



OWNER-USER OPPORTUNITY

Executive Summary

A rare, move-in ready $\pm 1,500$ SF single-story medical or professional office building situated in the heart of Lincoln, California. Originally constructed in 1978, this well-positioned asset offers a clean acquisition path with no existing tenants to navigate — ideal for an owner-user seeking immediate occupancy or an investor targeting a service-oriented infill location.

$\pm 1,500$ SF

Flexible single-story layout suited for medical or professional office use

Vacant & Ready

Currently unoccupied — direct move-in path with no lease rollover risk

Prime Visibility

High-exposure frontage along East Avenue with strong daily drive-by traffic

Strong Demographics

Affluent surrounding trade area supports consistent patient and client demand

Property Details

This compact, efficient medical and professional office building delivers strong fundamentals for owner-users seeking an affordable, low-overhead footprint with superior parking ratios compared to multi-tenant office buildings.

Building Size	±1,500 SF
Building Type	Medical / Professional Office
Year Built	1978
Stories	1
Parking	10 Spaces (±6.67/1,000 SF)
Current Occupancy	Vacant
Annual Taxes	Approx. \$0.97/SF



- ❑ The 6.67 parking spaces per 1,000 SF ratio significantly exceeds typical medical office requirements, making this property well-suited for patient-facing practices and professional service users.

Site, Visibility & Access

The property's position along East Avenue — one of Lincoln's primary commercial corridors — delivers a level of daily exposure that is difficult to replicate in secondary locations. For service-based operators, visibility and convenient access are key drivers of client acquisition and retention.



15,000–18,000 VPD

Estimated daily vehicle count along East Avenue near the property — providing consistent drive-by exposure and strong brand recognition potential for signage users.



Ample On-Site Parking

10 dedicated parking spaces at approximately 6.67 per 1,000 SF — exceeding standard medical office benchmarks and reducing friction for patient and client visits.



High Signage Value

Prime East Avenue frontage supports exterior signage visibility, reinforcing brand presence and enabling repeat recognition from the corridor's high daily traffic volumes.



Demographic Highlights

Lincoln's residential trade area presents a compelling demand foundation for medical and professional office users. Affluent, stable neighborhoods with growing suburban density translate directly into sustained patient volume and professional service clientele.

45K

Residents Nearby

Population within a 3-mile radius of the property

\$100K+

Avg. Household Income

Average HHI within the 3-mile trade area — well above national median

3 mi

Trade Area Radius

Defined primary trade area capturing stable, growing suburban neighborhoods

Market Overview

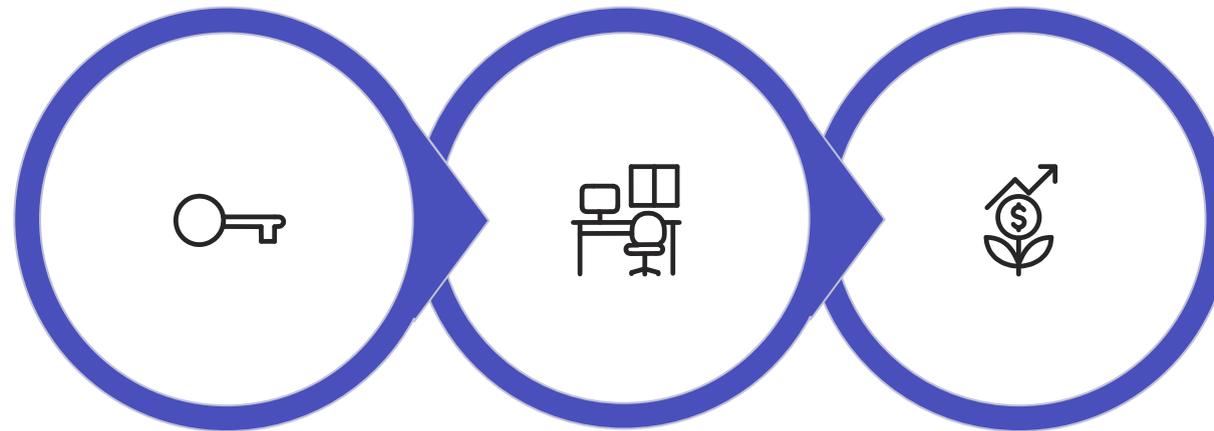
The Lincoln-area small-suite office market continues to favor owner-users and service-based operators. Limited move-in ready inventory, combined with the property's infill position and strong parking, creates a competitive acquisition opportunity — particularly for buyers prioritizing operational fit over yield-driven metrics.

Why Owner-Users Win Here

- Eliminate rent exposure and build long-term equity
- Operational fit — layout, parking, and visibility align with medical and professional service needs
- Immediate occupancy with no lease negotiations or tenant coordination

Market Tailwinds

- Limited availability of small, move-in ready suites in Lincoln infill locations
- Medical and service-oriented users continue to prioritize parking and drive-by access
- Continued suburban population growth supports long-term occupancy fundamentals
- Low carrying cost at approximately \$0.97/SF in annual taxes



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Compliance & Disclosures

Nima Moridi

Senior Investment Advisor

KW Commercial — M.O.R.E. Real Estate Group

nima@themoreexperience.com

408.460.0577

CA DRE #01509917

Offering Disclosure

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