



496 EAST AVENUE

LINCOLN, CA



**PROMINENT
SIGNAGE &
VISIBILITY**



**90% SBA
FINANCING
AVAILABLE**



**PROXIMITY TO
RESTAURANTS &
AMENITIES**



VAULTED CEILINGS

Perfect Med Spa, Medical, or Dental Office - For Sale!

Prime corner location with massive visibility, 10 parking spaces, and sinks in every room.

Features 4 rooms (reception, main office, large lab, storage), 2 bathrooms, and bright north-facing windows.

Standalone building with low-maintenance landscaping – move-in ready for your practice or spa!

Asking Price: \$549,888

TYLER BOYD
916.751.3625
tyler.boyd@kidder.com
LIC N° 01927167

KEVIN SHEEHAN
916.751.3601
kevin.sheehan@kidder.com
LIC N° 00936093

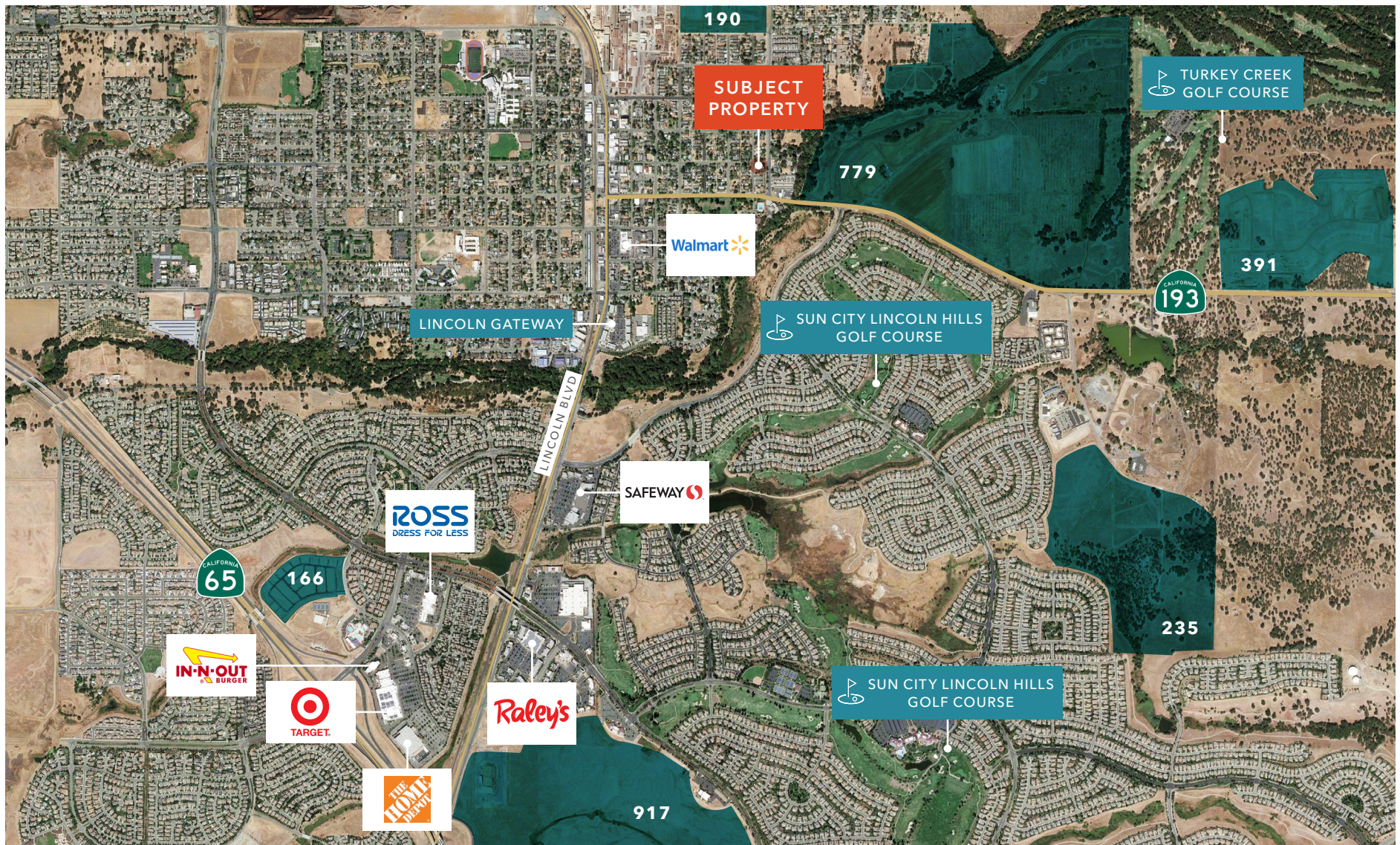
OWNER/USER OPPORTUNITY



KIDDER MATHEWS



FOR SALE ■ 496 EAST AVENUE 2



NEW HOMES BEING BUILT IN THE AREA

LINCOLN, CA DEMOGRAPHICS

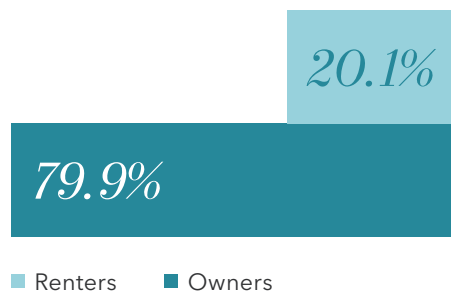
56,633
POPULATION

2.7
AVG HH SIZE

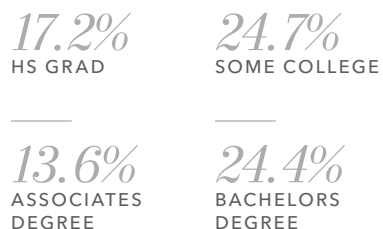
\$141,915
AVG HH INCOME

42.5
MEDIAN AGE

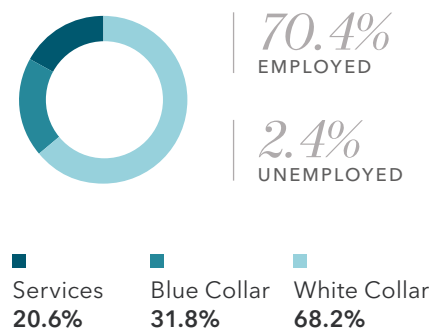
HOME OWNERSHIP



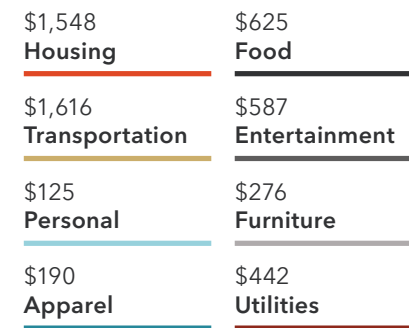
EDUCATION



EMPLOYMENT



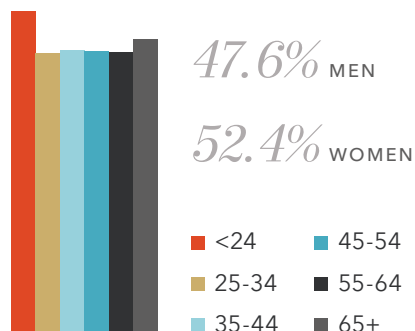
HOUSEHOLD SPENDING



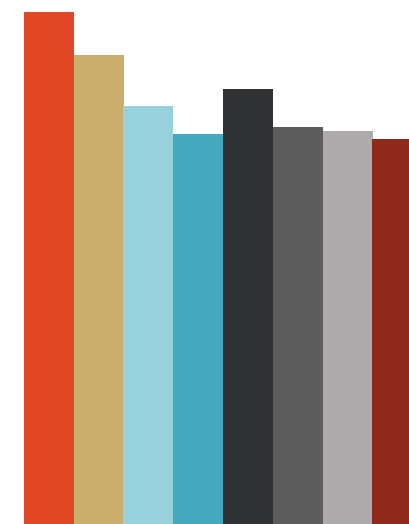
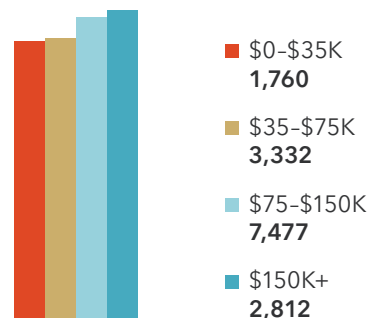
RACE & ETHNICITY



GENDER & AGE



INCOME BY HOUSEHOLD



Source: ESRI

THE EDGE IN YOUR MARKET

We know the West Coast. In fact, we're its largest independent commercial real estate firm.

For over 50 years, our clients have gotten the best of both worlds – independent counsel from trusted experts, working as part of the largest privately held commercial real estate firm on the West Coast. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona.

YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our

clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

We offer a complete range of brokerage, appraisal, asset services, consulting, project and construction management, and debt and equity finance services for all property types.



Commercial Brokerage

\$12B

ANNUAL TRANSACTION VOLUME

500+

NO. OF BROKERS

Asset Services

53M SF

MANAGEMENT PORTFOLIO SIZE

771+

ASSETS UNDER MANAGEMENT

Valuation Advisory

2,600

ASSIGNMENTS ANNUALLY

46/23

TOTAL NO. OF APPRAISERS/MAI'S

AWARD-WINNING SERVICES

Inc 5000 Fastest Growing	6X
Times Ranked as a Largest CRE Firm	170X
Awards for best places to work	85X
National Awards CRE Marketing	7X



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Exclusively Listed by

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