



Lincoln Commercial Center

2270-2290 Nicolaus Rd., Lincoln, CA

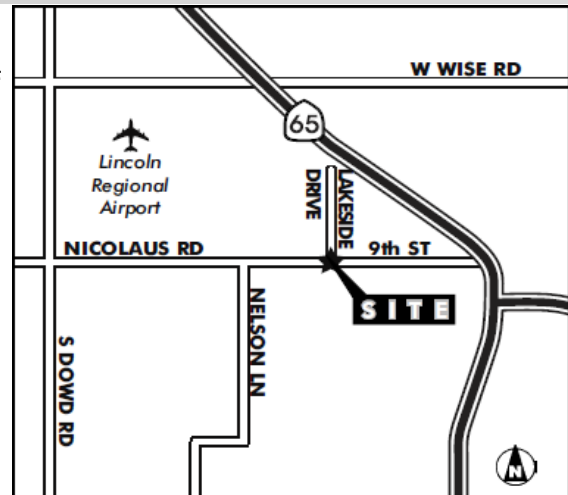


Two units totaling ±4,615 Square Feet

We are pleased to offer the following space:

The Lincoln Commercial Center is located on Nicolaus Road, just one mile off of Highway 65 in Lincoln, California. This +/-17,280 SF neighborhood commercial center serves thousands of residents in Lincoln's affluent communities.

- ⇒ Monument signage available on Nicolaus Road
- ⇒ Near the Lincoln Regional Airport and Business Park
- ⇒ Vanilla shell units ready for T.I.'s
- ⇒ Located near affluent neighborhoods
- ⇒ Can accommodate retail or office uses
- ⇒ Aggressive lease rates, call for pricing



DEMOGRAPHICS:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	14,642	35,849	40,803
Income	\$70,923	\$67,931	\$73,139

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The information contained herein has been carefully checked and to the best of our knowledge is correct but we assume no liability for representations as to values or for errors or omissions in this statement. Client should carefully verify the above items of income and expenses and all other information contained herein.

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Suite #	Total SF	Rent	Comments
103	950	\$1.25/NNN	Available Immediately. Can be combined with #104
104	3,665	\$1.00/NNN	Available Immediately. T.I.'s available. Can be combined with #103

