

TOWER MARKET CENTER
2270-2290 NICOLAUS RD
LINCOLN, CA
FOR LEASE
3,675 SF RETAIL/OFFICE SUITE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



NOW REMODELED

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.
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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 in excellent condition
- 0.40 acre pad with majority of site improvements completed
- Located on a commuter route to Hwy 65
- Surrounded by dense residential neighborhoods
- New tenant Via Roma restaurant recently opened!

PROPERTY DETAILS:

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

Adjacent to Horizon Charter School. Horizon has 1,340 students enrolled (2016). This center is surrounded by residential subdivisions and is within very close proximity to Lincoln High School.

LEASE RATE:

2290 Nicolaus Suite 104 - 3,675 SF: \$5,108.00, NNN (\$1.39 PSF)

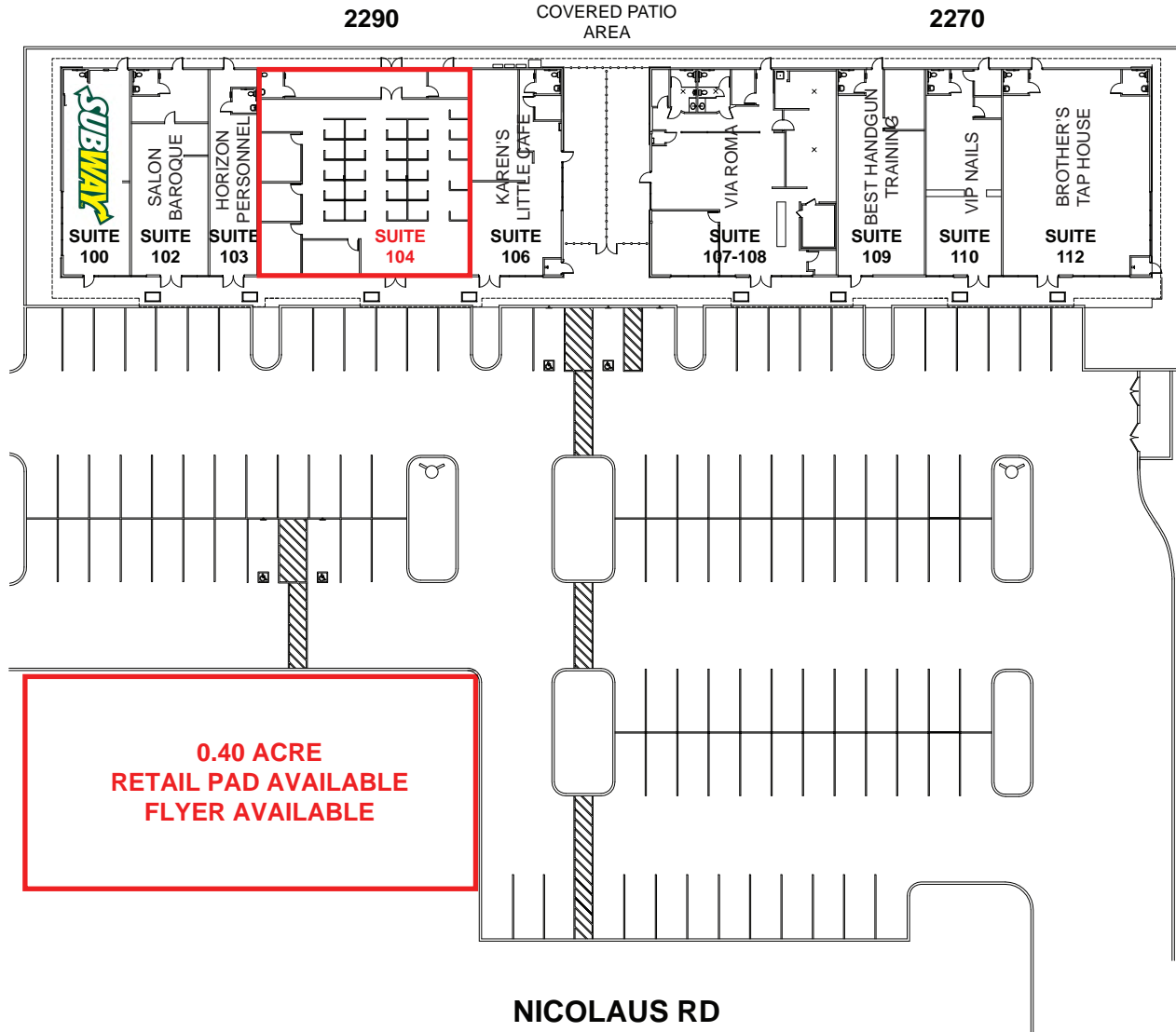
NNN costs are approximately \$0.45 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2018 Total Population (est):	10,667	34,015	51,235
2018 Average HH Income:	\$91,770	\$91,318	\$96,465
Daily Traffic Count: Nicolaus Rd & Joiner Pkwy:	14,650		



SITE PLAN

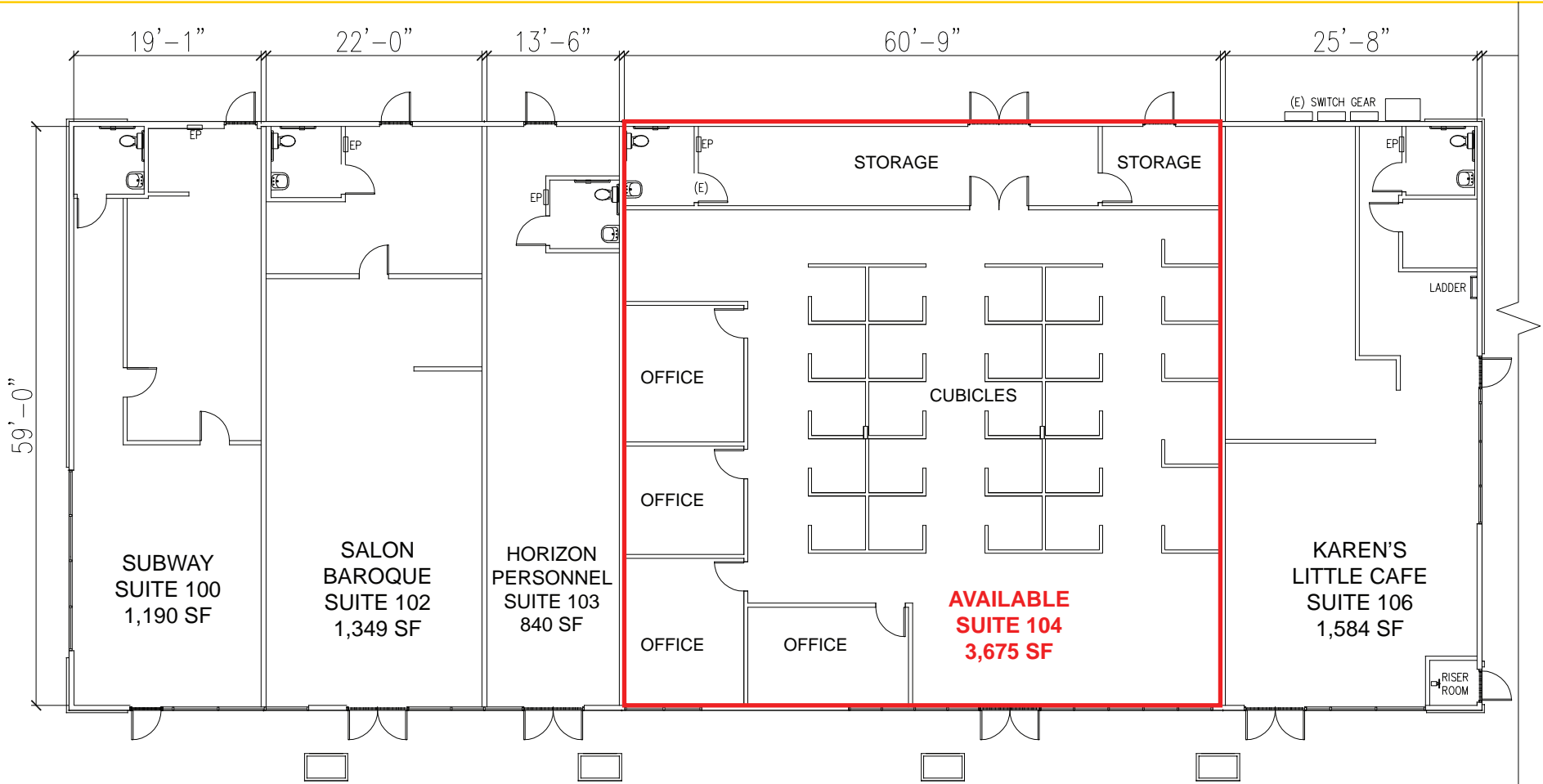


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2290 NICOLAUS RD

Suite	SF	Lease Rates	Monthly Rent
104	3,675	\$1.39 PSF	\$5,108.00

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