

RETAIL 365

**DANIEL MUELLER**

Executive Director

916 704 9341

[dmueller@muellercommercial.com](mailto:dmueller@muellercommercial.com)

Cal DRE# 01829919

**Century21**  
COMMERCIAL

M&M AND ASSOCIATES

**M** MUELLER  
COMMERCIAL  
TEAM

Lincoln Nails

AVAILABLE  
**FOR SALE**

**FULLY LEASED RETAIL BUILDING**

155 JOINER PARKWAY  
LINCOLN, CA 95648



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LINCOLN, CA 95648

FULLY LEASED  
RETAIL BUILDING



Retail

💰 PRICE AT

**\$4,032,228.00**

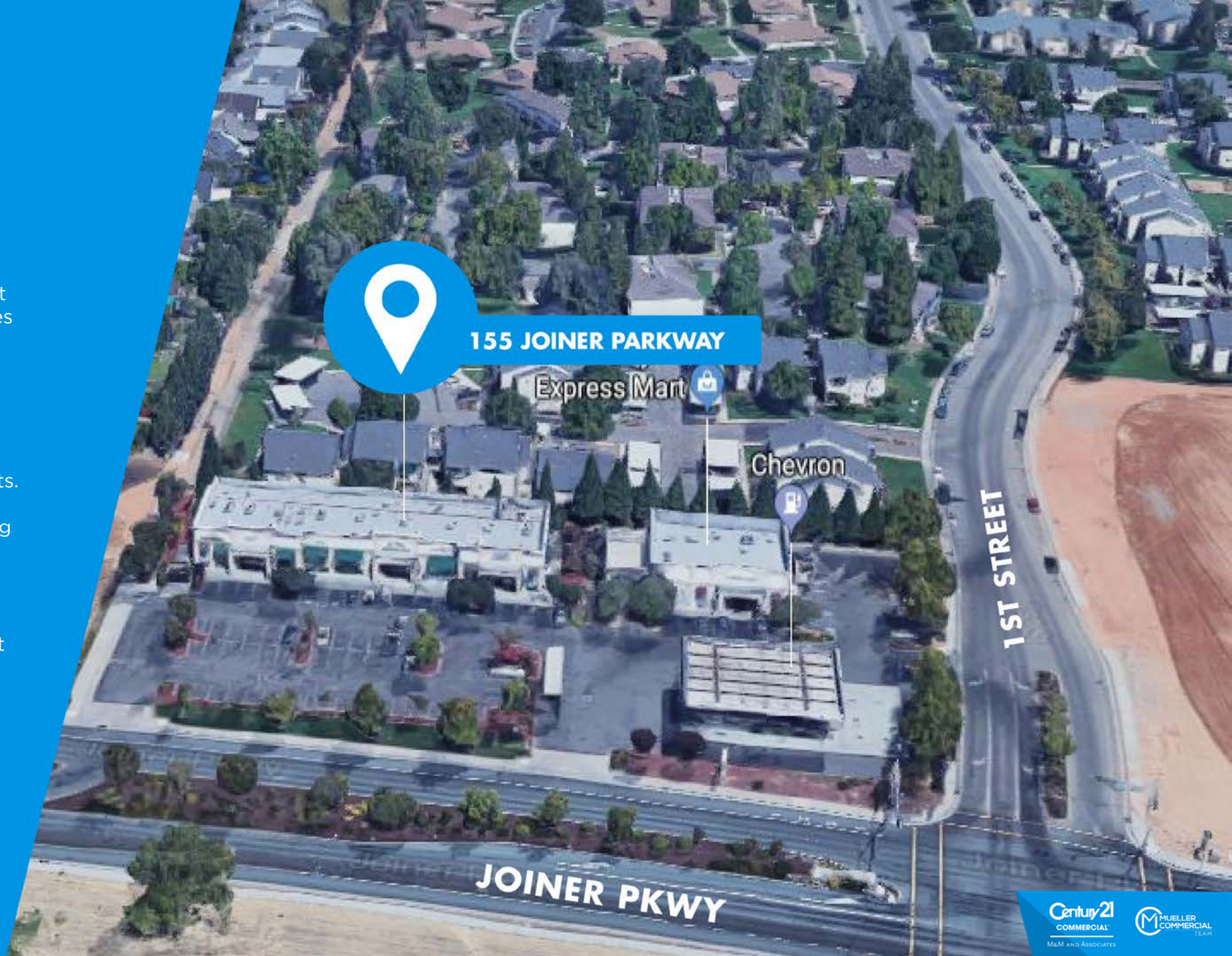
**\$346.59 PER SF**

📍 HIGHLIGHTS

- FULLY LEASED RETAIL BUILDING
- High quality architecture, monument signage
- Visibility is excellent to street traffic

# THE PROPERTY

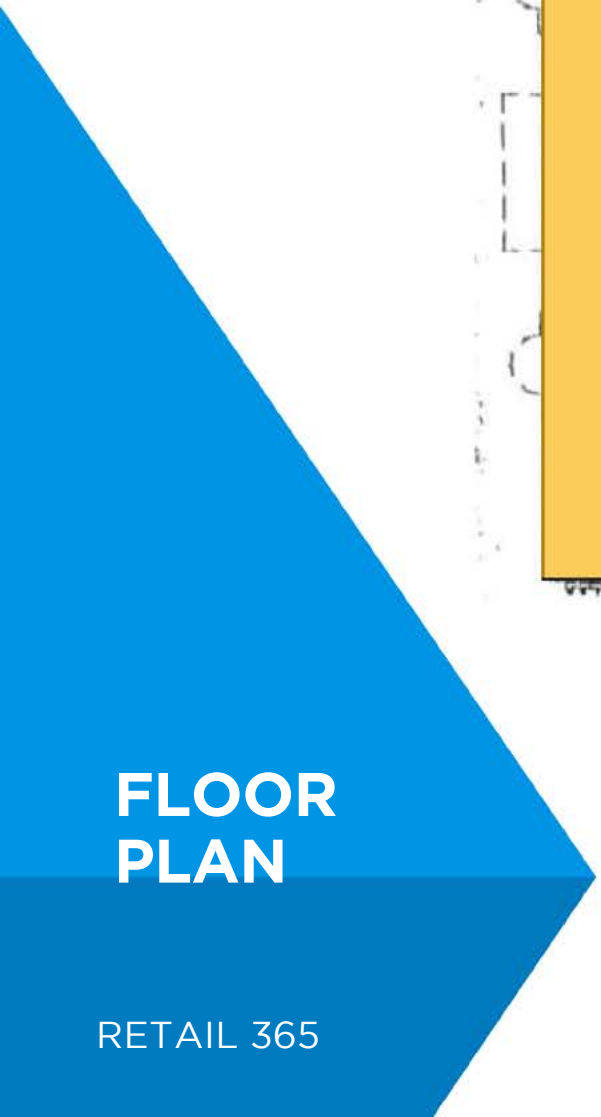
Joiner Parkway Plaza is a seven tenant shopping center. The property features high quality architecture, monument signage, good fascia signage, a good parking field and excellent visibility to the intersection. All improvements are well maintained, including the parking lot, lighting and landscape. There is rear door access for all tenants. Multiple fascia heights and individual tenant signs highlight the retails strong identity. There is monument signage, good ingress and egress and the site plan is well laid out to allow for good traffic flow and easy accessibility to retailers. Visibility is excellent to street traffic.



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Joiner Parkway Plaza is an “A” quality site located at the focal point intersection of Joiner Pkwy and First Street in Lincoln. Extraordinary growth is propelled by major homebuilders such as Morrison Homes, KB Homes, Centrex and others building hundreds of new, high quality residential units in close proximity to this site. Joiner Parkways being completed to connect to highway 65 and access the east side of Lincoln. This will allow for Joiner Parkway to serve as a major arterial connecting residential population to the site and substantially increasing traffic flow.





# FLOOR PLAN

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SUITE #	TENANT	S.F.
1	EL PAIS BAKERY	2800
2	TOBACCO SHOP	1000
3	LA VILLA MEXICAN FOOD	1829

4	CRYOTHERAPY	1200
5	NAILS	1000
6-7	NEW YORK PIZZA	2437
8	FROOKIE	1200

## HOUSING

FAMILY HOUSEHOLDS	71.%
HOUSEHOLDS WITH KIDS	27.4%
HOUSING UNITS	19,687
OCCUPIED HOUSING UNITS	18,577
OWNER OCCUPIED UNITS	78.9%
AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD	2.62
MEDIAN YEAR STRUCTURE BUILT	2002
HOUSES WITH MORTGAGES	70.5%

## ECONOMIC / EMPLOYMENT

AVERAGE HOUSEHOLD INCOME	\$83,591
WHITE COLLAR	83.0%

## DEMOGRAPHICS

### POPULATION DEMOGRAPHICS

TOTAL POPULATION	48,869
FEMALE POPULATION	52.0%
MALE POPULATION	48.0%
MEDIAN AGE	43.3
MALE MEDIAN AGE	41.3
FEMALE MEDIAN AGE	45.9

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# SALE



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