

# CENTURY 21 COMMERCIAL®

Select Real Estate

ADT +/- 16,150

East Ave

Site Location  
A Street

McBean Park Dr

AVAILABLE FOR LEASE

## PARK PLACE

427 A St., Ste 400, Lincoln CA 95648

Office/Retail +/- 2,100 SF

+/- \$1.78 PSF + NNN





427 A ST., STE 400 | LINCOLN, CA  
OFFICE / RETAIL +/-2,100 SF

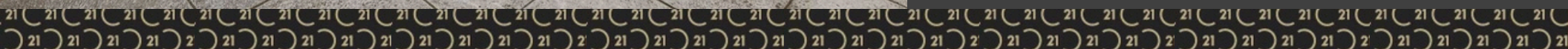


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## Property Overview

Park Place is a bustling center filled with retail, personal services, and office tenants with one available +/-2,100 SF ground floor space. The space is designed to support an office, personal service or possible medical practice. Positioned in a main artery of the city with ample parking and adjacent to the city park and pool which hosts many city festivals and events, including the strong community supported Lincoln Potters Baseball Collegiate Team. The available space is located on the ground floor near a courtyard to enjoy an outdoor break and a short walk to nearby local eateries, banking and retail.

- Property & Office Amenities
- Reception Area
- 7 offices with 3 Sinks
- Private Restroom
- Break Room
- WIFI & Security
- HVAC
- Lots of Windows with Window Coverings
- Ample Accessible Parking
- High Visibility Signage



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## HIGHLIGHTS

- Downtown Central Location
- High Visibility/Traffic
- Parking is Plentiful
- Adjacent to McBean Park & Stadium Featuring Collegiate League Baseball
- Well Maintained Grounds & Courtyard



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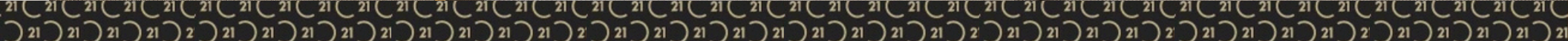
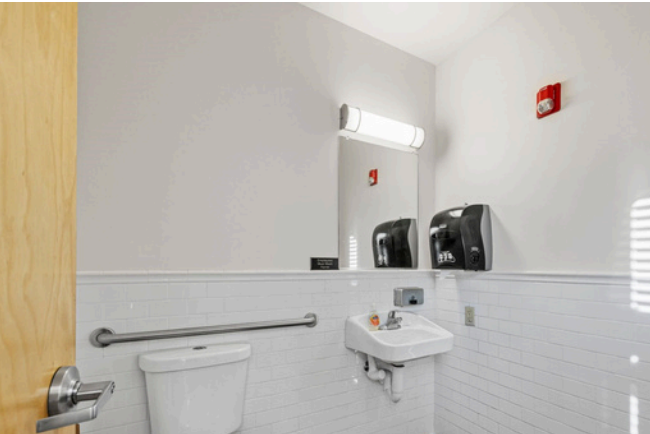


# BUILDING

- Lobby
- 7 Rooms w/ 3 Sinks
- Private Restrooms
- Breakroom
- Move In Ready
- Multiple Exterior Signage Locations Available



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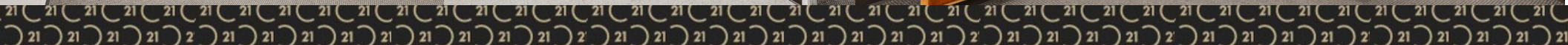
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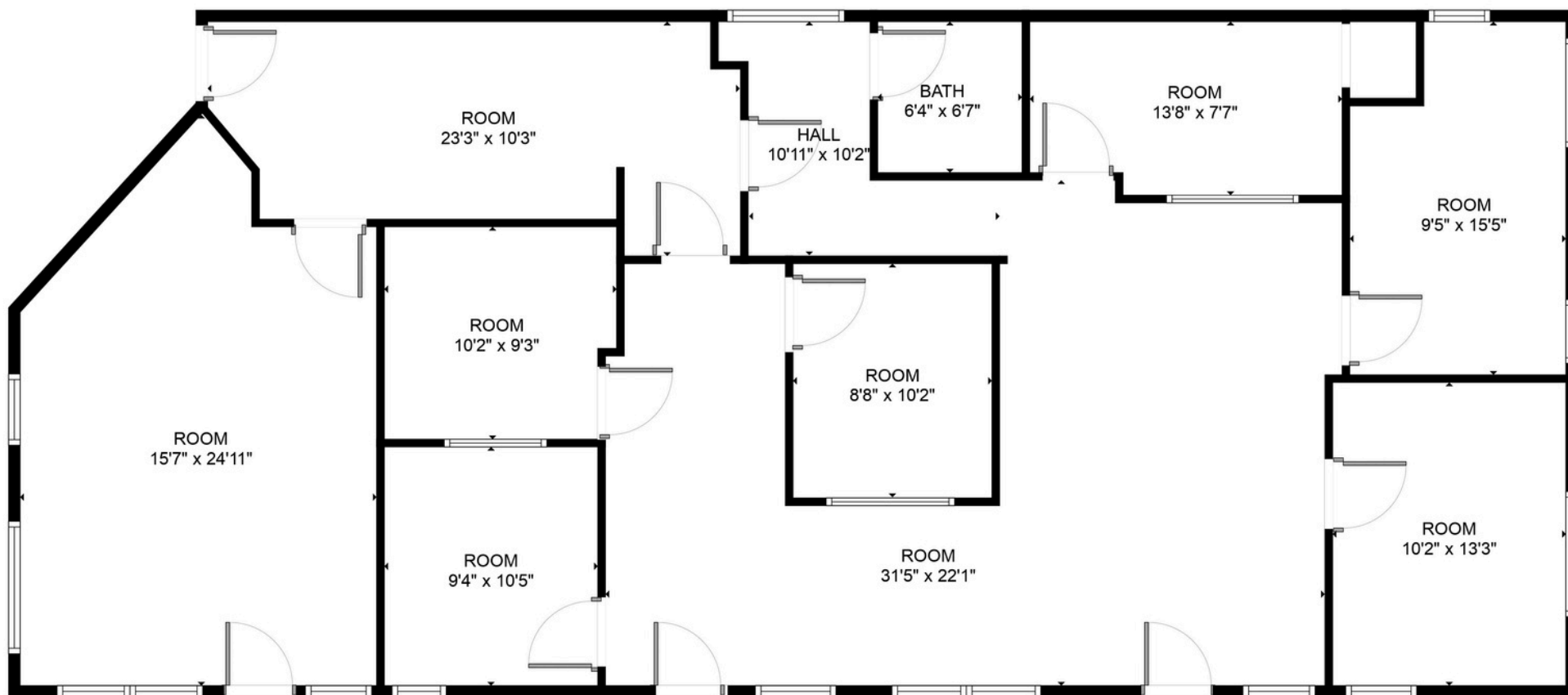
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## FLOOR PLAN



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## CITY DEMOGRAPHICS

Lincoln, California, is a growing city located 25 miles northeast of Sacramento in South Placer County off State Highway 65 with views of the Sutter-Butte Mountain range in the West. Lincoln is in proximity to many tourist locations and recreational amenities. The city is within 30 minutes of Folsom Lake, as well as downtown and Old Sacramento, and less than 2 hours from ski resorts, Nevada County mining exploration, and mountain camping, fishing, and hiking. **The City's population is growing over 10% annually with a current population of approximately 50,000.** The city has a median age of around 40 years, reflecting a mix of families, retirees, and young professionals. Lincoln is known for its suburban feel, top schools, and community-oriented atmosphere. The local economy is diverse, with key sectors including retail, healthcare, and construction, and the city is popular for its recreational opportunities, including parks and golf courses.



**46,871**  
DAYTIME POPULATION



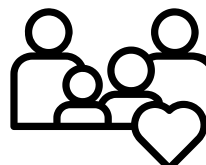
**1,048**  
BUSINESSES



**20,949**  
HOUSEHOLDS



**\$95,716**  
AVG. HH INCOME



**50,214**  
POPULATION

2024 Demographics within 3 miles of subject property Information has been obtained from sources believed to be reliable, but has not been verified for accuracy or warranty and accepts no responsibility to the accuracy, completeness or reliability of the information contained herein. You are encouraged to investigate and verify all information.





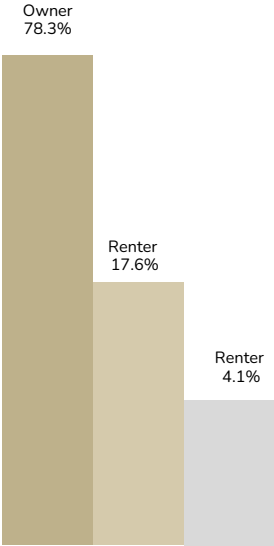
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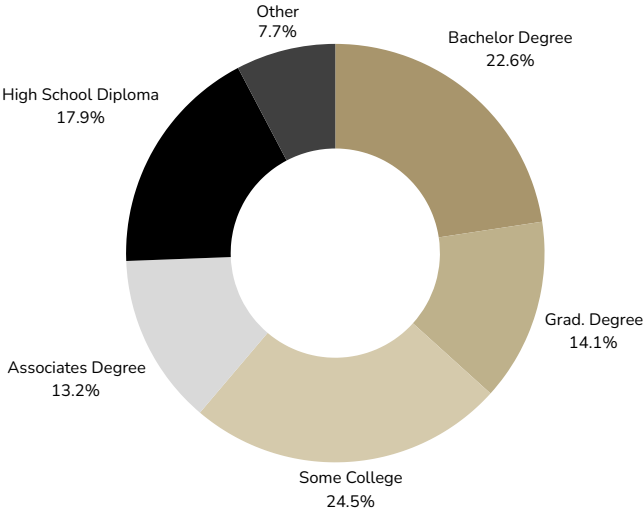
# COMMUNITY PROFILE



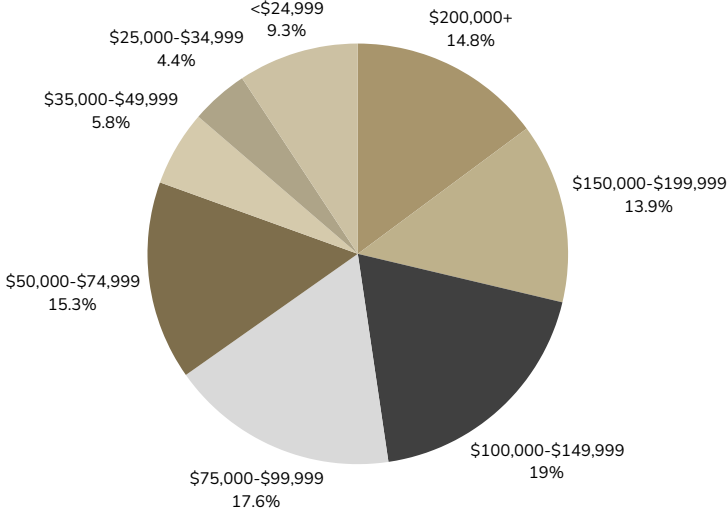
Diversity Index	Median HH Income	Median Home Value	Median Age
67.8	\$95,716	\$663,357	44.8



HOME OWNERSHIP



EDUCATIONAL ATTAINMENT



HOUSEHOLDS BY INCOME

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