

# 13620 Lincoln Way, Ste. 320

Auburn, CA 95603  
[www.cbre.com/shana.lennon](http://www.cbre.com/shana.lennon)

Owner / User Opportunity with Income

For Sale: \$630,450



## Contact Information:

**Shana Lennon**  
Vice President  
+1 916 781 4868  
[shana.lennon@cbre.com](mailto:shana.lennon@cbre.com)  
Lic. 01446203

# Property Information

- Offered for Sale: **\$630,450**

- Square Footage: ±2,802 SF
- HOA Fee is \$1,819.72 per mo.
- Suite 310 is available for lease

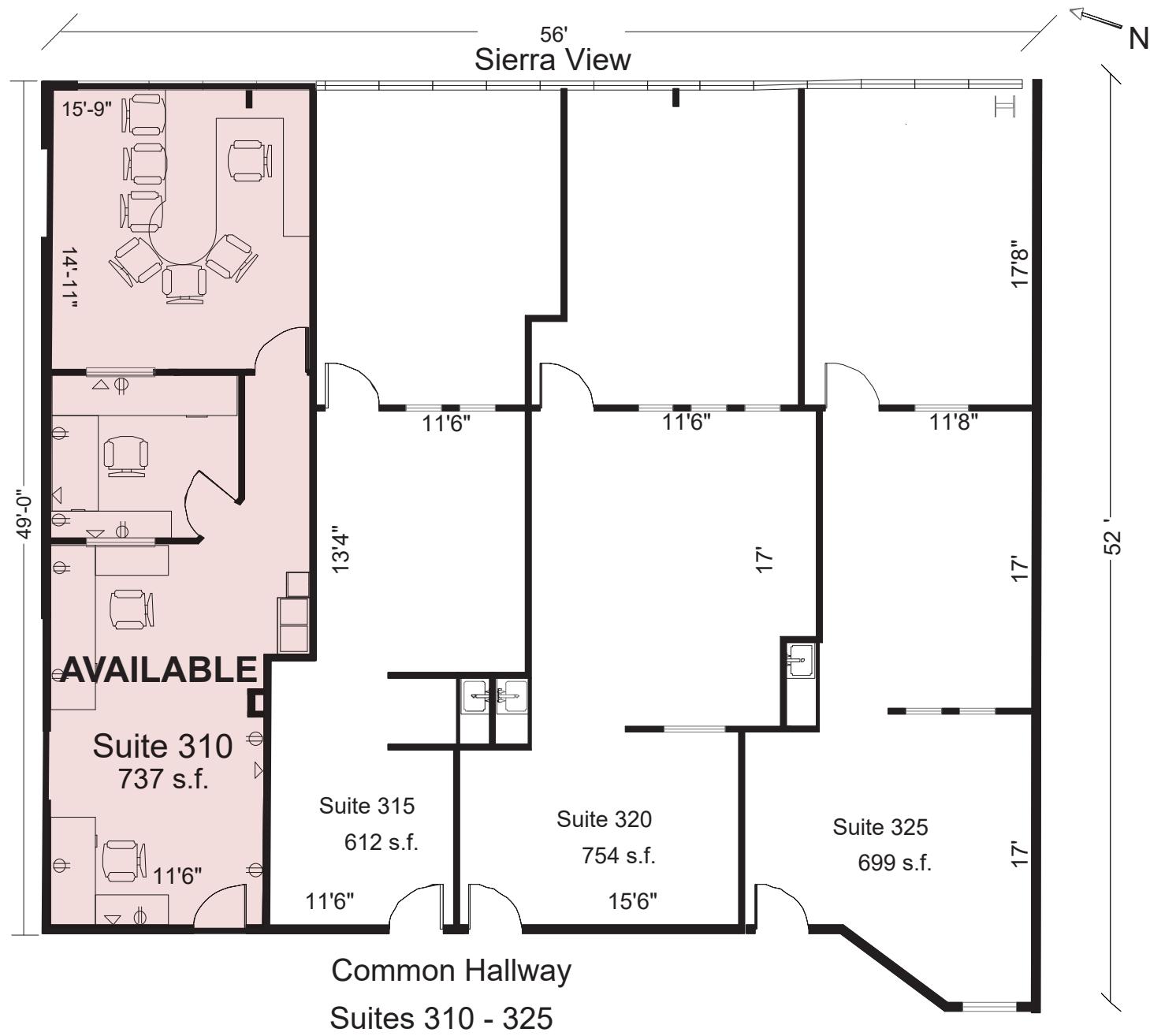
13620 Lincoln Way in Auburn, CA, is a commercial property situated in an area of Auburn with a mix of retail, dining, and service-oriented businesses. This location is easily accessible from major roadways, providing excellent visibility and traffic flow, making it an attractive option for various commercial ventures. The property features ample parking and is designed to accommodate a wide range of business needs.

Surrounding amenities include local restaurants, cafes, and shops that cater to both residents and visitors, contributing to a community atmosphere. The property is also in proximity to parks, recreational areas, and schools, enhancing its appeal for businesses focused on family-oriented services. Additionally, the historic charm of Auburn, with its Gold Rush-era architecture, adds to the area's allure, enhancing the potential for business growth.

## 2024 Estimated Demographics - 3-Miles



## Floor Plan



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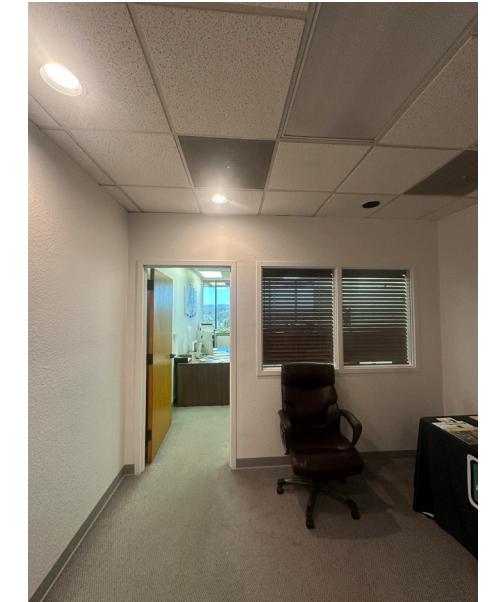
## Rent Roll

Suite	Tenant	Size	Rental Rate	Monthly Rent	Lease Expiration
310	Vacant	737			
315	Tree Pro Services, Inc.	612	\$2.12	\$1,295	2/28/2027
320	Edward Jones	754	\$2.38	\$1,795	3/31/2027
325	Robert Chalfant	699	\$2.40	\$1,675	11/30/2026

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## Interior Photos

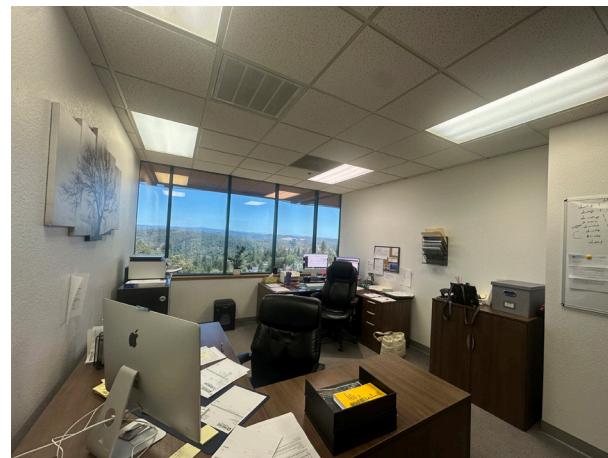


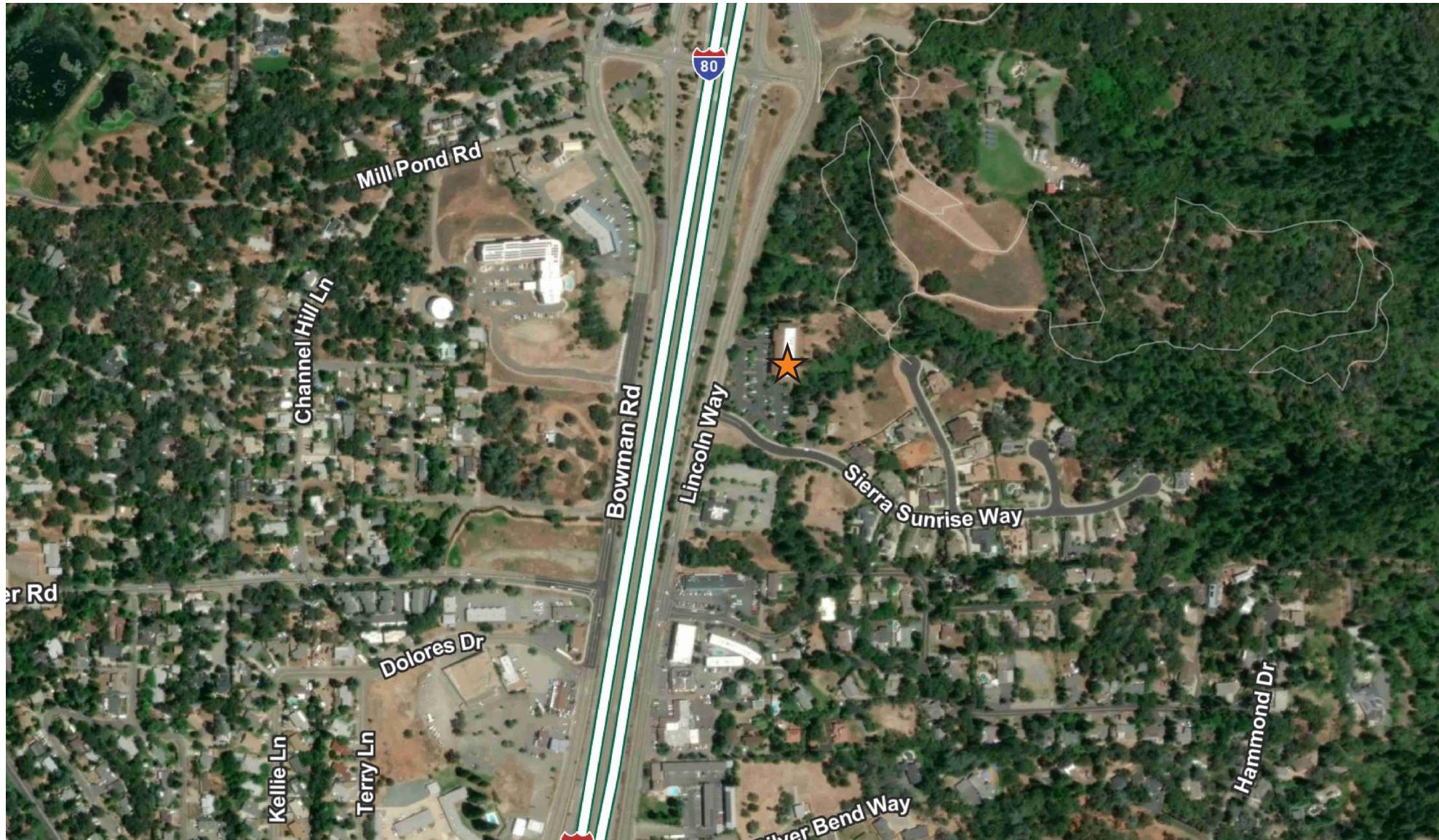
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## Interior Photos





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