

**TOWER MARKET CENTER**  
**2270 NICOLAUS RD**  
**LINCOLN, CA**

**FOR LEASE**  
**3,225 SF TURN-KEY RESTAURANT**  
**WITH PATIO**

**ETHAN CONRAD**  
PROPERTIES INC.



**REMODEL COMPLETE**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

**FEATURES:**

- Turn-key pizza restaurant with huge amount of FF&E as shown on page 3
- 750 SF fenced, covered and lighted patio
- Located on a commuter route to Hwy 65
- Surrounded by dense residential neighborhoods
- New tenant, Brother's Tap House recently opened!

**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.

**LEASE RATE:**

2270 Nicolaus Rd  
Suite 107-108      3,225 SF      Lease rate available upon request.

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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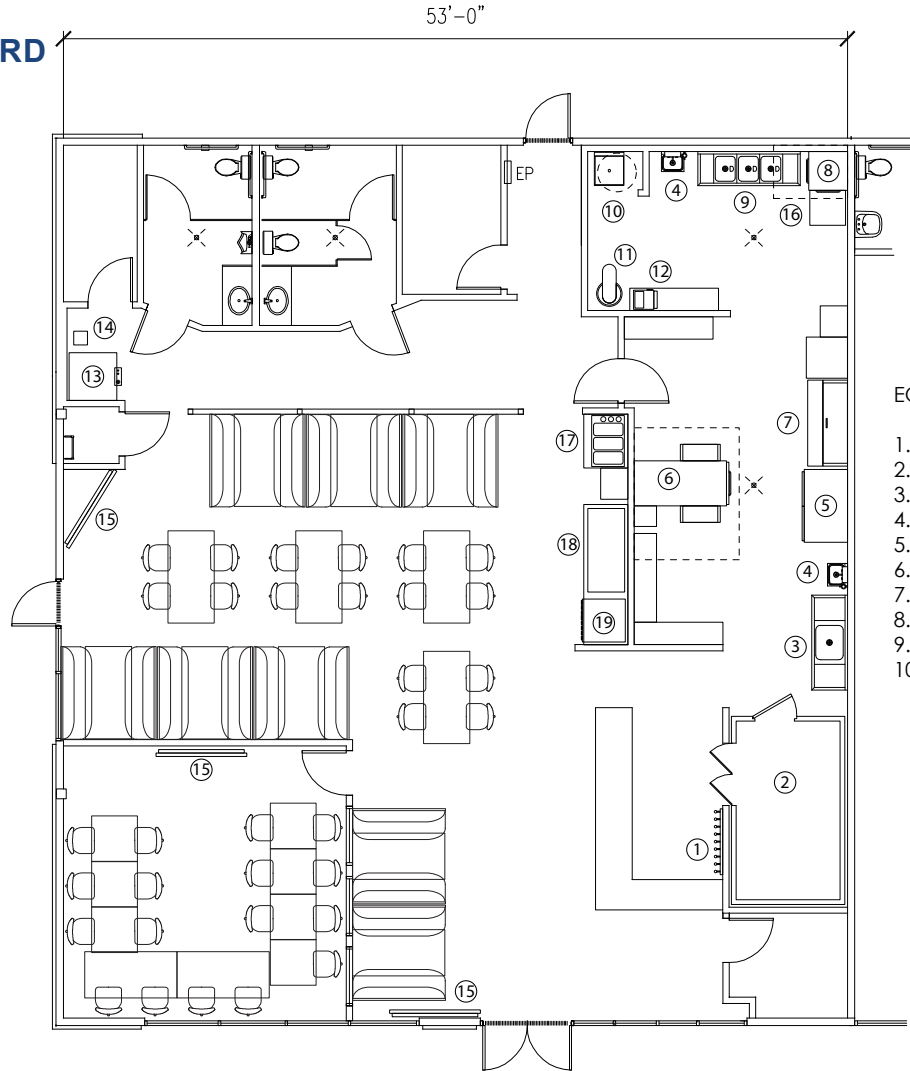
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

[www.ethanconradprop.com](http://www.ethanconradprop.com)

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**2290 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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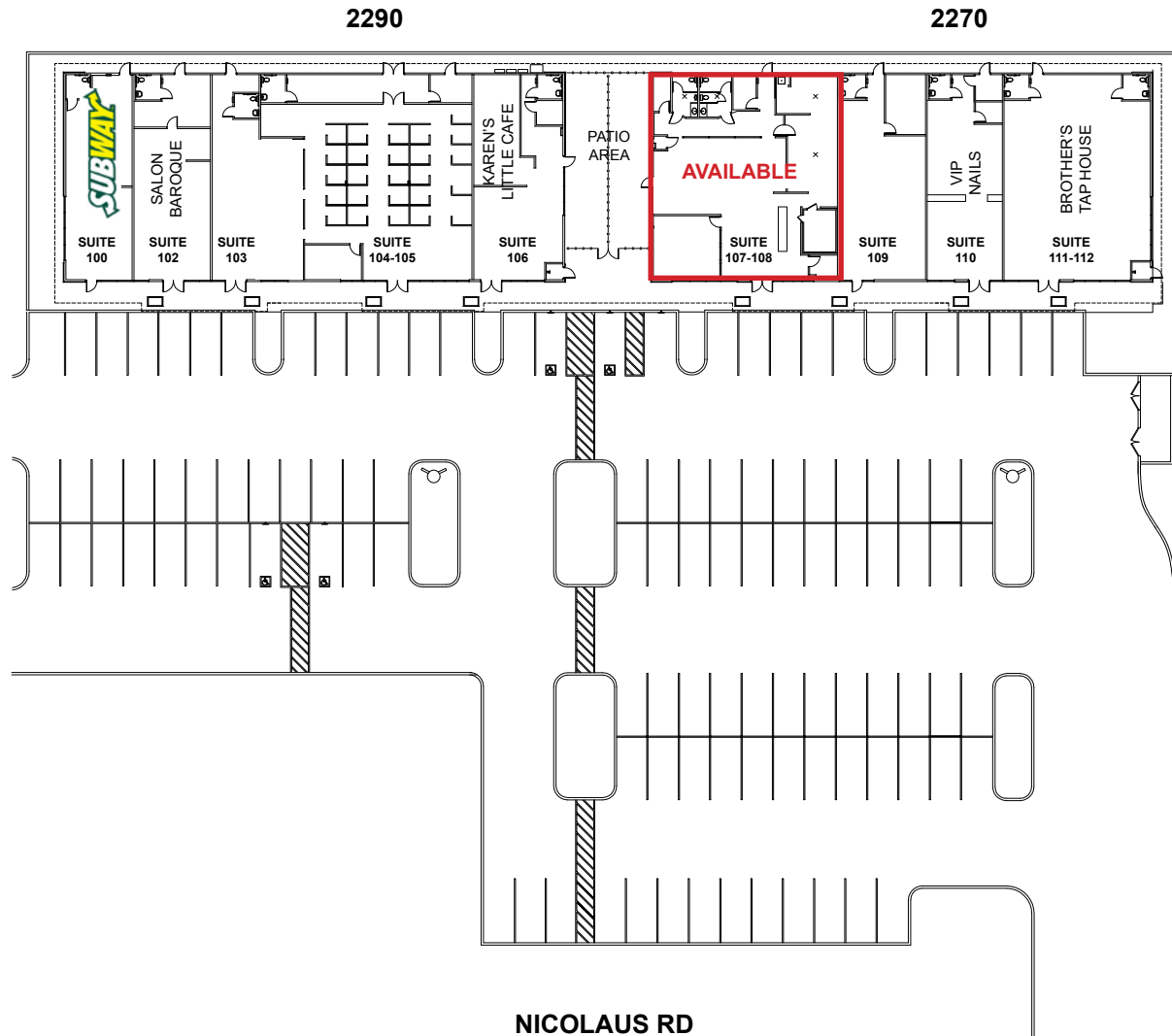
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**SITE PLAN**



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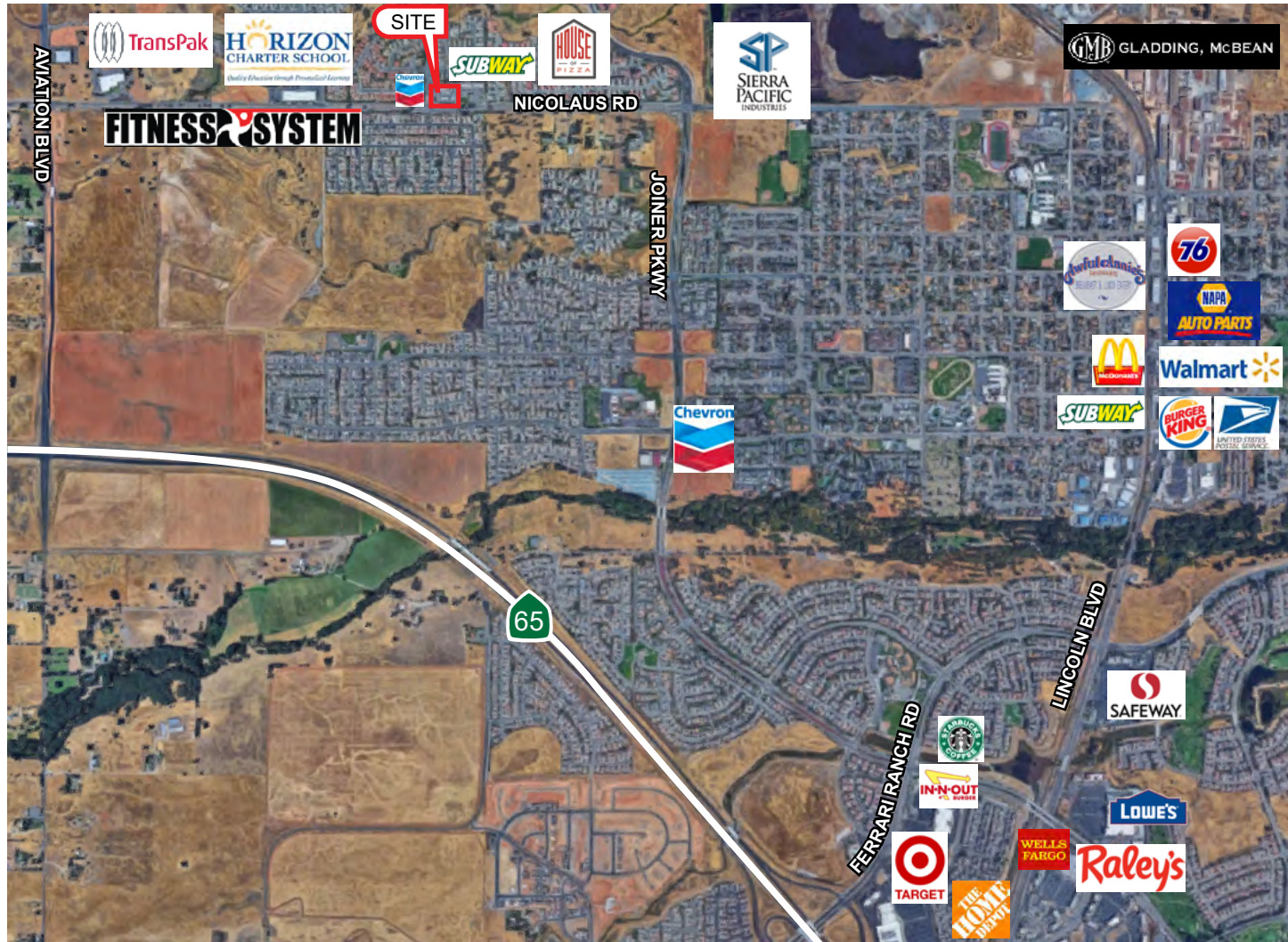
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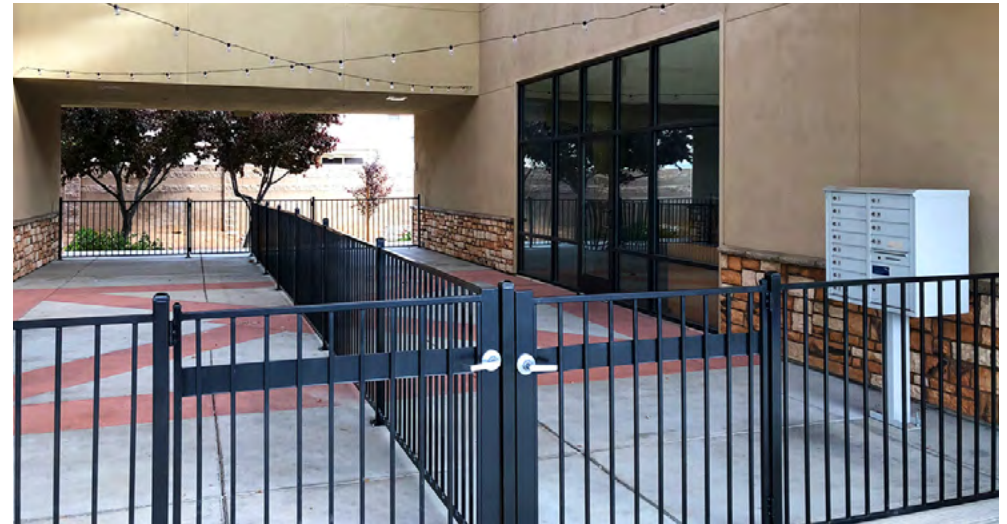
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