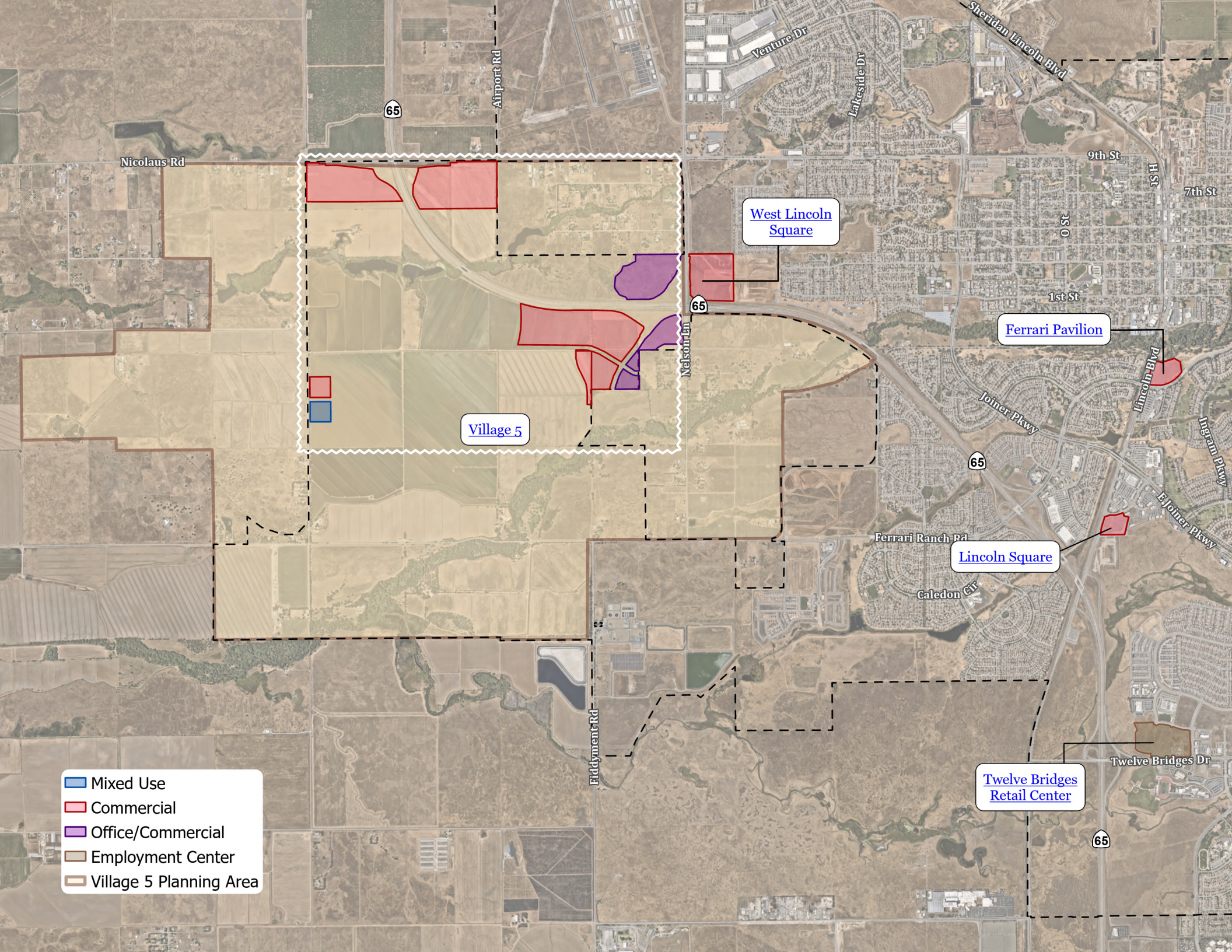

Nicolaus Rd
Airport Rd
65
Venture Dr
Lakeside Dr
Sheridan Lincoln Blvd
9th St
H St
7th St
O St
1st St
West Lincoln Square
Ferrari Pavilion
Nelson Ln
Village 5
Joiner Pkwy
Lincoln Blvd
Ingram Pkwy
E Joiner Pkwy
Ferrari Ranch Rd
Lincoln Square
Caledon Cir
Fiddyment Rd
Twelve Bridges Dr
Twelve Bridges Retail Center
Mixed Use
Commercial
Office/Commercial
Employment Center
Village 5 Planning Area



Come to

FERRARI PAVILION

HIGHLIGHTS

- **Size:** Approximately 70,000 SF of commercial space over approximately 11.5-acres.
- **Location:** northeast corner of Lincoln Blvd. and Ferrari Ranch Rd.
- **Planned tenants:** grocery, coffee shop, car wash, gas station, restaurants , and more.

ABOUT LINCOLN

57,642
Population

$118,204
Median Household Income

23,118
Total Dwellings

21,071
Total Households

Data updated June 2026

PROPERTY EVALUATION TOOL

Property Contact
Ariel Fox
Right Site Retail
916.473.8805
afox@rightsite.com



Come to

TWELVE BRIDGES RETAIL CENTER

HIGHLIGHTS

- **Size:** Approx. 214,000 SF commercial and retail space over roughly 30-acres.
- **Location:** northwest corner of Twelve Bridges Dr. and Colonnade Dr.
- 907 residential units under construction in the Twelve Bridges area.
- Proximity to a high school and the public library.

ABOUT LINCOLN

57,642
Population

$118,204
Median Household Income

23,118
Total Dwellings

21,071
Total Households

Data updated June 2026

PROPERTY EVALUATION TOOL

Property Contact
Kelly Rule
Pappas Investments
314.954.7735
krule@pappasinvestments.com



Come to

WEST LINCOLN SQUARE

HIGHLIGHTS

- **Size:** ~245,000 SF across a 39-acre shopping center.
- **Location:** northeast corner of Nelson Rd. and Highway 65, a primary thoroughfare.
- **Planned features:** Restaurants, medical offices, automotive services, two gas stations, a car wash, and quick-service drive-thrus.

ABOUT LINCOLN

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Median Household Income

23,118
Total Dwellings

21,071
Total Households

Data updated June 2026

PROPERTY EVALUATION TOOL

Property Contact
Heath Kastner
CBRE
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heath.kastner@cbre.com



Come To

LINCOLN SQUARE

HIGHLIGHTS

- **Size:** ~9 acres
- **Location:** southeast corner of Lincoln Blvd. and Sterling Pkwy.
- QSR drive-thru and pads for lease.
- First major commercial center leading into downtown with immediate access to Highway 65.

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Data updated June 2026

PROPERTY EVALUATION TOOL

Property Contact
Stock Five Development
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stockfive@eliteteamoffices.com



Come to

VILLAGE 5

HIGHLIGHTS

- **Size and location:** 2,700 acres for a master planned community long Hwy 65.
- 5,000+ residential units planned along with a proposed 70-acre regional sports complex.
- Part of Lincoln's "Commercial Corridor," a significant retail development.

ABOUT LINCOLN

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Total Households

Data updated June 2026

PROPERTY EVALUATION TOOL

Property Contact

City of Lincoln
916.434.2483

Richland Communities
916.625.6410