

Mixed Use Retail / Office

167 Lincoln Blvd , Lincoln CA 95648

Motivated Lease Rates In Lincoln CA

149

Lu Ann Henderson
Senior Vice President
(916) 798-8559
Lic: DRE# 01912126
Luann@GQNorth.com

HendersonCRE Virtual Tour
(310) 367-8933
Luann@GQNorth.com

GQNorth
real estate

THE SPACE

Location	167 Lincoln Blvd, Lincoln , CA, 95648
Cross Street	Downtown Lincoln
Traffic Count	25,000 Daily
Square Feet	1,500 sf
Annual Rent PSF	\$1.00
Lease Type	NNN

Notes 5 Private Built Out Rooms ? 4 Equipped with Plumbing

HIGHLIGHTS

- Front Street View Bottom Retail Unit
- Front Unique Signage
- 5 Private Built Out Rooms 4 Equipped With Plumbing
- Perfect For Beauty Salon, Doctor Office, Massage Spa, Many Different Uses
- Heart Of Downtown Lincoln
- Traffic Count Of 25,000 Daily
- Many Shops and Restaurants Within Walking Distance
- Fantastic Corner Retail Visibility
- 1,549 SF Available Last Unit Left Suite 102
- Two ADA Restrooms
- \$1.00 PSF NNN



POPULATION

1 MILE	3 MILE	5 MILE
11,307	43,269	68,650



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$74,510	\$92,303	\$107,311



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
3,977	16,428	24,599

PROPERTY FEATURES

GLA (SF)	5,523
ZONING TYPE	Mixed Use
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1



Downtown Lincoln

- Right in the heart of Downtown Lincoln.
One suite available with 5 Private Built Out Rooms ? 4 Equipped with Plumbing ? Perfect for Beauty Salon, Doctor Office, Massage Spa, Many Different Uses.

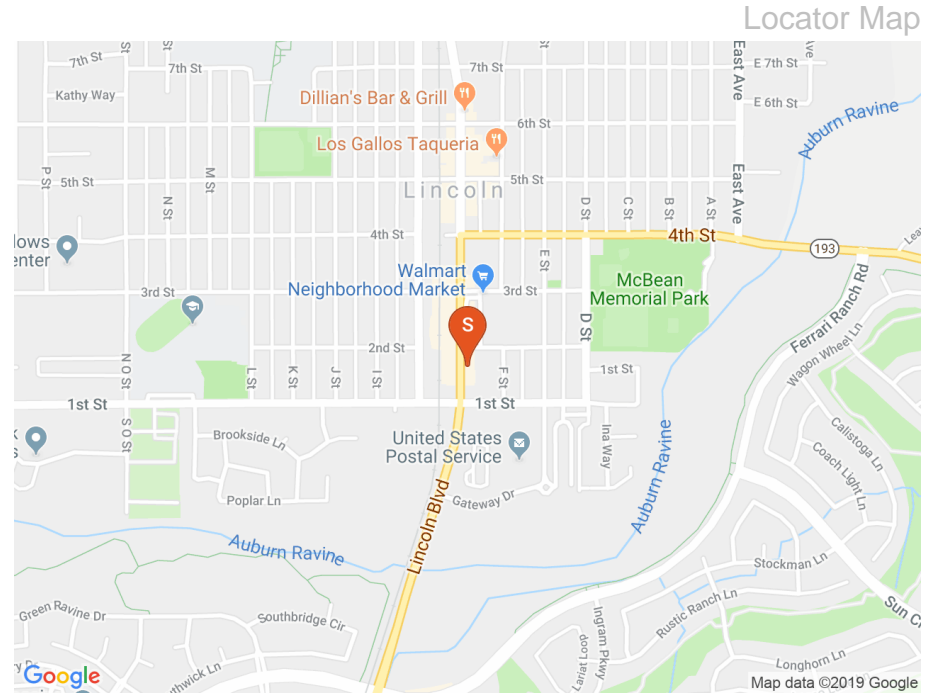
? Many Shops and Restaurants Within Walking Distance ?
Fantastic Corner Retail Visibility ? Two ADA Restrooms ? ?
ZONING TYPE Mixed Use ? NUMBER OF STORIES 2

YouTube

- Please see a virtual tour of this property on my YouTube Channel HendersonCRE Lu Ann Henderson 916-798-8559

Move in Incentives!

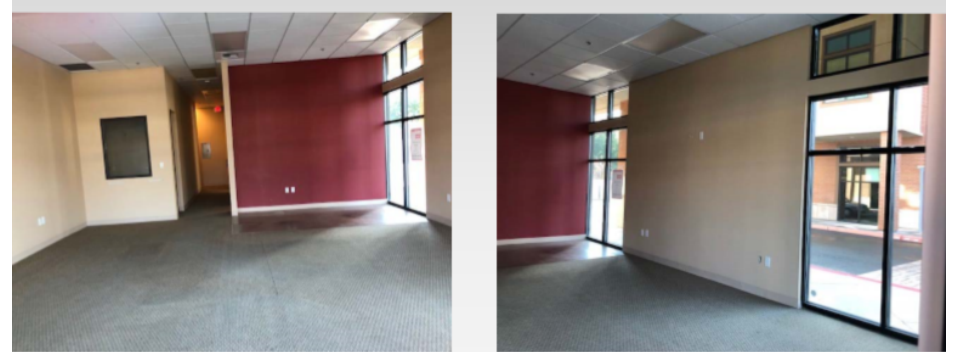
- We can help customize a leasing plan for you to get started and enjoy a successful business. Call for details or schedule an appointment. Lu Ann Henderson 916-798-8559



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,338	12,379	18,845
2010 Population	10,790	38,330	57,154
2019 Population	11,307	43,269	68,650
2024 Population	11,706	46,340	74,931
2019 African American	173	764	1,322
2019 American Indian	171	418	548
2019 Asian	499	3,060	6,112
2019 Hispanic	4,049	8,836	11,889
2019 Other Race	2,111	3,734	4,368
2019 White	7,772	33,012	52,427
2019 Multiracial	550	2,151	3,709
2019-2024: Population: Growth Rate	3.50 %	6.90 %	8.85 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	446	1,187	1,521
\$15,000-\$24,999	412	1,237	1,628
\$25,000-\$34,999	358	971	1,361
\$35,000-\$49,999	400	1,322	1,653
\$50,000-\$74,999	769	3,199	4,311
\$75,000-\$99,999	627	2,745	3,767
\$100,000-\$149,999	626	3,467	5,306
\$150,000-\$199,999	219	1,418	2,687
\$200,000 or greater	121	881	2,366
Median HH Income	\$59,677	\$76,998	\$85,274
Average HH Income	\$74,510	\$92,303	\$107,311

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,586	4,553	6,727
2010 Total Households	3,841	14,929	21,089
2019 Total Households	3,977	16,428	24,599
2024 Total Households	4,117	17,467	26,655
2019 Average Household Size	2.82	2.62	2.77
2000 Owner Occupied Housing	1,470	2,913	4,879
2000 Renter Occupied Housing	1,004	1,352	1,481
2019 Owner Occupied Housing	2,523	13,244	20,406
2019 Renter Occupied Housing	1,454	3,183	4,193
2019 Vacant Housing	235	612	1,162
2019 Total Housing	4,212	17,040	25,761
2024 Owner Occupied Housing	2,648	14,191	22,266
2024 Renter Occupied Housing	1,469	3,276	4,389
2024 Vacant Housing	245	650	1,300
2024 Total Housing	4,362	18,117	27,955
2019-2024: Households: Growth Rate	3.45 %	6.15 %	8.10 %



2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	755	2,313	3,811
2019 Population Age 35-39	784	2,855	4,765
2019 Population Age 40-44	653	2,616	4,544
2019 Population Age 45-49	573	2,242	4,167
2019 Population Age 50-54	546	1,922	3,556
2019 Population Age 55-59	583	2,055	3,530
2019 Population Age 60-64	656	2,743	4,125
2019 Population Age 65-69	681	3,538	4,698
2019 Population Age 70-74	613	3,404	4,266
2019 Population Age 75-79	392	2,273	2,835
2019 Population Age 80-84	229	1,248	1,554
2019 Population Age 85+	246	919	1,167
2019 Population Age 18+	8,430	33,016	51,085
2019 Median Age	37	43	40

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,025	\$76,039	\$80,585
Average Household Income 25-34	\$72,606	\$84,662	\$93,212
Median Household Income 35-44	\$77,391	\$102,089	\$110,768
Average Household Income 35-44	\$86,887	\$108,282	\$128,104
Median Household Income 45-54	\$66,478	\$96,363	\$113,492
Average Household Income 45-54	\$80,175	\$109,626	\$137,940
Median Household Income 55-64	\$60,959	\$78,229	\$86,671
Average Household Income 55-64	\$73,757	\$94,186	\$113,836
Median Household Income 65-74	\$62,634	\$74,579	\$76,065
Average Household Income 65-74	\$81,280	\$95,633	\$98,348
Average Household Income 75+	\$54,039	\$65,896	\$66,574

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	873	3,055	5,362
2024 Population Age 35-39	801	2,782	5,021
2024 Population Age 40-44	761	2,886	5,024
2024 Population Age 45-49	597	2,380	4,222
2024 Population Age 50-54	535	2,029	3,724
2024 Population Age 55-59	508	1,888	3,410
2024 Population Age 60-64	670	2,648	4,242
2024 Population Age 65-69	711	3,250	4,658
2024 Population Age 70-74	657	3,537	4,575
2024 Population Age 75-79	477	2,837	3,587
2024 Population Age 80-84	261	1,622	2,007
2024 Population Age 85+	252	1,095	1,379
2024 Population Age 18+	8,727	35,003	55,548
2024 Median Age	37	42	39

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,551	\$86,168	\$92,467
Average Household Income 25-34	\$84,724	\$98,706	\$109,385
Median Household Income 35-44	\$85,385	\$107,122	\$119,952
Average Household Income 35-44	\$99,195	\$122,514	\$145,922
Median Household Income 45-54	\$78,511	\$108,105	\$127,864
Average Household Income 45-54	\$95,606	\$127,242	\$158,296
Median Household Income 55-64	\$71,391	\$88,164	\$101,951
Average Household Income 55-64	\$87,560	\$112,108	\$137,290
Median Household Income 65-74	\$72,848	\$84,551	\$87,131
Average Household Income 65-74	\$94,518	\$111,849	\$116,447
Average Household Income 75+	\$65,987	\$82,062	\$82,537

Mixed Use Retail / Office

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GQ North Real Estate and it should not be made available to any other person or entity without the written consent of GQ North Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GQ North Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. GQ North Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GQ North Real Estate has not verified, and will not verify, any of the information contained herein, nor has GQ North Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Lu Ann Henderson

Senior Vice President
Lic: DRE# 01912126
(916) 798-8559
Luann@GQNorth.com



HendersonCRE Virtual Tour

(310) 367-8933
Luann@GQNorth.com

HENDERSONCRE.COM

