



Lincoln St Townhouses

845 Lincoln St, Roseville, CA 95678



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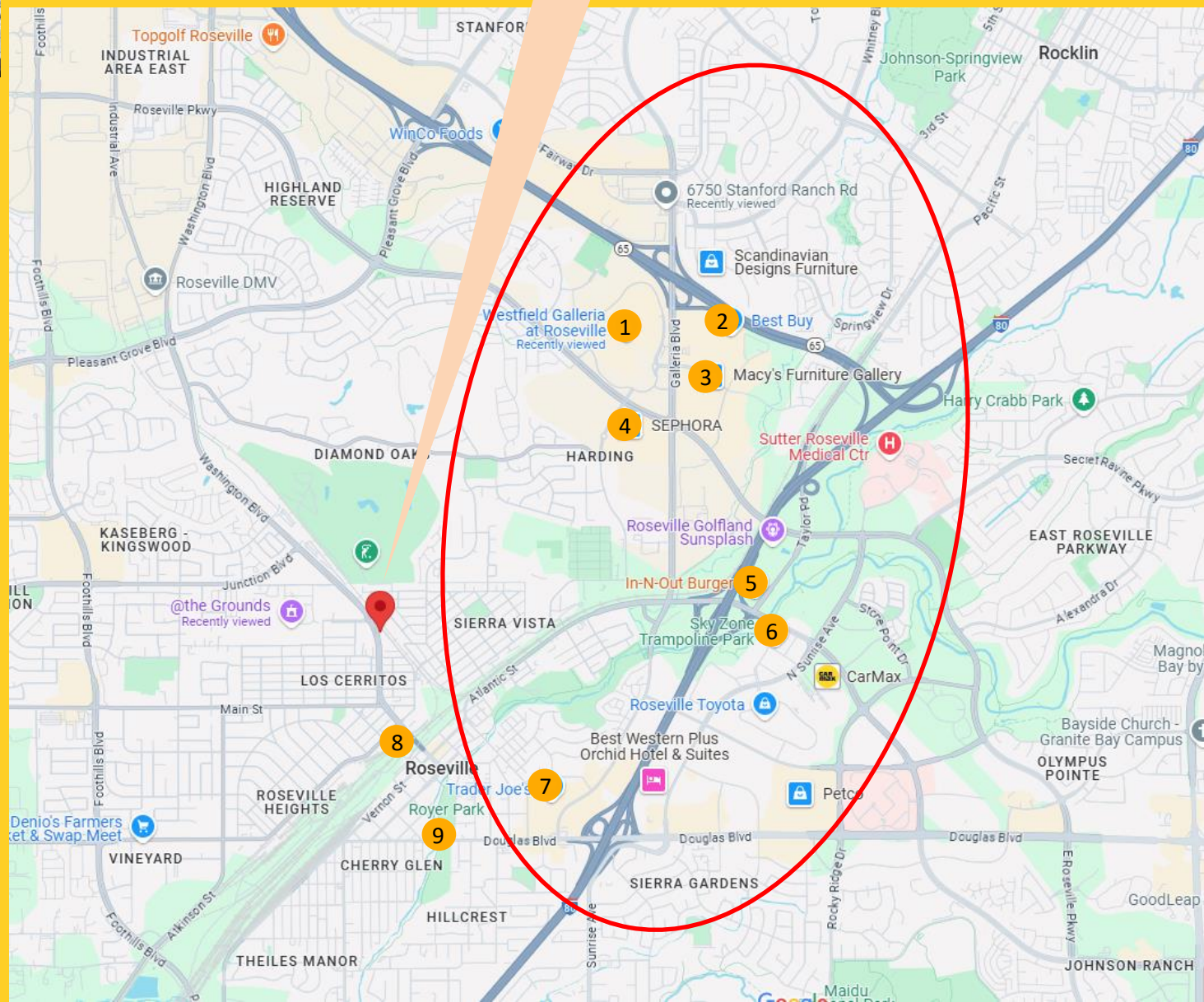
EXECUTIVE SUMMARY

- > Centrally located in the Historic District of Downtown Roseville
- > Close proximity to an abundance of nightlife, amenities, schools, transit and employment opportunities
- > One of the few remaining undeveloped areas in Downtown Roseville
- > Located within the Downtown Specific Plan, which allows for a variety of uses
- > Identified by the City of Roseville as a “Catalyst Site”
- > Ample time provided by Seller to secure necessary entitlements and financing

• Assessor's Parcel Number	011-063-002-000
• Project Address	845 Lincoln St, Roseville, CA 95678
• Proposed Use	Mixed Use
• Gross Site Area	2 Acre
• Proposed Site Coverage	1- 40200 sft Condo & Townhouses Buildings
Private Circulation	2- 14000 sft Landscape area
Landscape/Hardscape	3- Roads Aprox 18500 sft
	4- Hardscape
• Proposed F.A.R.	2
• Proposed Density	16 units per acre
• Proposed Unit Mix	32
• Proposed Height	3-Storey Building
• Proposed Parking	60 Car Parkings
• Proposed Common Open Space	9000 sft

PROJECT SITE

845 Lincoln St, Roseville, CA 95678



1. Westfield Galleria



4. Sephora



7. Trader Joe's



8. Roseville Station



9. Royer Park



2. Best Buy



3. Macy's Furniture Gallery



5. In-N-Out Burger



6. Sky Zone Trampoline Park



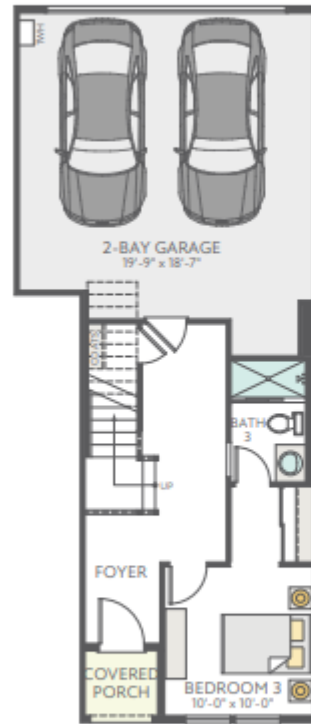
Site Plan



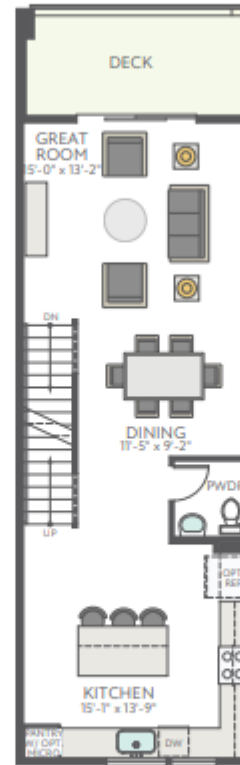
Floor Plan: Townhouse1

1,774 sq Ft

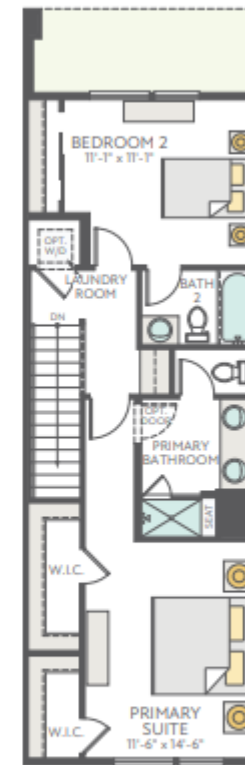
3 BEDROOMs | 3.5 Baths



FIRST FLOOR



SECOND FLOOR

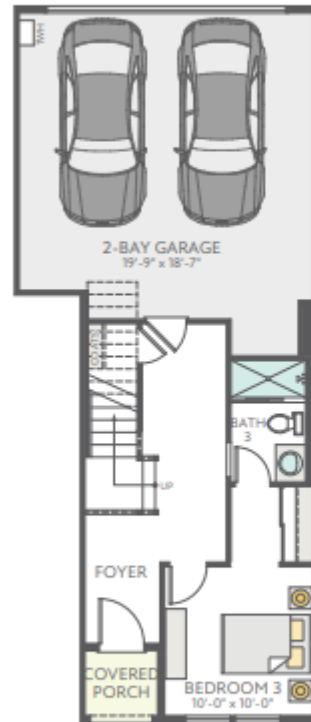


THIRD FLOOR

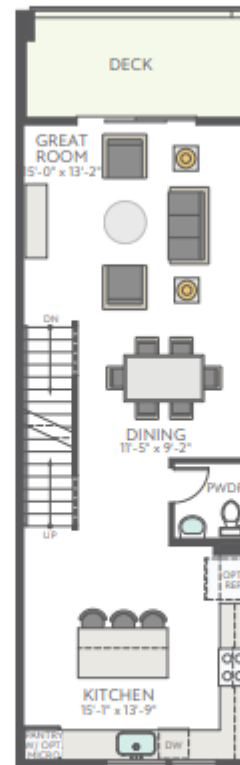
Floor Plan: Townhouse2

1,291 sq Ft

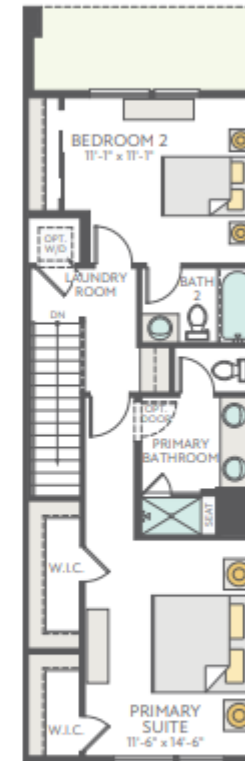
2 BEDROOMs | 2.5 Baths



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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