

FOR LEASE | 13360 LINCOLN WAY, AUBURN, CA



±4,200 SF 2ND GENERATION

FREESTANDING RESTAURANT | DRIVE-THRU POSSIBLE



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2019 DEMOGRAPHICS	POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME
1 MILE	4,927	1,988	\$88,928
3 MILES	18,071	7,643	\$82,904
5 MILES	19,730	7,568	\$106,297
COSUMER SPENDING	2019 Consumer Spending	2024 Forecast Demand	Projected Spending Growth
FOOD AWAY FROM HOME	\$7,313,813	\$8,883,776	\$1,569,963
AVERAGE DAILY TRAFFIC	<span style="color: blue;">●</span> ±25,038 vehicles on Foresthill Road <span style="color: darkblue;">●</span> ±62,400 vehicles on I-80 <span style="color: red;">●</span> ±12,997 vehicles on Lincoln Way		

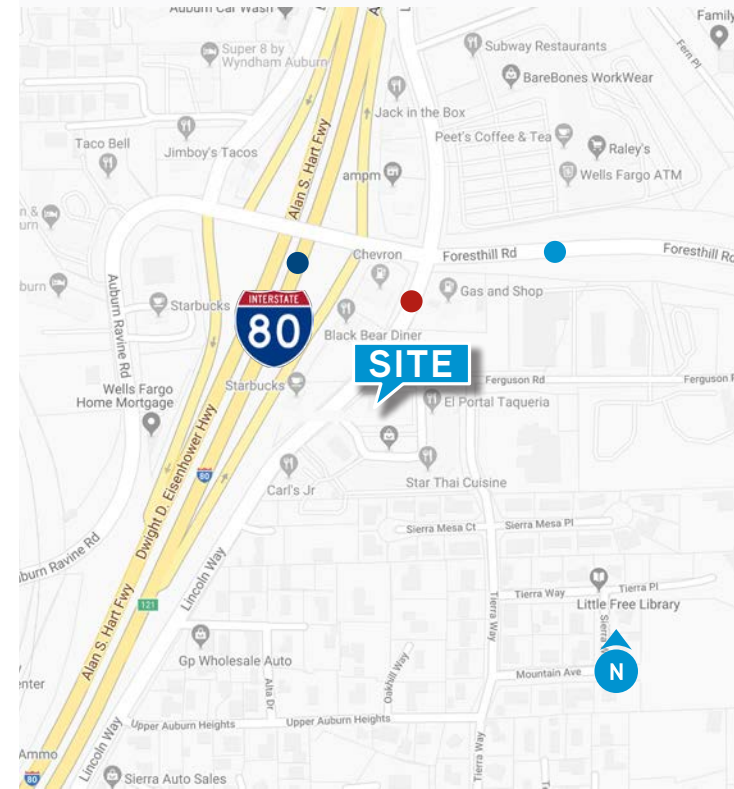
Source: U.S. Census Bureau, Census Summary File 1. Esri current and 5 year forecasts.

### HIGHLIGHTS

- > ±4,200 SF 2nd generation freestanding restaurant
- > Drive-thru possible
- > Located in one of Auburn's restaurant rows - near: Black Bear Diner, Starbucks, Carls Jr., McDonalds, Awful Annies, Joe Caribe, Ikeda's, and Sizzlers
- > Both local and regional draw
- > Excellent freeway access
- > Near several hotels and Auburn's hotel row

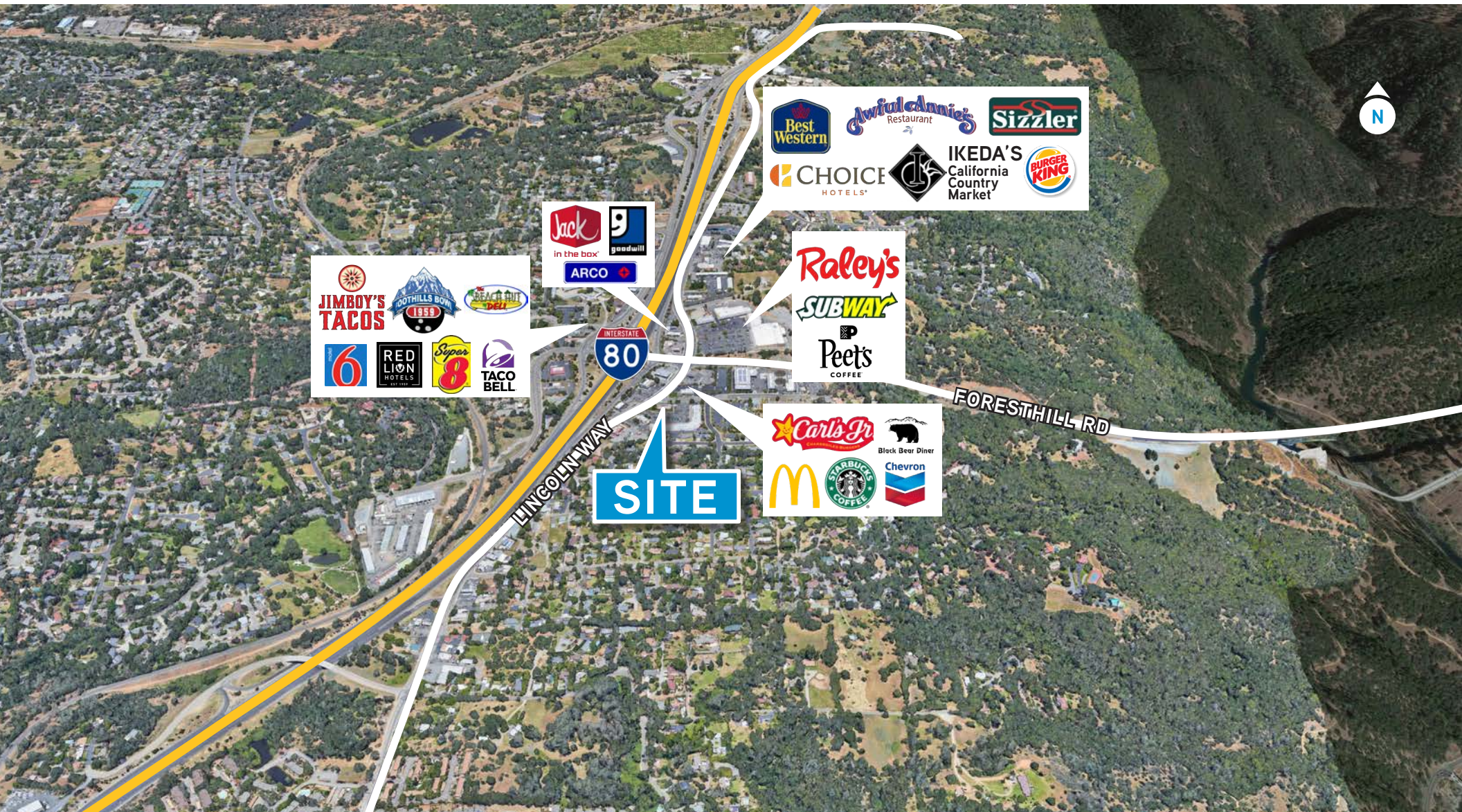
### LEASE RATE:

**\$2.00/SF NNN**



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