



# Lincoln Hills Town Center

Lincoln, CA

Sacramento-Roseville-Folsom (CA)



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KRC Property Management I, Inc., a Subsidiary of Kimco Realty®  
CA License ID: 01504949 | CA KRC License ID: 01518685





AERIAL



GROSS LEASABLE AREA (GLA)

119,559 SF

PARKING SPACES

502

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[www.kimcorealty.com/116130](http://www.kimcorealty.com/116130)



DENSITY AERIAL

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■ Available    ● Curbside Pick-up



	TENANT	SQ FT
1	Safeway	55,342
2	CVS	23,077
3	Lincoln Optometry Center	2,280
4	Dry Clean Today	1,080
5	Papa Murphy's	1,608
6	Golden 1 Credit Union	3,254
7	The UPS Store	1,400
8	Great Clips	1,300
9	Keepsake Jewelers	1,493
10	Home Spun Yogurt	1,488
11	Brockway Hair Design	1,100
12	9Round	1,200
13	California Nails	1,400
14	Available	2,800
16	JACK in the BOX	2,912
17	Lincoln Urgent Care	3,150
18	Available	1,500
19	Lincoln Hills Veterinary [...]	3,907
20	Round Table Pizza	3,300
21	Available	1,100
22	Sourdough & Co.	1,100
23	Safeway Gas	2,268
24	Starbucks Coffee	1,500

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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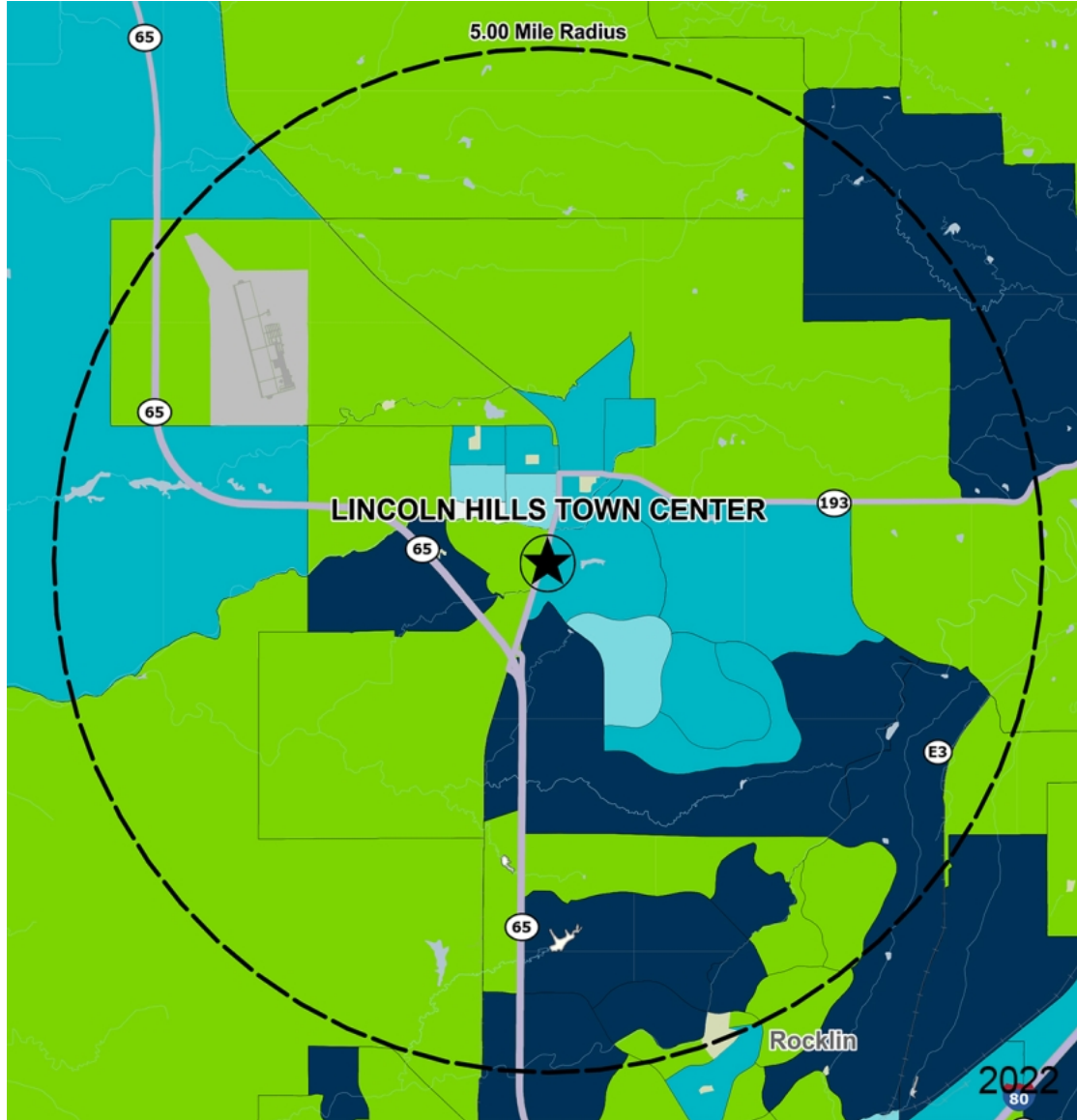


COMPETITION MAP

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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	12,647	52,478	87,820
Daytime Pop	13,334	49,061	92,594
Households	4,543	19,826	31,699
Average HH Income	\$104,471	\$113,075	\$128,084
Median HH Income	\$85,625	\$91,135	\$104,456
Per Capita Income	\$37,648	\$42,810	\$46,421

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Lincoln Blvd. & Ferrari Ranch Rd., Lincoln, CA



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