

Real Estate

Real Estate Availability

In the City of Lincoln, 2,750 acres have been zoned industrial, light industrial, or planned industrial development. Approximately 45 percent is currently available, with business site options ranging in size from 1 to 240 acres. Most are located in the northwest portion of the city and have preexisting high tech infrastructure. Considered seismically sound, the subsoil contains a dense clay layer that eliminates the need for pilings.

Lincoln recently approved subdividing city-owned land east of the airport, opening approximately 72 acres to light manufacturing and aviation related businesses. Several nearby businesses currently use the airport facilities to transport employees, clients and cargo.

Another business park is planned for property located on the west side of Highway 65 from

Sun City Lincoln Hills. The project will be a mixed-use development including retail, industrial, residential and environmental preserves.

The majority of Lincoln's commercial properties are located along the Highway 65 corridor. Additional commercial properties are located within the Redevelopment Agency boundaries in downtown Lincoln.

Existing office and retail space ranges in size from 300 to 8,000 square feet.

COMPARISON OF CURRENT LEASE RATES			
AREA	INDUSTRIAL	OFFICE	R&D
City of Lincoln	\$0.40	\$1.50	\$0.80
Placer County	\$0.43	\$1.95	\$0.98
Sacramento County	\$0.35	\$1.75	\$0.75
Palo Alto	\$2.35	\$5.55	\$3.75
San Jose	\$4.40	\$4.40	\$2.50

Source: Sacramento Regional Research Institute and City of Lincoln, 2002

LAND COSTS		
LAND USE	LINCOLN	PLACER COUNTY
Industrial	\$2.75-\$3.50	\$3.00-\$3.75
Suburban Office	\$12.00-\$21.00	\$18.00-\$30.00
Retail Shopping Center	\$15.00-\$25.00	\$15.00-\$30.00
Retail Neighborhood Center	\$12.00-15.00	\$12.00-\$18.00

Source: City of Lincoln

