



Downtown Lincoln

Offering Memorandum

453 Lincoln Blvd
Lincoln, CA 95648

Owner-User Opportunity



Kevin McDonald

Broker DRE#01801668 DRE# 01390445

www.mlsnorcal.com

kevin@kevinmcdonaldgroup.com



453 Lincoln Blvd. Lincoln, CA 95648

Contents

Property Overview

Master Plan

Photos

Location

County

Downtown Lincoln

Growth Driver



Property Overview

Location:

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Positioned in an exceptional Downtown Lincoln location, this versatile commercial property offers a rare opportunity for an owner-user, investor, or business looking to establish a presence in one of Lincoln's most desirable areas. Blending character and functionality, the space features charming exposed brick accents, creating warmth and personality throughout.

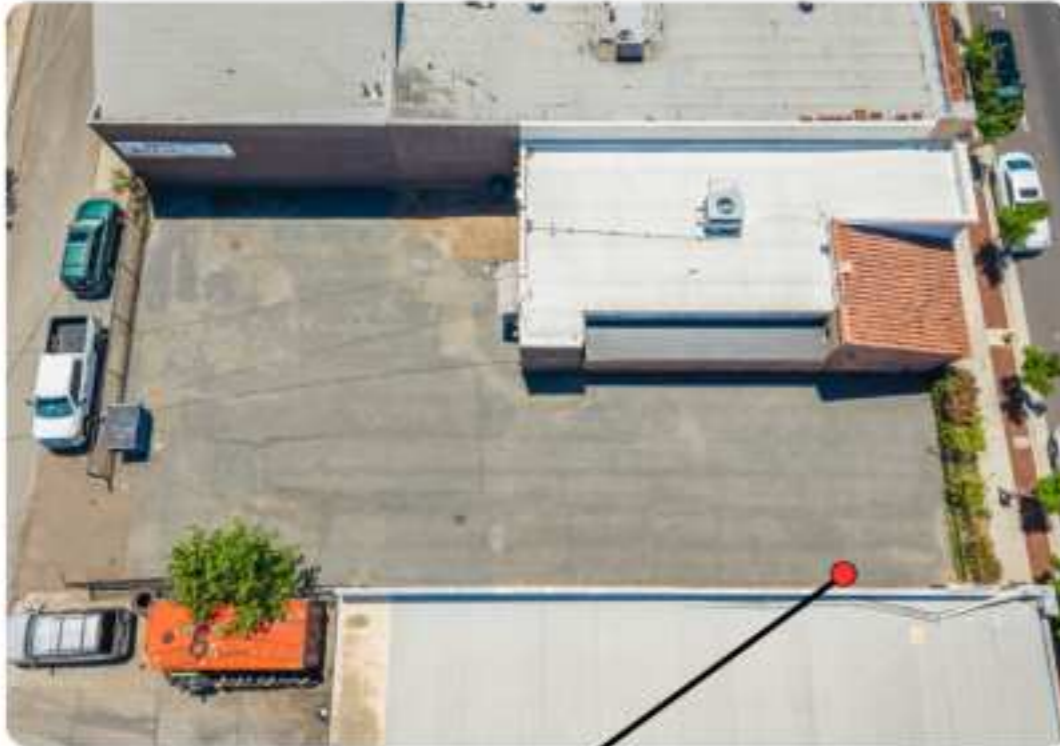


Whether you're looking to occupy the space yourself, expand your business, or invest in a prime Lincoln location, this property presents an outstanding opportunity with endless potential.

County	<i>Placer</i>
Price	<i>\$699,000</i>
Size	<i>1800 sq ft 7,784 sq ft lot</i>
APN	<i>008-146-010-000</i>
Year Built	<i>1923</i>
Current Zoning	<i>Commercial</i>

Master Plan

Aerial View



The thoughtfully designed layout includes two separate interior spaces, providing flexibility for multiple uses, private offices, retail areas, or the potential for a business with complementary operations. A dedicated food preparation area expands the possibilities even further, while two restrooms add convenience for staff and customers alike.

Recent improvements include a newer roof and newer HVAC system, offering peace of mind and reducing future capital expenses. Situated on a large lot with ample parking, the property provides a valuable amenity rarely found in downtown settings.

Rare Large Lot & Parking

Newer Roof & HVAC

Character & Charm

Flexible Multi-Use Layout



Photos



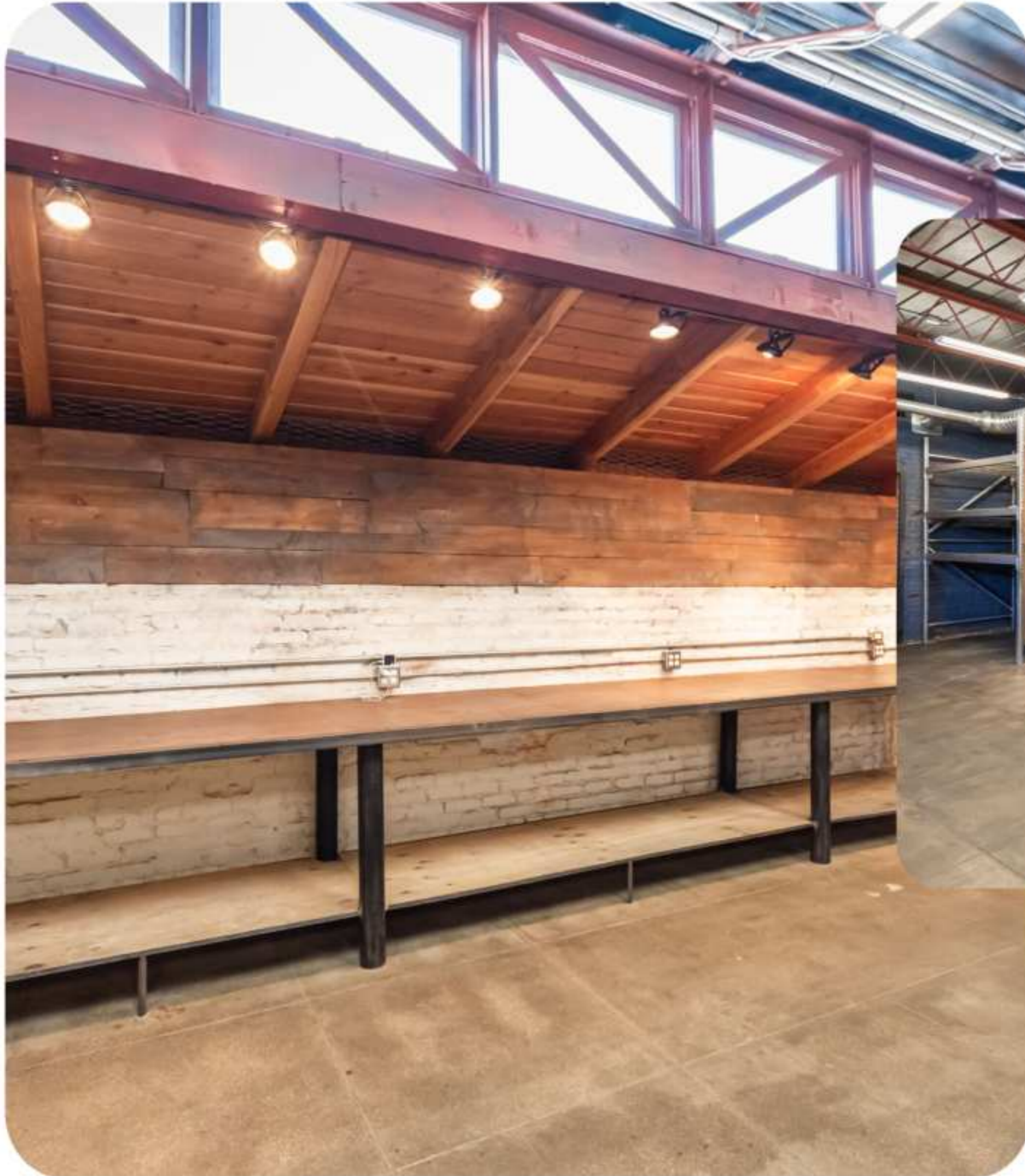
Photos



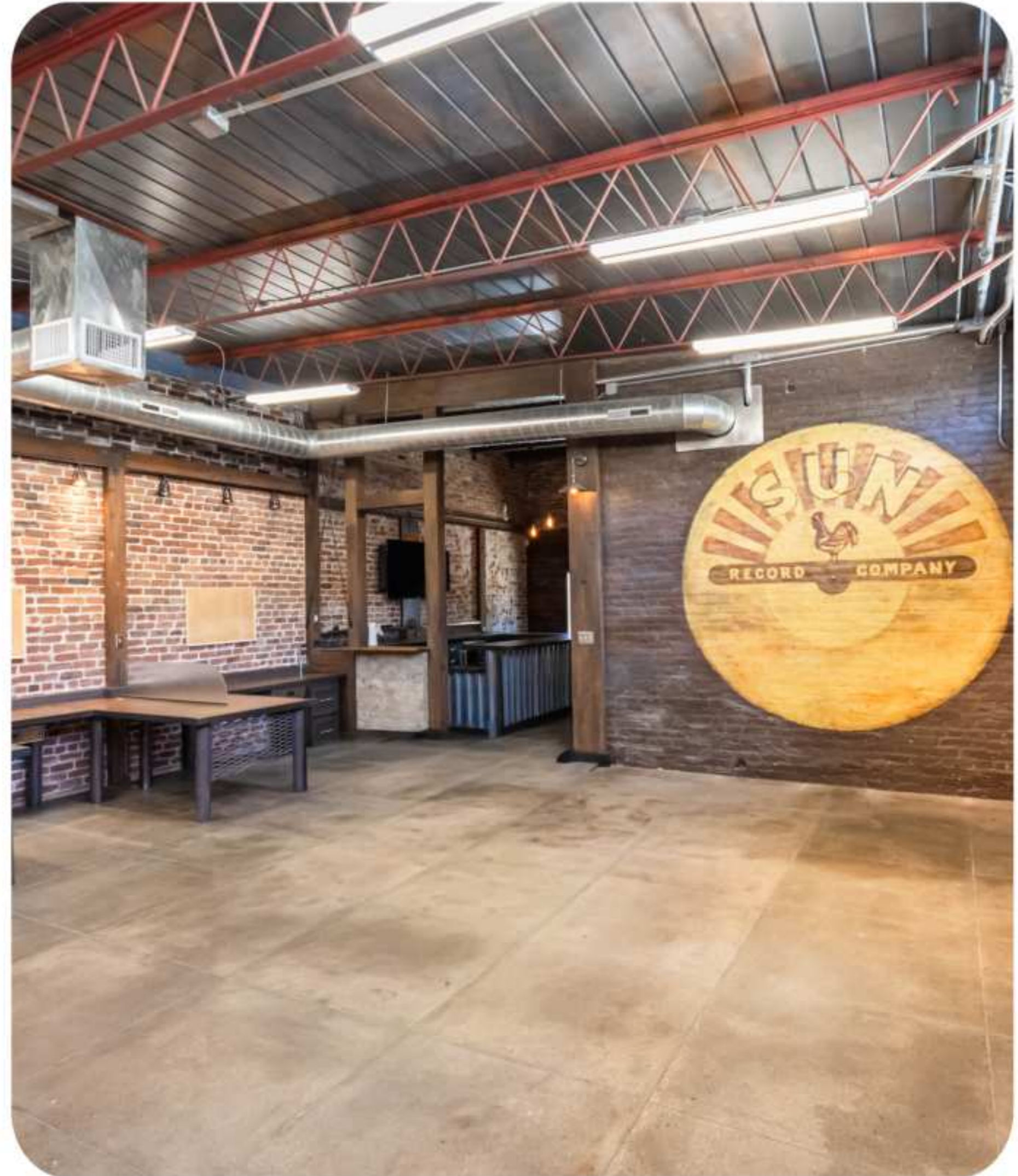
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Photos



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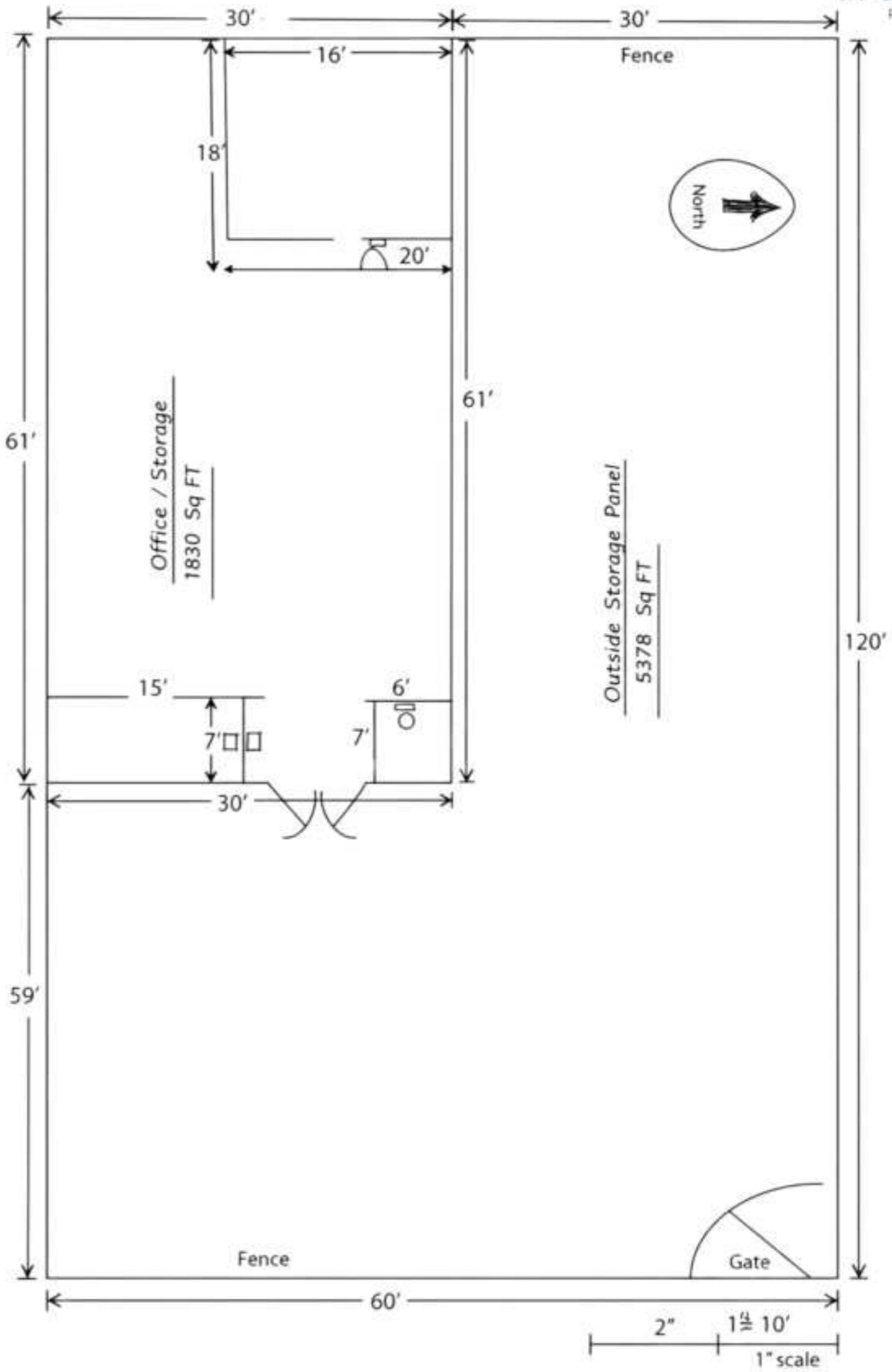
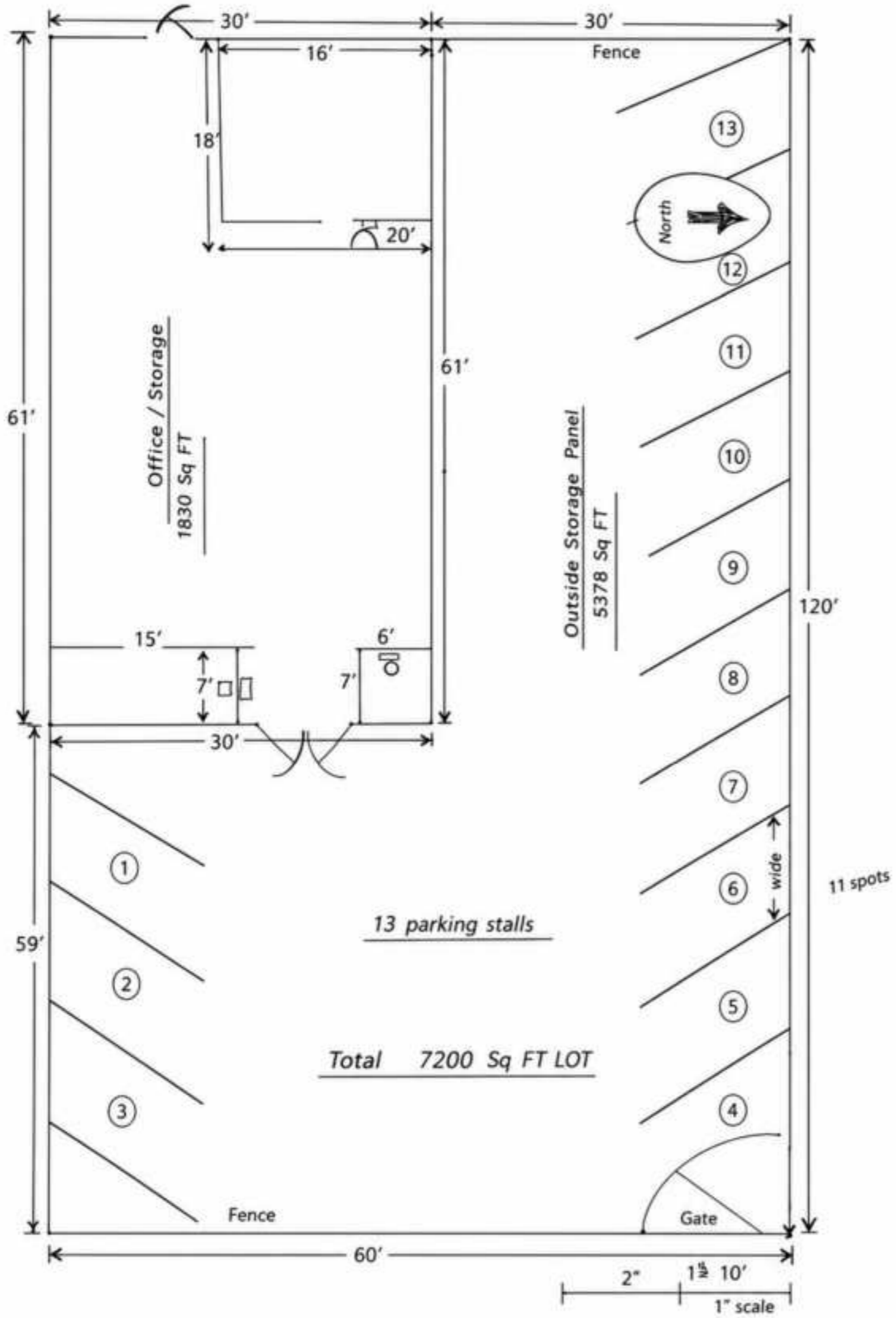
Photos



Photos



MCDONALD
REAL ESTATE GROUP



Photos



FLOOR PLAN

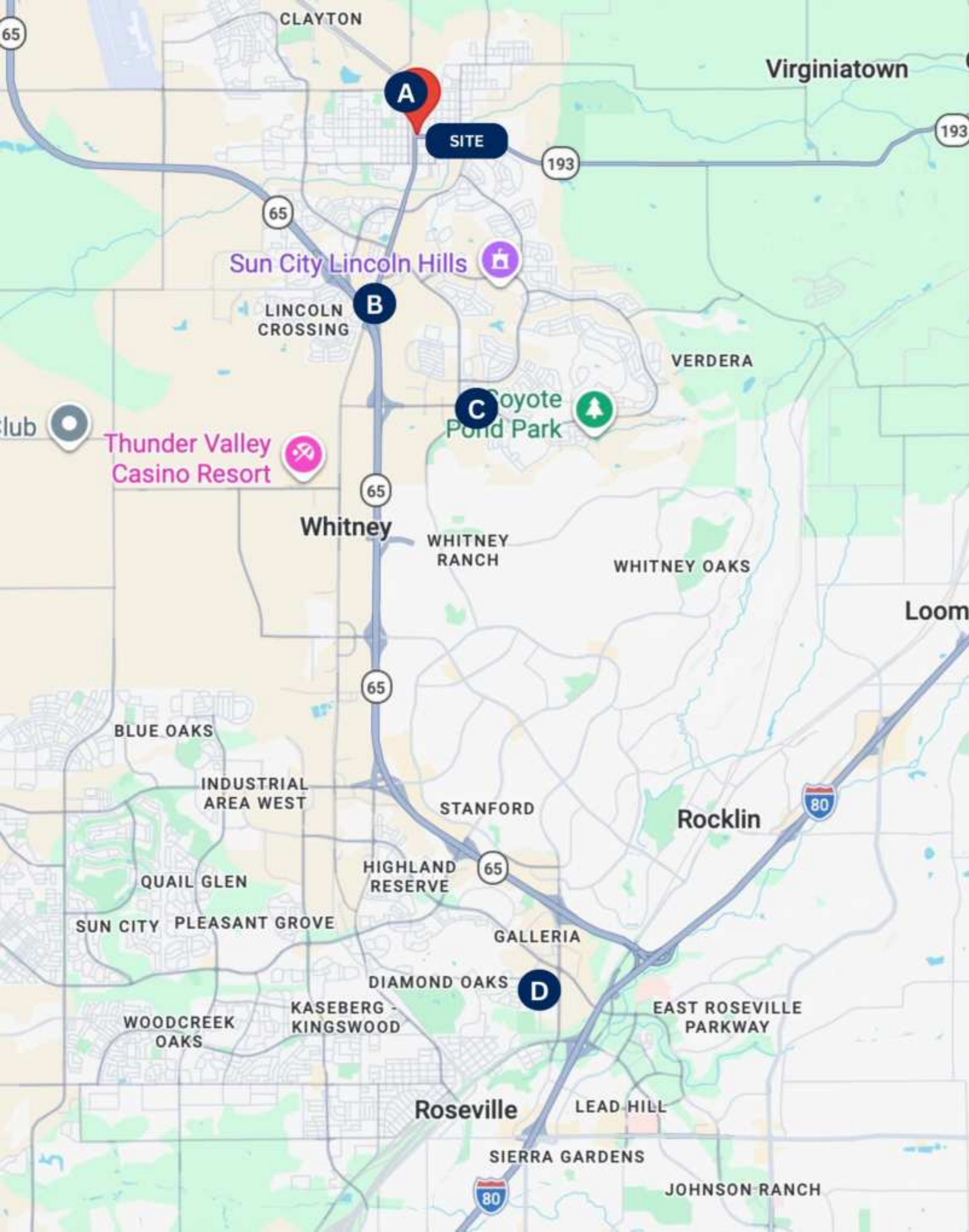
GROSS INTERNAL AREA
FLOOR PLAN: 1,658 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Location

Strategically located in the heart of Lincoln, this site offers exceptional access to Highway 65, Historic Downtown Lincoln, and the city's expanding residential communities. Its central location provides convenient connectivity throughout Placer County while maintaining the charm and walkability of Downtown Lincoln. With continued population growth and investment throughout the region, the property is well-positioned to benefit from both local activity and long-term economic expansion.

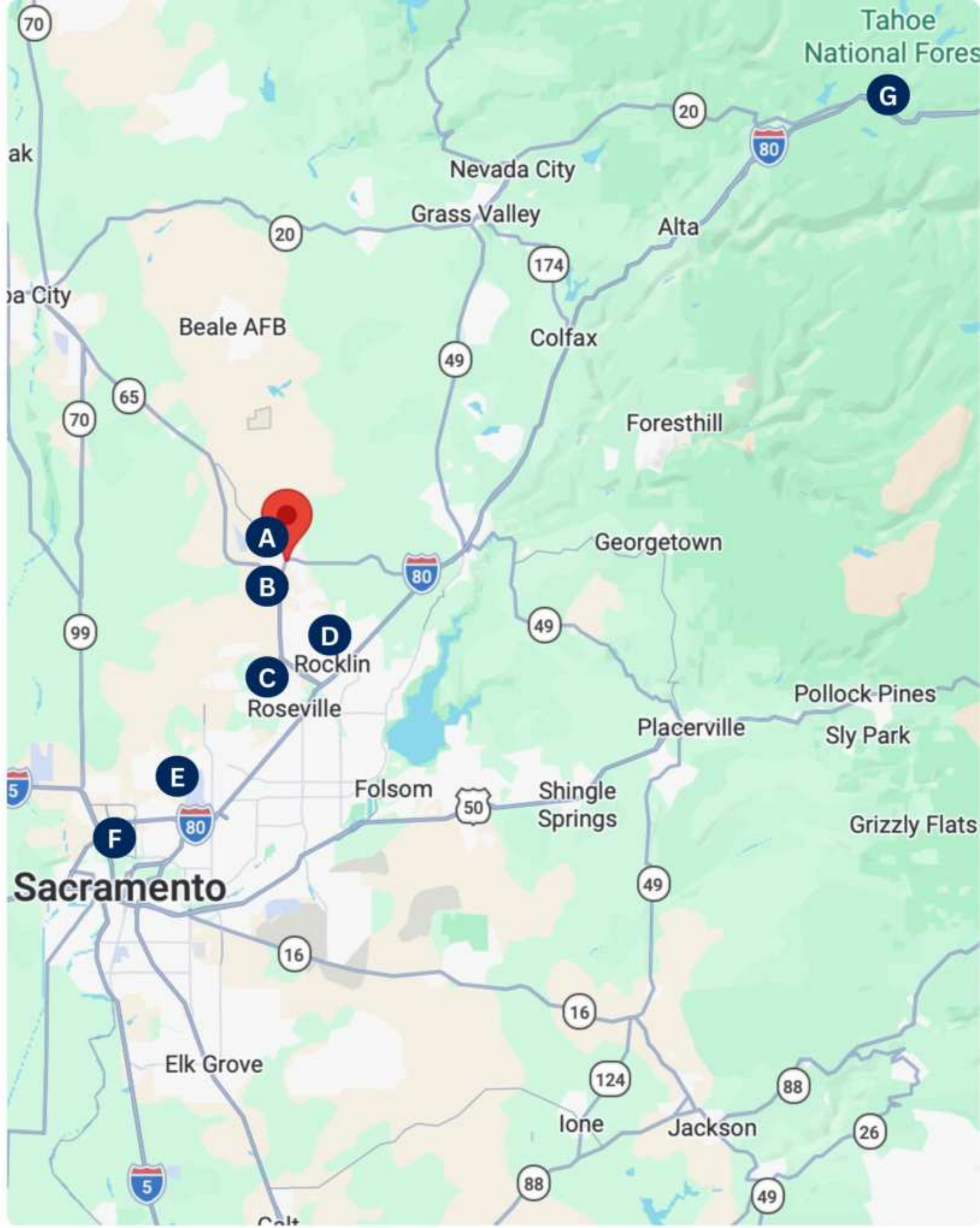
- A** 2 Minute Drive to Historic Downtown Lincoln
- B** 5 Minute Drive to Highway 65
- C** 8 Minute Drive to Twelve Bridges
- D** 15 Minute Drive to Roseville



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Location

- A** 2 Minutes to Historic Downtown Lincoln
- B** 5 Minutes to Highway 65
- C** 15 Minutes to Roseville
- D** 20 Minutes to Rocklin
- E** 30 Minutes to Sacramento International Airport
- F** 35 Minutes to Downtown Sacramento
- G** 1 Hour to Lake Tahoe Recreation

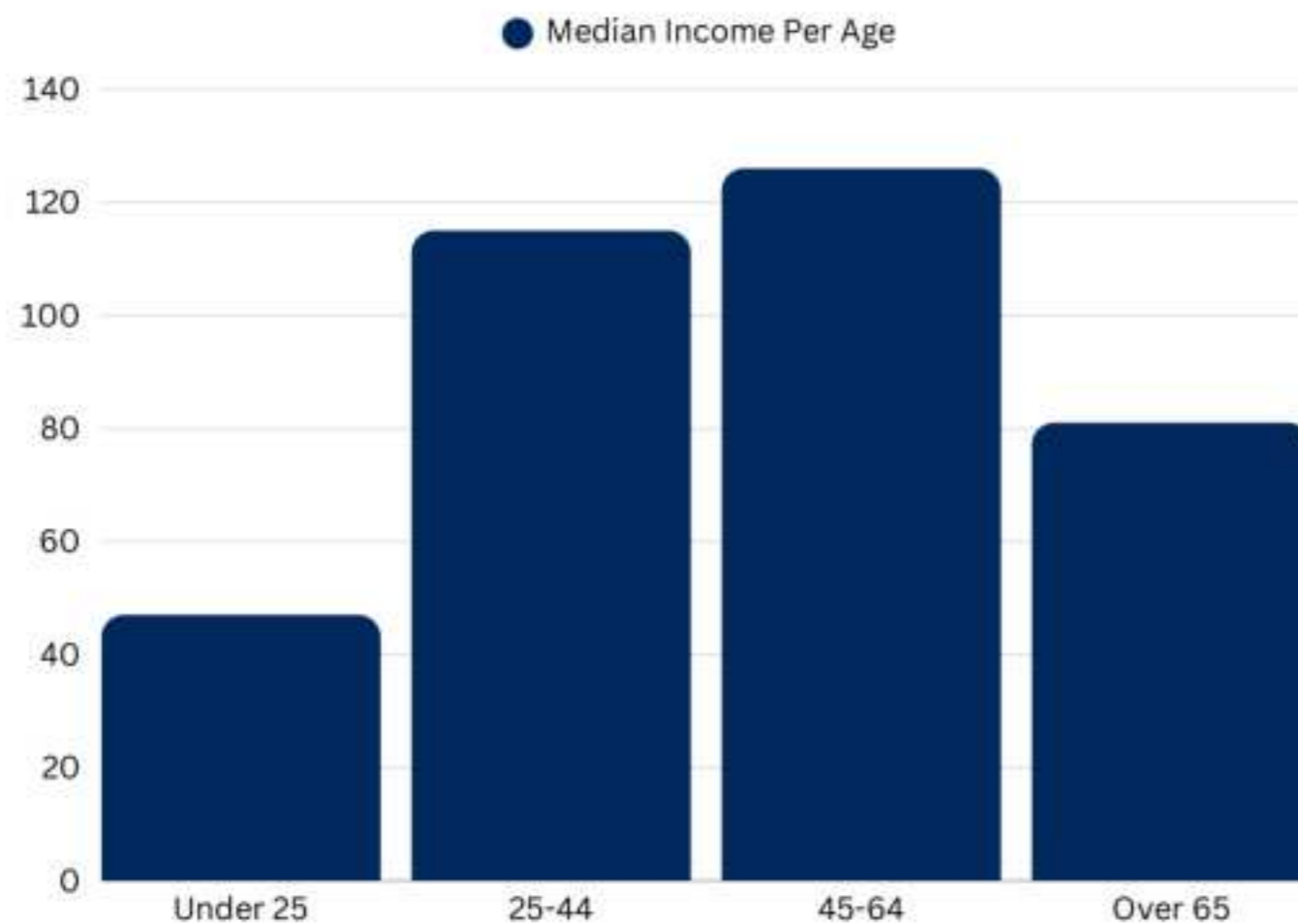


Placer County

Placer County has experienced sustained growth over the past decade, driven by a strong local economy, highly rated schools, and an exceptional quality of life. The county continues to attract both residents and employers seeking access to the greater Sacramento region while enjoying a more community-oriented environment.

This momentum is increasing demand for housing, services, and commercial development throughout western Placer County. With direct access to major transportation corridors including Highway 65 and Interstate 80, the region offers excellent connectivity and long-term investment potential.

Total Households: Approximately 151,000



Opportunity

With continued residential and economic expansion throughout Placer County, this site presents a rare opportunity to participate in one of Northern California's most desirable growth markets. Its location within an established community and proximity to employment centers make it well-suited to support the evolving needs of residents, businesses, and visitors alike.

Downtown Lincoln

Historic Downtown Lincoln blends small-town charm with renewed energy fueled by local businesses, community events, and ongoing investment. Anchored by Lincoln Boulevard and the historic district, the area features preserved architecture, locally owned shops, dining destinations, and gathering spaces that create a welcoming atmosphere for residents and visitors alike.

Downtown remains active year-round through seasonal celebrations, farmers markets, concerts, and community events. Continued revitalization efforts and western Placer County's population growth have strengthened Downtown Lincoln's role as both a cultural destination and economic hub.

- Lincoln Boulevard Corridor – A walkable district featuring boutiques, salons, coffee shops, restaurants, and beautifully preserved historic buildings.
- Lincoln Markets & Community Events – Seasonal markets and signature events including First Fridays, holiday celebrations, and local festivals that bring the community together.
- McBean Park & Lincoln Amphitheatre – A beloved community gathering place hosting concerts, recreation, youth sports, and annual events throughout the year.

HISTORIC DOWNTOWN LINCOLN



"Discover The Charm"

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Growth Driver: Western Placer Growth & Downtown Revitalization

Lincoln is one of Placer County's fastest-growing communities, benefiting from significant residential expansion, infrastructure improvements, and continued investment throughout western Placer County. The combination of historic charm, strategic location, and expanding consumer demand continues to increase the area's appeal for both residential and commercial development.

These catalysts support long-term growth and reinforce Lincoln's position as an emerging destination within the Sacramento region.





SCAN FOR PROPERTY WEBSITE

