

845 LINCOLN STREET ROSEVILLE, CA

INFILL DEVELOPMENT SITE FOR SALE UP TO 72 UNITS





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**THE LAST GREAT INFILL ASSEMBLY IN
DOWNTOWN ROSEVILLE**

THE OPPORTUNITY

± 2.1 ACRES
CONCEPTUAL DESIGN PACKAGE
\$2,300,000 SALE PRICE

PROPERTY OVERVIEW

- 5-parcel contiguous land assembly totaling ±2.1 acres — unified ownership, zero assemblage risk, single transaction
- CMU / Special Planning Area – Downtown zoning permitting high-density residential, ground-floor retail, office, live-work, and hospitality uses
- 72-unit mixed-use conceptual design in hand (Kuchman Architects, 11-sheet set) with 3-story, L-shaped building program ready for design review
- Diverse unit mix — 1BR/1BA (27 units), 2BR/2BA (39 units), and 3BR/2BA (6 units) averaging ±856 SF with private patios on every unit
- 138-stall on-site parking (1.89:1 ratio) including carport structures with 14 EV-ready spaces, secured bike storage, and angled street parking
- Prime Lincoln Street / Washington Blvd. corner position with dual frontage, rear alley access, and walkable to Roseville’s downtown dining and civic core
- Located in California’s fastest-growing large city — Roseville/Rocklin submarket vacancy ≈3%, average 2BR rents above \$2,300/mo, and population that has doubled since 2000

Turton Commercial Real Estate is pleased to present 725–845 Lincoln Street, a five-parcel land assembly totaling approximately 2.1 acres in the heart of Downtown Roseville. This is a rare, contiguous infill opportunity along one of the region’s most active reinvestment corridors: five parcels, one seller, one transaction.

The site is zoned CMU/SPA-Downtown (Commercial Mixed Use, Special Planning Area), one of the most flexible designations in the City’s code. It supports high-density residential, ground-floor retail, office, live/

work, and hospitality uses, with an entitlement pathway built for exactly this kind of project.

Kuchman Architects has already prepared a conceptual development program for the site: a three-story, 72-unit mixed-use community totaling roughly 69,000+ square feet of residential living area, with ground-floor community space, structured and surface parking, and landscaped outdoor amenity areas. The design work is done, so the next owner inherits a head start, not a blank slate.

Roseville isn’t a market on the come-up. It’s already arrived. The city’s population has

more than doubled since 2000 to over 163,000 residents, making it the largest city in Placer County. Downtown Roseville’s reinvestment is well underway, driven by sustained civic investment, an active Downtown Specific Plan, and a corridor that’s pulling in healthcare expansion, entrepreneurial activity, and a growing food-and-beverage scene along Vernon Street. For developers looking to get in ahead of an established growth corridor with real fundamentals behind it, Lincoln Street is the play.



PARCEL BREAKDOWN

ADDRESS	EST. PARCEL SIZE	CURRENT USE	NOTES
725 LINCOLN STREET	±0.38 AC	VACANT / LIGHT COMMERCIAL	SOUTHERN END ANCHOR PARCEL CONTIGUOUS TO 725 & 801 CENTRAL PARCEL; KEY FRONTAGE CONTIGUOUS TO 801 & 845 NORTHERN ANCHOR; CONCEPTUAL PLANS FILED
751 LINCOLN STREET	±0.42 AC	VACANT / UNDERUTILIZED	
801 LINCOLN STREET	±0.44 AC	VACANT / LIGHT COMMERCIAL	
825 LINCOLN STREET	±0.40 AC	VACANT / UNDERUTILIZED	
845 LINCOLN STREET	±0.46 AC	VACANT / FORMER COMMERCIAL	

THE DETAILS

ADDRESS:	725, 751, 801, 825, & 845 LINCOLN ST
CITY/STATE/ZIP:	ROSEVILLE, CA 95678
COUNTY:	PLACER COUNTY
APNS:	MULTIPLE APNS - SEE PARCEL DETAIL ON THE PREVIOUS PAGE
TOTAL PARCELS:	5 CONTIGUOUS PARCELS
TOTAL SITE AREA:	±2.1 ACRES (GROSS)
ZONING:	COMMERCIAL MIXED USE / SPECIAL PLANNING AREA – DOWNTOWN (CMU/ SPA-DT)
GENERAL PLAN DESIGNATION:	COMMERCIAL MIXED USE / DOWNTOWN
CONSTRUCTION TYPE:	V-A (PER CONCEPTUAL PLANS)
OCCUPANCY GROUP:	R-2 RESIDENTIAL
STORIES (CONCEPTUAL):	THREE (3)
FIRE SUPPRESSION:	NFPA 13 SPRINKLER SYSTEM REQUIRED
CONCEPTUAL UNIT COUNT:	72 UNITS (27 UNIT A / 39 UNIT B / 6 UNIT C)
CONCEPTUAL DENSITY:	34.3 UNITS PER ACRE
ARCHITECT OF RECORD:	KUCHMAN ARCHITECTS PC, SACRAMENTO, CA
CIVIL ENGINEER:	CARTWRIGHT NORCAL, ROSEVILLE, CA
LANDSCAPE ARCHITECT:	TOM SMITH ASSOCIATES, SACRAMENTO, CA
TOPOGRAPHY:	GENERALLY LEVEL WITH MODERATE GRADE CHANGE; BIORETENTION AREA PLANNED AT NORTHWEST CORNER
ACCESS:	LINCOLN STREET (PRIMARY), WASHINGTON BLVD. (SECONDARY), REAR ALLEY ACCESS
ADJACENT USES:	SOUTHERN PACIFIC RAILROAD ROW (NORTH); SINGLE-FAMILY RESIDENCES (EAST/ALLEY); WASHINGTON BLVD. STREETScape (SOUTH)



INVESTMENT HIGHLIGHTS

1. IRREPLACEABLE INFILL ASSEMBLY, ZERO ASSEMBLAGE RISK

Assembling five contiguous parcels in an established downtown corridor usually takes years. This offering delivers it in a single transaction. The Lincoln Street footprint is 2.1 acres of contiguous, legally conforming land under unified ownership, which removes the negotiation risk, holdout exposure, and title complexity that typically come with assemblage plays. The buyer inherits a platform ready for design and entitlement, not a problem to solve. Sites of this scale in Downtown Roseville don't come to market often.

2. CMU-DOWNTOWN ZONING: MAXIMUM FLEXIBILITY, MINIMUM RISK

The Commercial Mixed Use / Special Planning Area, Downtown designation is one of the most permissive zoning classifications in Roseville's toolkit. It was built to stimulate transit-oriented, pedestrian-scaled mixed-use development, exactly what the Lincoln Street assembly can deliver. Allowable uses include high-density multifamily residential, ground-floor retail and restaurant, professional office, boutique hotel, and live-work units, giving a developer real latitude to optimize the program as the entitlement process unfolds. The existing Kuchman Architects conceptual set (11 sheets, April–August 2022) gives the project a credible head start on design review.

3. SHOVEL-READY CONCEPTUAL PLATFORM

This isn't raw land. The offering comes with a professionally prepared conceptual design package from an established Sacramento architecture firm. The 11-sheet set includes a rendered perspective, site plan, first-through-third-floor plans, unit floor plans for all three unit types, full exterior elevations (North, South, East, West), a preliminary landscape plan with irrigation notes, a preliminary grading and drainage plan, and a preliminary utility plan. Civil, landscape, and architectural work is already coordinated. That's real pre-design investment, and it shows up directly as time saved, lower carrying costs, and a more predictable schedule.



4. STRUCTURAL TAILWINDS FROM ROSEVILLE'S GROWTH AGENDA

Roseville has shown a long, consistent commitment to downtown revitalization. The Downtown Specific Plan targets 900,000 SF of retail and 1,020 new residential units at build-out, a clear demand absorption framework. The City invested \$90 million in infrastructure in a single fiscal year, a real signal of where its balance sheet is pointed. North of the city, the emerging PlacerOne "communiversities" (a Sierra College / Sacramento State partnership) will add thousands of student and faculty households to the rental pool. Sutter Health and Adventist Health continue expanding their local campuses. All of it adds demand support to a Lincoln Street project's lease-up.

5. TIGHT SUPPLY, DURABLE RENT SUPPORT

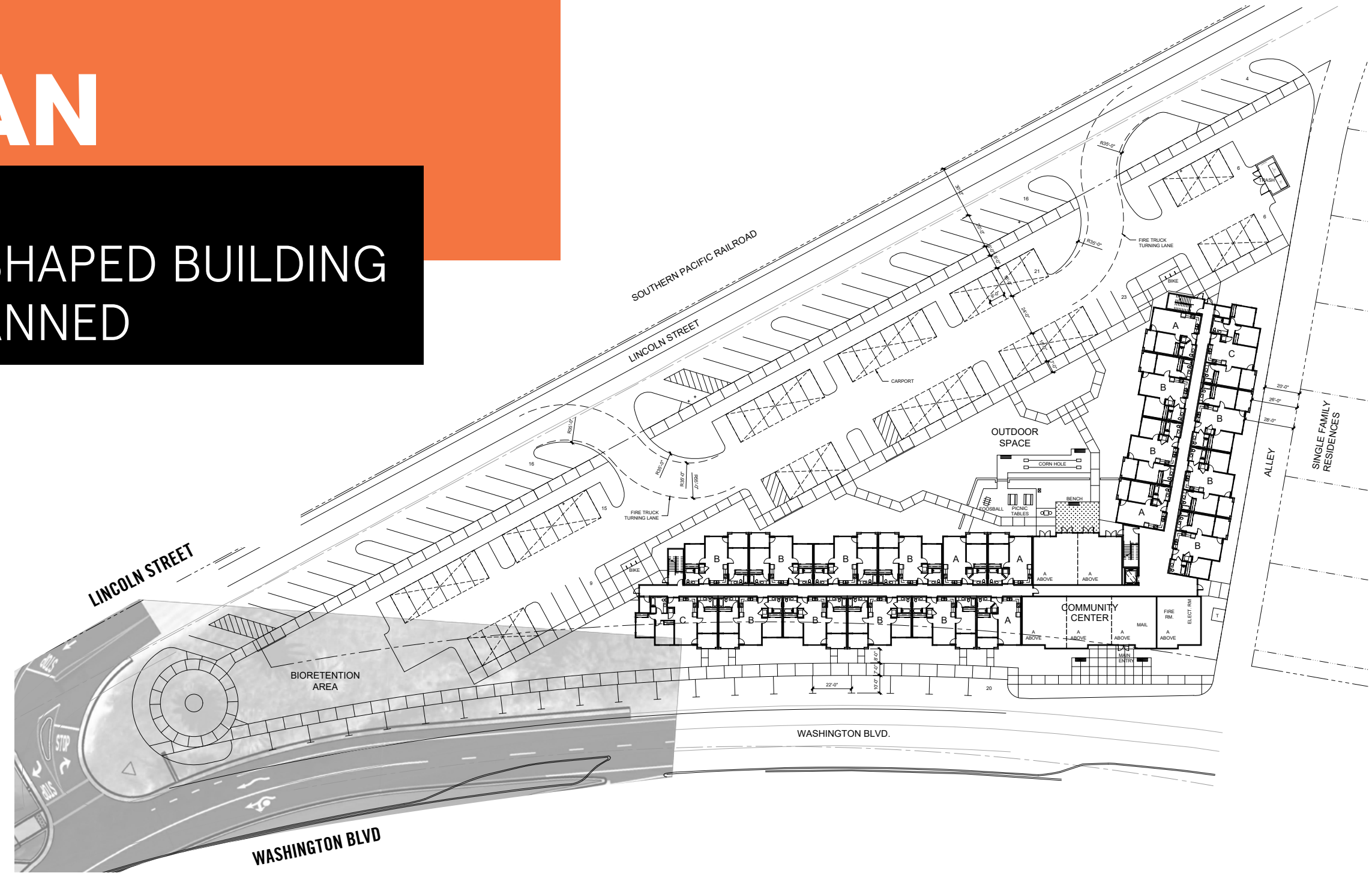
Roseville/Rocklin multifamily vacancy sits at roughly 3%, with only 377 units projected for delivery through 2026. A 72-unit Lincoln Street project enters that market with real absorption capacity. Rents in the trade area run about 20% above the national median, which supports attractive NOI at current construction cost assumptions and gives meaningful downside protection. Roseville's quality-of-life reputation, strong schools, and proximity to Lake Tahoe and the Sierra Nevada further insulate demand from cyclical softness.

6. MULTIPLE EXIT STRATEGIES

The Lincoln Street assembly works across a range of capital structures and exit paths. A developer-investor can build the 72-unit multifamily program from the conceptual design and target a stabilized sale or long-term refinance. A value-add land investor could push entitlements further, adding ground-floor commercial or an ADU/mixed-income overlay, then sell to a merchant builder. A hospitality developer could pursue boutique hotel or extended-stay product under the CMU designation. A national or regional multifamily REIT entering the Sacramento-Placer submarket could use it as an efficient entry point. The optionality built into this site is part of its value.

SITE PLAN

- ± 2.1 ACRES
- 3-STORY L-SHAPED BUILDING
- 72 UNITS PLANNED

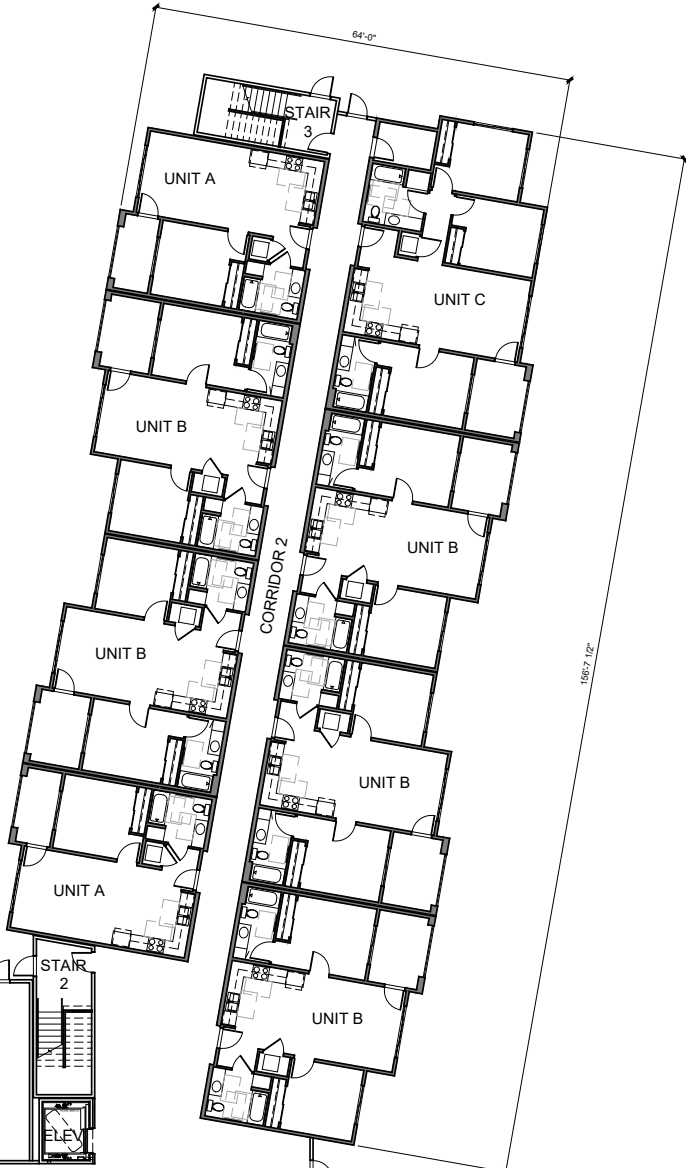
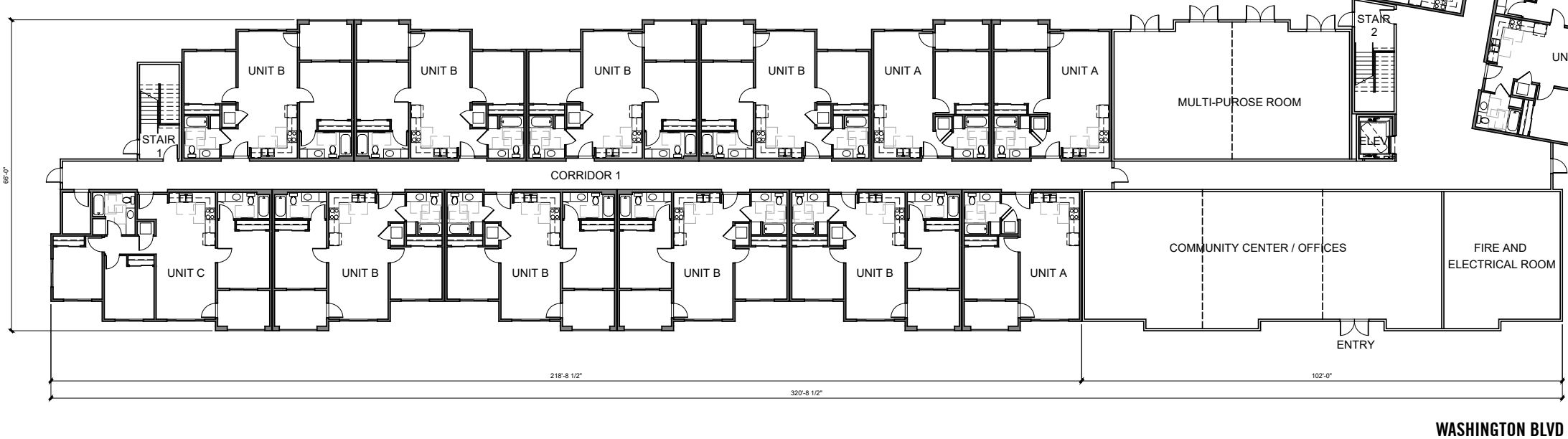


BUILDING FLOOR PLAN

1ST FLOOR

- 72 TOTAL UNITS PLANNED
- COMMUNITY CENTER + MPR
- DIVERSE UNIT MIX
- 1BR/1BA (27 UNITS)
- 2BR/2BA (39 UNITS)
- 3BR/2BA (6 UNITS)

*CONCEPTUAL DESIGN READY

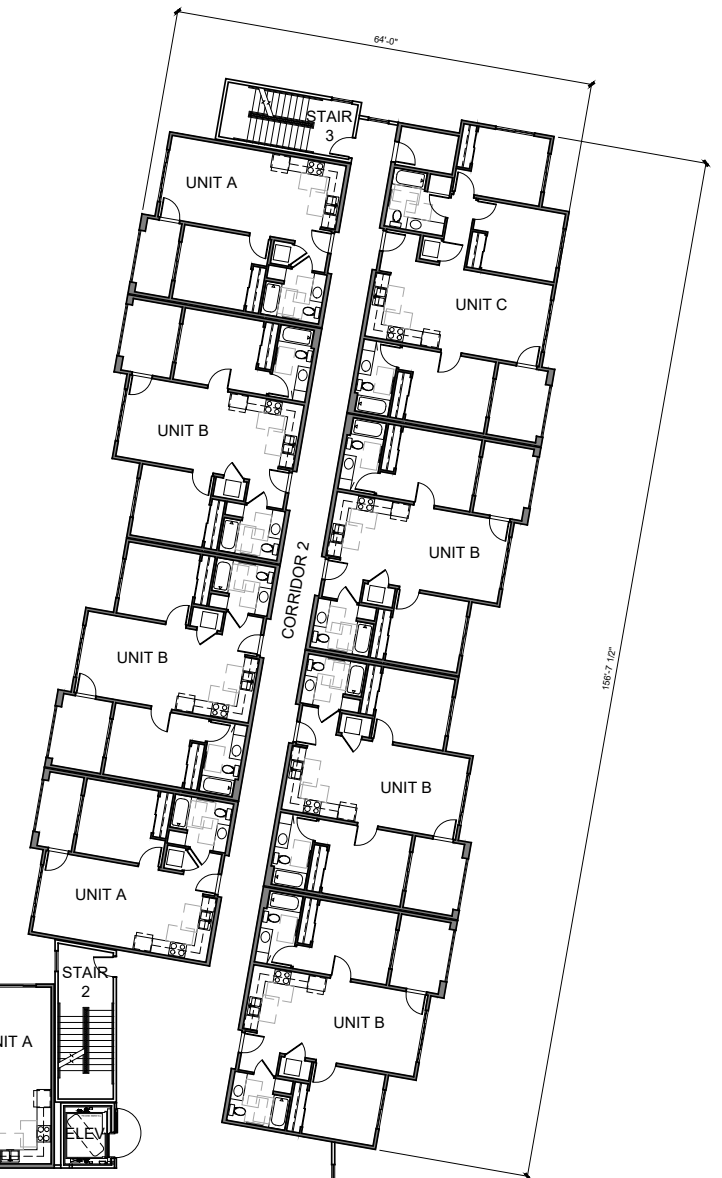
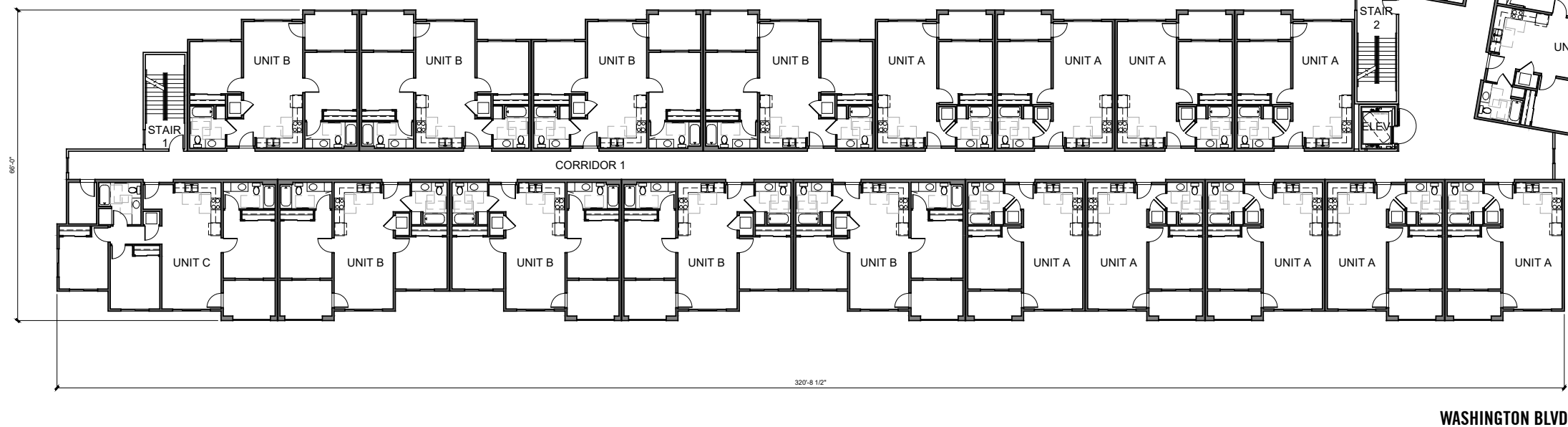


BUILDING FLOOR PLAN

2ND & 3RD FLOOR

-  72 TOTAL UNITS PLANNED
-  DIVERSE UNIT MIX
-  1BR/1BA (27 UNITS)
- 2BR/2BA (39 UNITS)
- 3BR/2BA (6 UNITS)

*CONCEPTUAL DESIGN READY



THE LOCATION



LOCATED IN ROSEVILLE, CA



> 163K GROWING POPULATION



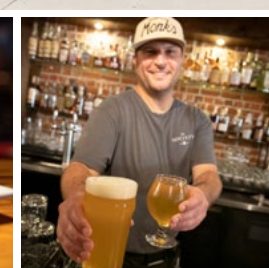
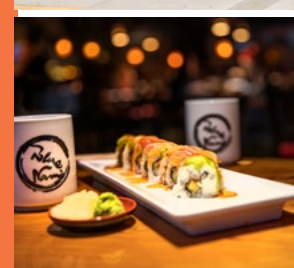
3% LOW VACANCY

Roseville, California is not a market that investors stumble upon. It is one they arrive at by design. Situated at the junction of Interstate 80 and State Route 65 in the heart of Placer County, Roseville has emerged as one of the most economically dynamic municipalities in Northern California. Since 2000, the city's population has more than doubled from roughly 83,000 to over 163,000 residents, making it the

largest city in Placer County and a genuine regional employment center in its own right.

This is not simply suburban sprawl. Roseville has diversified its economy across healthcare, technology, retail, logistics, and government services. Sutter Health is expanding its Roseville campus with a new 85,000-square-foot, four-story medical office building and a \$10 million advanced operating room, investments

that anchor high-wage employment in the trade area. Adventist Health, another major regional employer, is returning hundreds of workers to its Roseville headquarters. These institutional anchors drive renter demand from medical professionals, administrators, and service workers who increasingly seek walkable urban living options, exactly what a Lincoln Street mixed-use project delivers.



SACRAMENTO DATA BITES

Urban Sacramento is the perfect blend of carefully curated local and national retail embedded in a landscape of unique older buildings, mature trees, and a burgeoning mural scene. Business owners, residents, and investors near and far have flocked to the center of Sacramento's art, music, and cultural scene to cash in on this fruitful submarket. In July 2020, Sacramento was the most popular migration destination in the U.S, with more than half of home searches coming from buyers outside of the area (Redfin). In 2023 Forbes named Sacramento the best place to live in California. Attracted by the affordability of real estate, lower cost of living and booming Downtown, many have found that Sacramento is an ideal location to achieve a turnkey live-work-play lifestyle.

SACRAMENTO'S CITY RANKINGS:

- #1 Best Place to Live in CA
- #1 Happiest Workers in Midsized City
- #3 Best Foodie City in America
- #4 Best Cities for Nerds
- #5 U.S. Cities with Fastest Growth in Tech Jobs
- #5 Bike-friendly Cities
- #6 Nation's Greatest Cities for Food Lovers
- #7 Most Healthiest City in the U.S.
- #7 Best Place to Raise Active Children
- #9 City with Best Connectivity in U.S.
- #9 City for Happiest Young Professionals
- #10 Best City for Women in the Workforce
- #10 Most Hipster City in America
- #10 Best Cities for Coffee Snobs
- #16 Best Cities for Millennials

The Sac Bee 2025

POPULATION GREATER SACRAMENTO REGION

2,623,204

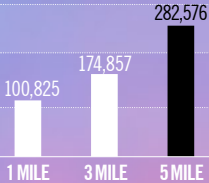
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

PERCENTAGE OF POPULATION WITH A DEGREE OR SOME COLLEGE:

68%

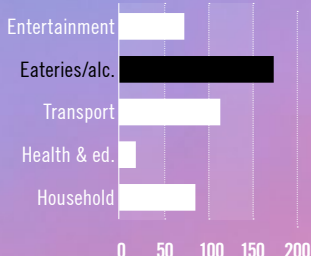
GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE STATE CAPITOL:



Costar 2023 - 1500 Capitol Ave

ANNUAL CONSUMER SPENDING WITHIN ONE MILE OF THE STATE CAPITOL:



*Numbers in millions - Costar 2023 - 1500 Capitol Ave

COST OF LIVING INDEX - \$100,000 BASE SALARY MOVE TO SACRAMENTO FROM SAN FRANCISCO

Grocery will cost:	18.68% less
Housing will cost:	52.93% less
Utilities will cost:	17.94% less
Transportation will cost:	9.30% less
Healthcare will cost:	12.58% less

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO LARGEST JOB COUNTS BY OCCUPATION:

Office & Administrative Support	14.20%	115,931
Sales	10.91%	89,063
Executive, Managers & Admin	10.58%	86,391
Food Preparation, Serving	6.12%	49,978
Business and Financial Operations	5.94%	48,500

GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

SACRAMENTO OWNERS VS. RENTERS



GSEC 2023
Applied Geographic Solutions & GIS Planning 2022

MIDTOWN FARMERS MARKET

- #1 California's top farmers market
- #3 Best farmers market in the country

America's Farmer's Market Celebration by American Farmland Trust
2024 and 2025

WALK
SCORE:
98
Walker's
Paradise

BIKE
SCORE:
62
Biker's
Paradise

TRANSIT
SCORE:
96
Good
Transit
walkscore.com



TURTON
COMMERCIAL REAL ESTATE