

LINCOLN CENTER
150 LINCOLN BLVD
LINCOLN, CA
FOR LEASE
968 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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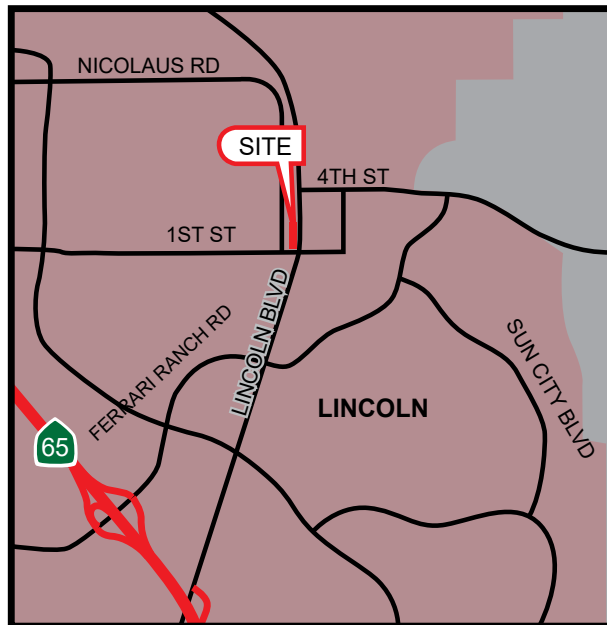
ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Center has been completely remodeled
- Excellent visibility on Lincoln Blvd
- Pylon and building signage available
- Easy access to Hwy 65

PROPERTY DETAILS:

Located near the heart of downtown Lincoln. This remodeled retail property is surrounded by many national tenants such as Walmart Neighborhood Market, McDonald's, Burger King, Chevron and Shell.



LEASE RATES:

Suite 106 968 SF \$2,023.00 (\$2.09 PSF, NNN)

NNN costs are approximately \$0.44 PSF.

DEMOGRAPHICS:

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|---------------|---------------|---------------|
| 2023 Total Population (est): | 13,123 | 46,825 | 76,537 |
| 2023 Average HH Income: | \$85,880 | \$103,454 | \$121,533 |
| Traffic Count @ Lincoln Blvd: | 22,720 | | |

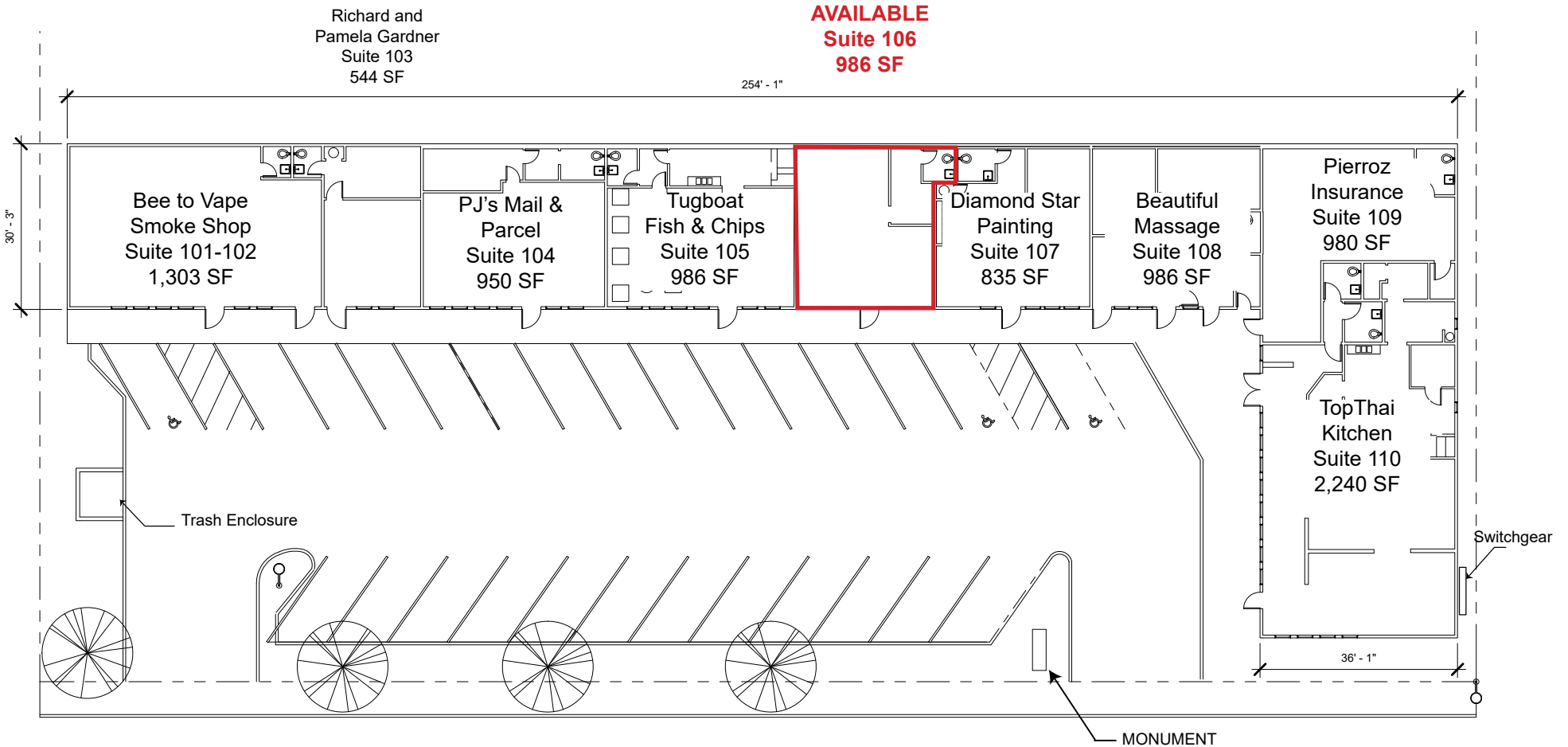
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SITE PLAN



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