

TOWER MARKET CENTER
2270 - 2290 NICOLAUS RD
LINCOLN, CA

FOR LEASE
**3,151 SF - 3,225 SF RETAIL/
RESTAURANT SUITES**

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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FEATURES:

- Suite 104 is fully built out as a residential Real Estate office, including built-in cubes and other tenant improvements that are excellent condition
- Turn-key restaurant suite with FF&E available
- Located on a commuter route to Hwy 65
- Surrounded by dense residential neighborhoods
- 0.40 acre pad with a majority of site improvements complete available

PROPERTY DETAILS:

This property is located in the growing city of Lincoln, CA on Nicolaus Rd, which is a thoroughfare that connects both Hwy 65 to the entrance of Lincoln Airport.

Adjacent to Horizon Charter School. This center is surrounded by residential subdivisions and is within close proximity to Lincoln High School. New tenant, Brother’s Tap House recently opened!

LEASE RATES:

2270 Nicolaus Rd Suite 107-108	3,225 SF	Lease rate upon request.
2290 Nicolaus Rd Suite 104	3,151 SF	\$4,380.00 (\$1.39 PSF, NNN)

NNN costs are approximately \$0.45 PSF.

DEMOGRAPHICS:

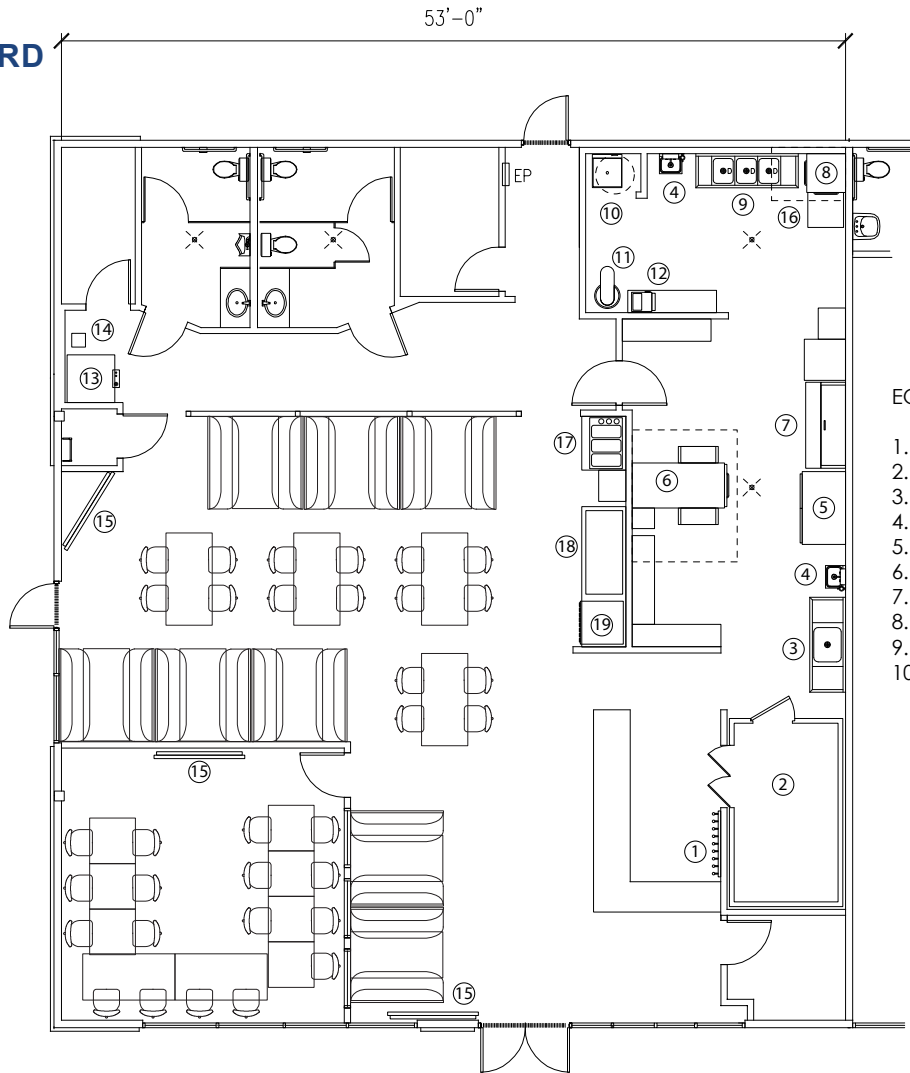
	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	12,133	37,852	56,049
2023 Average HH Income:	\$104,436	\$107,017	\$107,614
Traffic Count @ Nicolaus Rd:	14,650		



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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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**2270 NICOLAUS RD
 FLOOR PLAN**



EQUIPMENT LIST:

- | | |
|---------------------------|---------------------------|
| 1. BEER TAPS | 11. HOBART MIXER |
| 2. WALK-IN COOLER | 12. SOMERSET DOUGH ROLLER |
| 3. SINGLE BASIN SINK | 13. TOY TAXI CLAW MACHINE |
| 4. HAND SINK | 14. CHANGE MACHINE |
| 5. TRUE FREEZER | 15. FLAT-SCREEN TV |
| 6. LINCOLN PIZZA OVEN | 16. CAPTIVE-AIRE HOOD |
| 7. CHILLED PREP CABINET | 17. SALAD BAR |
| 8. DISH WASHER | 18. PIZZA BUFFET COUNTER |
| 9. 3-BASIN SINK | 19. SODA/ICE DISPENSER |
| 10. WATER HEATER/MOP SINK | |

**AVAILABLE
 SUITE 107-108
 3,225 SF**

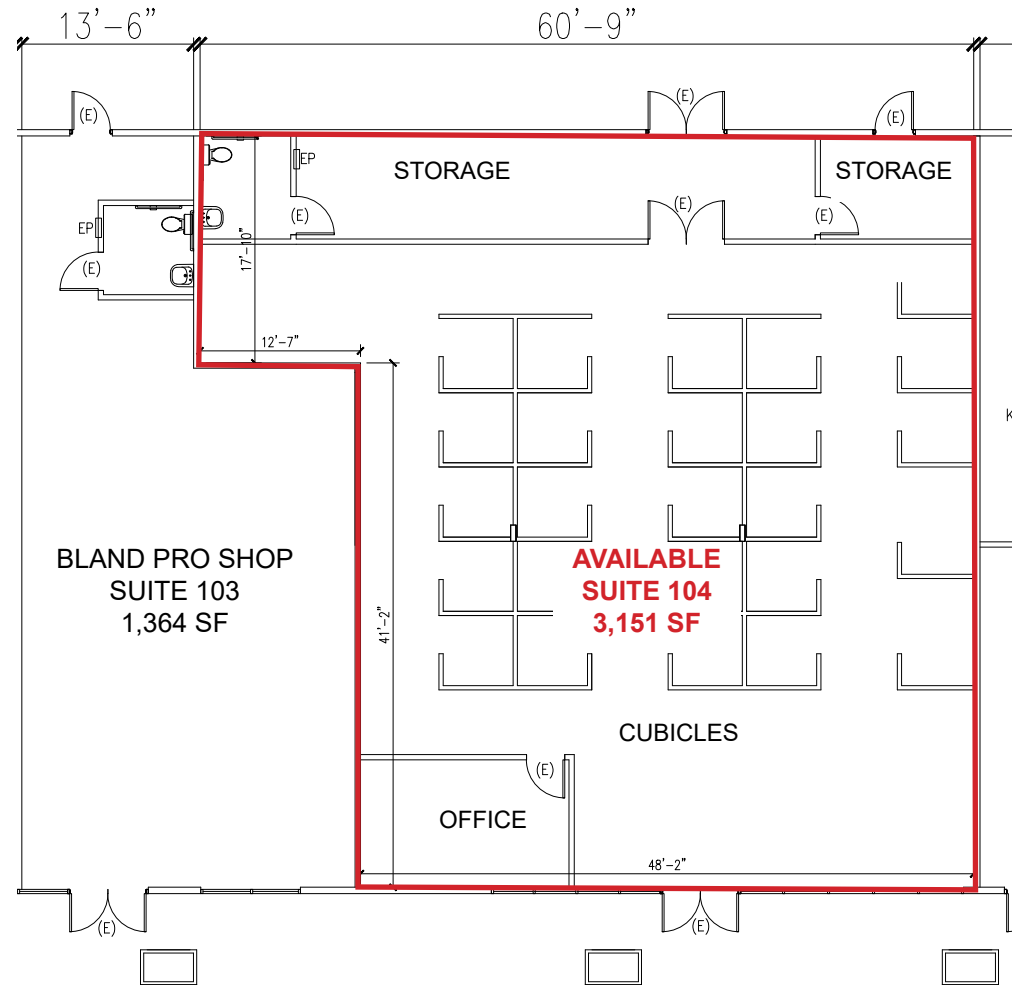
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

2290 NICOLAUS RD
FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
104	3,151	\$1.39 PSF, NNN	\$4,380.00
NNN costs are approximately \$0.45 PSF.			

[VIEW VIRTUAL TOUR](#)

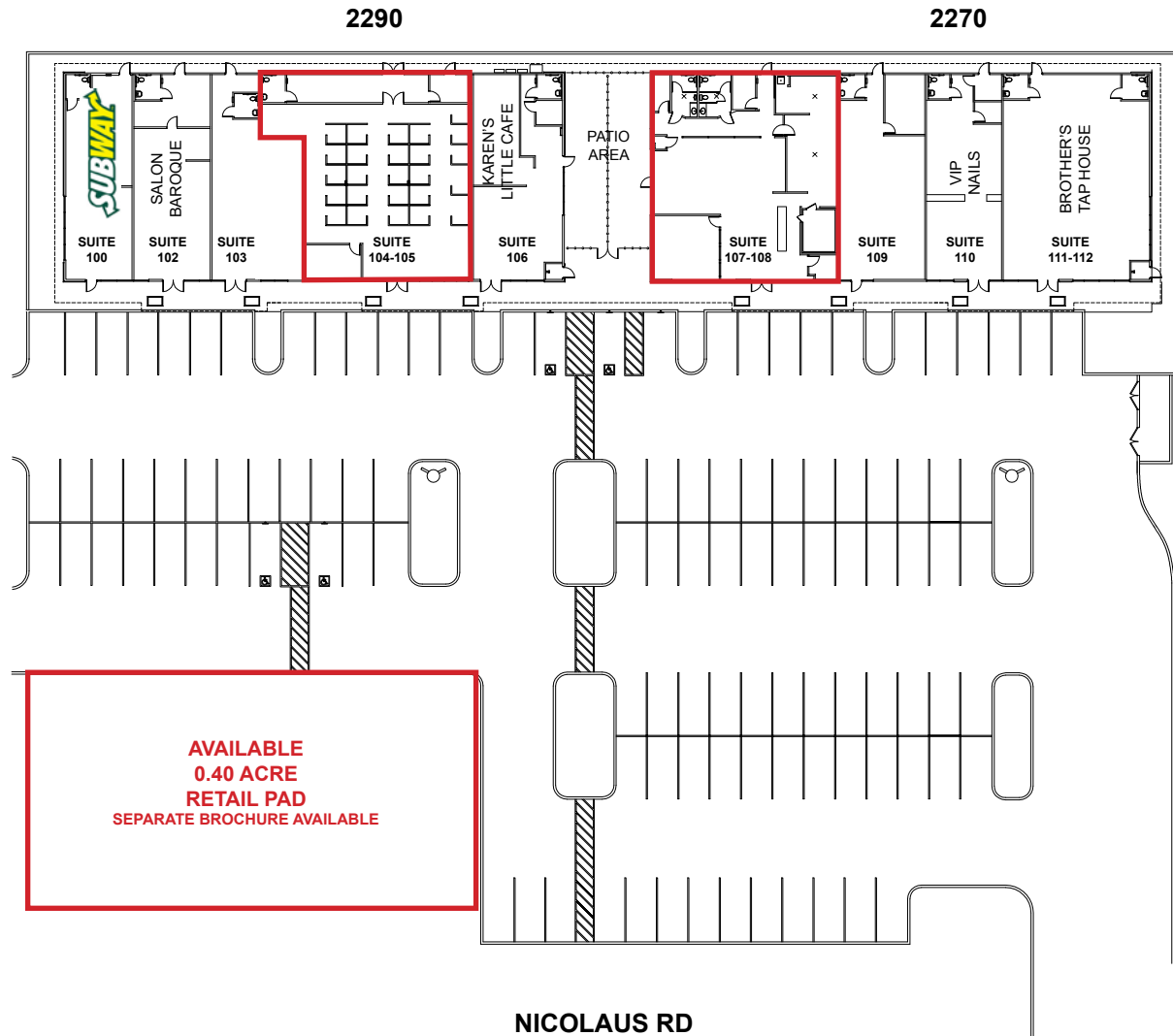
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SITE PLAN

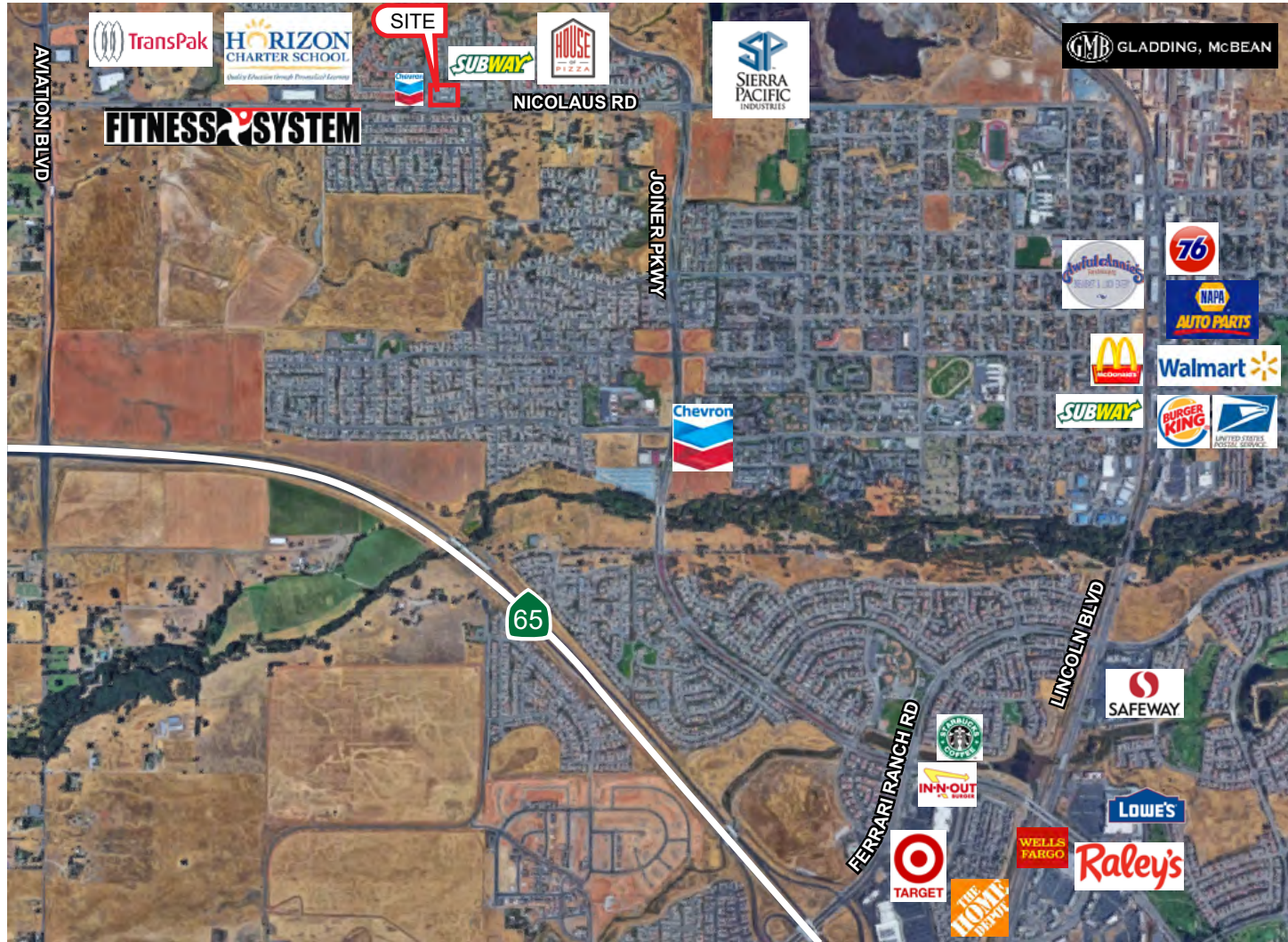


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