD 4 BUILDING ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

FERRARI PAVILION

NEC FERRARI RANCH RD & LINCOLN BLVD | LINCOLN, CA

PAD 5 BUILDING ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

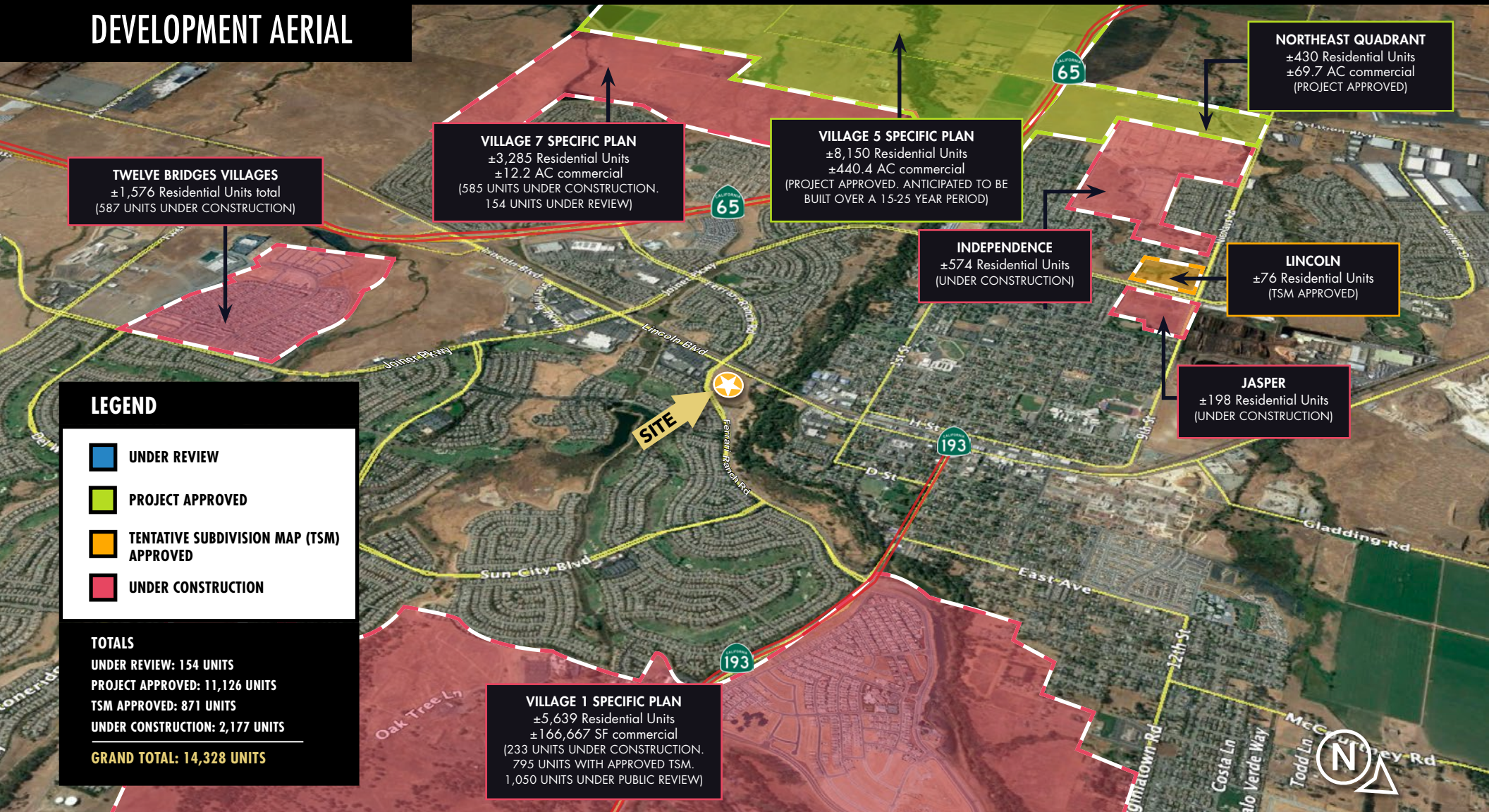


NORTH ELEVATION

FERRARI PAVILION

NEC FERRARI RANCH RD & LINCOLN BLVD | LINCOLN, CA

DEVELOPMENT AERIAL



FERRARI PAVILION

NEC FERRARI RANCH RD & LINCOLN BLVD | LINCOLN, CA

2 MI RETAIL AERIAL

