



SIZE

136,020 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	10,090	56,158	95,174
Households	3,712	21,011	34,026
Median HH Income (\$)	108,682	102,975	113,315

MAJOR TENANT(S)

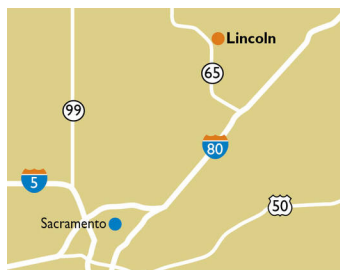
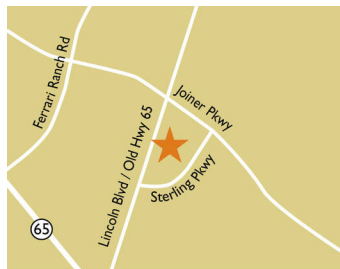
Raley's  
Anytime Fitness  
Taco Bell  
Baskin Robbins

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

685-945 S. Highway 65 | Lincoln, CA 95648

PROPERTY HIGHLIGHTS

- Anchored by Raley's, the top grocer by market share in the Sacramento area
- National tenants include Wingstop, Hotworx, Wells Fargo, Bank of America, Taco Bell, Baskin Robbins, Mountain Mike's, Jamba Juice, Anytime Fitness and Pizza Guys, with adjacent outparcel tenants Chase Bank and KFC
- Located on the corner of Sterling Parkway and Lincoln Boulevard - Excellent visibility with over 60,000 vehicles per day
- Population within a three-mile radius exceeds 56,100 people



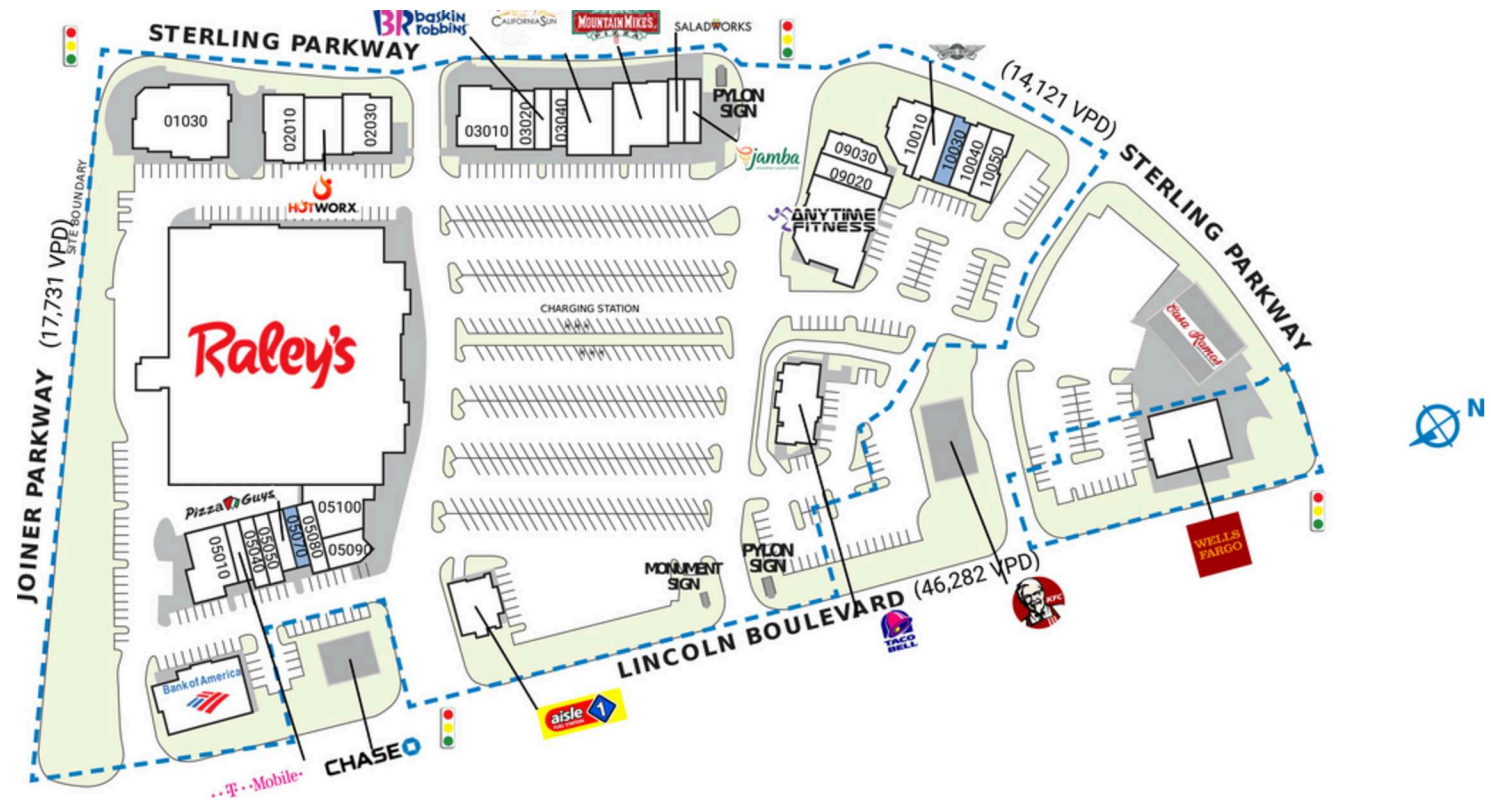
# STERLING POINTE CENTER

685-945 S. Highway 65 | Lincoln, CA 95648

SPACE TENANT	SQ. FT.								
SHAD1 Casa Ramos		02030 Ben's Barketplace	3,200 SF	03080 Jamba Juice	1,500 SF	05080 Fresh Cleaners	1,007 SF	10020 Wingstop	1,400 SF
SHAD2 KFC		03010 Sterling Cafe	2,800 SF	04000 Raley's	65,283 SF	05090 Goodwill	1,400 SF	<b>10030 COMING AVAILABLE</b>	<b>900 SF</b>
SHAD3 Chase Bank		03020 Perfect Dozen Donuts	1,420 SF	05010 Sterling Pointe Veterinary Clinic	2,513 SF	05100 Ryujin Ramen House	2,419 SF	10040 Phone Clinic	1,250 SF
SHAD4 ProEquity Asset Management		03030 Baskin Robbins	1,400 SF	05030 T-Mobile	1,020 SF	06000 Bank of America	5,060 SF	10050 Smoke Shop	1,250 SF
01030 Expressions Academy of6,005 SF Dance		03040 Twisted Eyebrow Threading	1,140 SF	05040 LaBelle Organic Nails	960 SF	08000 Raley's Aisle 1 Gas	2,140 SF	11000 Taco Bell	3,263 SF
02010 Family Massage	1,800 SF	03050 California Sun Centers	2,240 SF	05050 Champ Cuts	960 SF	09010 Anytime Fitness	5,500 SF	13000 Wells Fargo	4,300 SF
02020 HOTWORX	2,150 SF	03060 Mountain Mike's Pizza	3,000 SF	05060 Pizza Guys	1,020 SF	09020 Rum Thai Cuisine	1,600 SF	<b>TOTAL SQ. FT.</b>	<b>136,020</b>
		03070 Saladworks	1,500 SF	<b>05070 COMING AVAILABLE</b>	<b>1,020 SF</b>	09030 Extreme Gyro	1,400 SF		
						10010 3 Hermanos Taqueria	2,200 SF		

### SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

# STERLING POINTE CENTER

685-945 S. Highway 65 | Lincoln, CA 95648



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.872514

Longitude: -121.296779

Sterling Pointe Center Lincoln, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	10,090	56,158	95,174
	2028 Projected Population	10,822	60,954	102,039
	2010 Census Population	8,007	43,468	71,647
	2000 Census Population	1,803	11,956	27,126
	1990 Census Population	879	8,120	12,602
	Historical Annual Growth 1990 to 2000	7.45%	3.94%	7.97%
	Historical Annual Growth 2000 to 2010	16.08%	13.78%	10.20%
	Estimated Annual Growth 2010 to 2023	1.70%	1.88%	2.09%
	Projected Annual Growth 2023 to 2028	1.41%	1.65%	1.40%
	Median Age	43.7	45.6	43.6
Households	Q4 2023 Estimated Households	3,712	21,011	34,026
	2028 Projected Households	3,968	22,775	36,460
	2010 Census Households	2,958	16,677	26,389
	2000 Census Households	686	4,125	9,253
	1990 Census Households	296	2,801	4,290
	Historical Annual Growth 1990 to 2000	8.79%	3.95%	7.99%
	Historical Annual Growth 2000 to 2010	15.74%	14.99%	11.05%
	Estimated Annual Growth 2010 to 2023	1.66%	1.69%	1.87%
	Projected Annual Growth 2023 to 2028	1.34%	1.63%	1.39%
	Population per Household	2.72	2.66	2.76
Population by Race	White	62.7%	65.9%	65.6%
	Black or African American	2.7%	1.6%	1.5%
	Asian & Pacific Islander	7.9%	6.8%	9.3%
	Other Races	6.3%	6.4%	6.8%
	Hispanic Population	20.3%	19.4%	16.9%
Income	Average Household Income	\$128,663	\$126,036	\$142,358
	Median Household Income	\$108,682	\$102,975	\$113,315
	Per Capita Income	\$47,344	\$47,302	\$51,389
Education (Age 25+)	Elementary	3.9%	2.8%	2.1%
	Some High School	1.4%	2.5%	2.3%
	High School Graduate	16.6%	18.7%	16.7%
	Some College	29.4%	26.1%	24.7%
	Associates Degree Only	13.1%	12.2%	12.4%
	Bachelors Degree Only	19.8%	22.7%	26.5%
	Graduate Degree	15.9%	15.0%	15.3%
Business	Number of Businesses	274	897	1,852
	Total Number of Employees	2,790	9,777	20,442
	Employees per Business	10.18	10.90	11.04
	Residential Population per Business	36.83	62.61	51.40

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.