

End Cap Restaurant and Office Suites in Downtown Lincoln

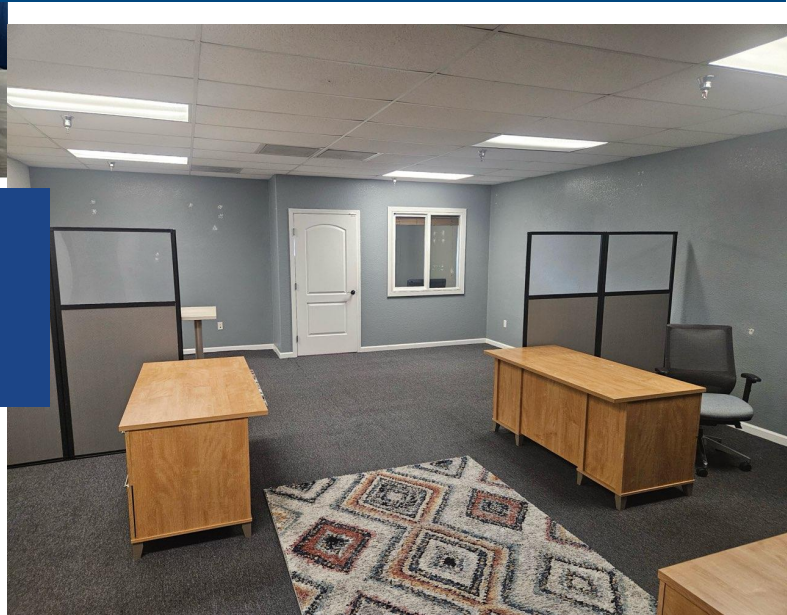
FOR LEASE

400 - 490 Lincoln Blvd.
Lincoln, CA



Newly Constructed Restaurant-Bar-Cafe:
Includes Large Dining Room with Bar,
Kitchen and 2 Restrooms.
Built in 2025

2 Office Suites:
Suite 204 | 1st Floor | +/- 1,650 SF
Suite 204 & 206 | 2nd Floor | +/- 500 - 1,133 SF



www.TonyWoodCommercial.com

Exclusively listed by:

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Overview: A major advantage of this location is its direct adjacency to the new Lincoln Gardens Beer Garden, a highly anticipated outdoor dining and entertainment destination that further activates the property and draws additional foot traffic to the center. With its turn-key improvements, iconic historic setting, and prime downtown location, this space offers an outstanding opportunity for a creative food and beverage operator to establish a signature destination within one of Lincoln's most recognizable commercial properties - Lincoln Brand Feeds Shopping Center. The suites are located within the vibrant Lincoln Brand Feeds Shopping Center, a historic downtown destination featuring a diverse mix of restaurants, retail, and service businesses. Situated at the gateway to Downtown Lincoln, the center has become a popular gathering place for locals and visitors alike. Tenants benefit from the strong customer traffic generated by the center's popular dining establishments, including: The Waffle Shop, Rebel Hen Café, Buonarroti Ristorante, Lincoln Speakeasy, and TRAX Outdoor Beer Garden. The center is known as a quaint shopping and dining destination in the heart of downtown Lincoln, with numerous local businesses and community activity that help drive consistent foot traffic and visibility for tenants.



End Cap of Lincoln Brand Feeds Shopping Center located at signaled intersection of Lincoln Blvd. and McBean Park Drive.



- **Lease Type:** Modified Gross
- **Tenant Type:** Multi
- **Term:** Negotiable
- **Number of Parcels:** 8
- **Total Building Size:** +/- 40,000 SF
- **Total Land Area:** +/- 2.86 Acres
- **Location:** Downtown Lincoln

**For more information,
please contact:**

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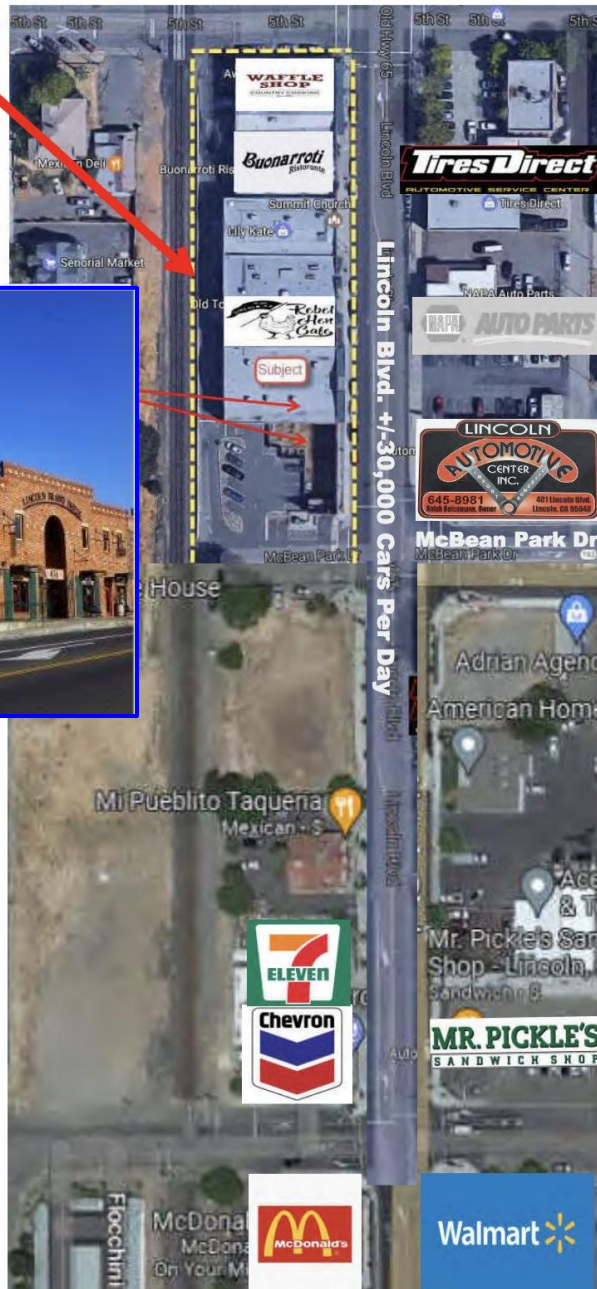
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**Lincoln Brand Feeds
Shopping Center**

**SITE
PLAN**



- Award winning, Historical Building on the outside - Newer construction (2004-2008) on the inside.
- Multi-Tenant, Multi-Use Building, Multi-Parcel Property.
- Two Signalized Intersections at each end of the center.
- Multiple Restaurants, Salons and Businesses
- Traffic Count: +/- 30,000 cars per day

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Regional Map



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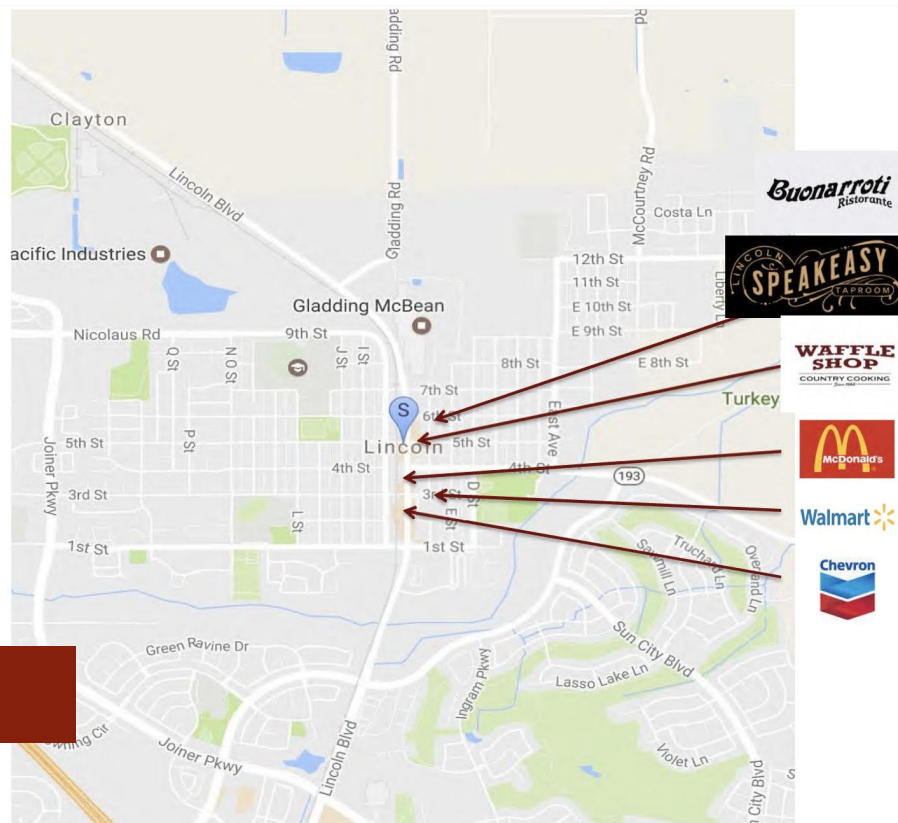
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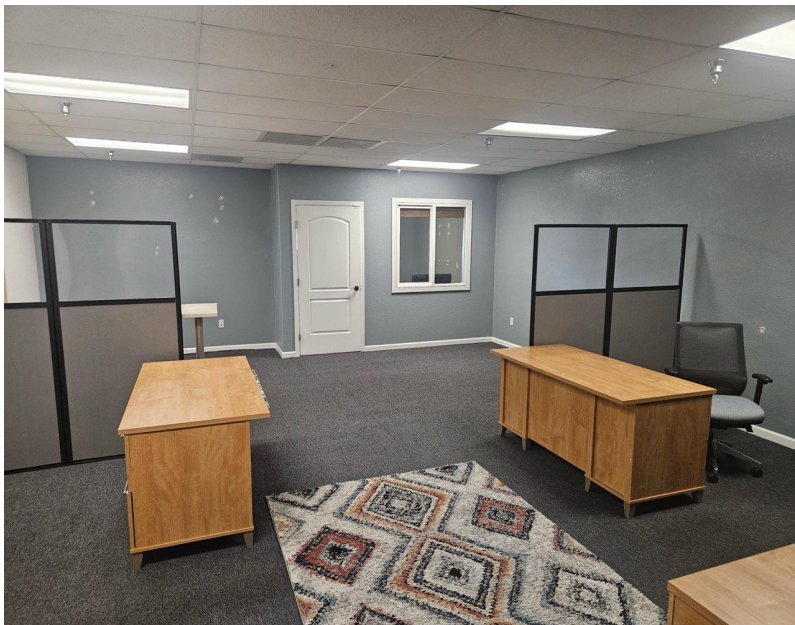
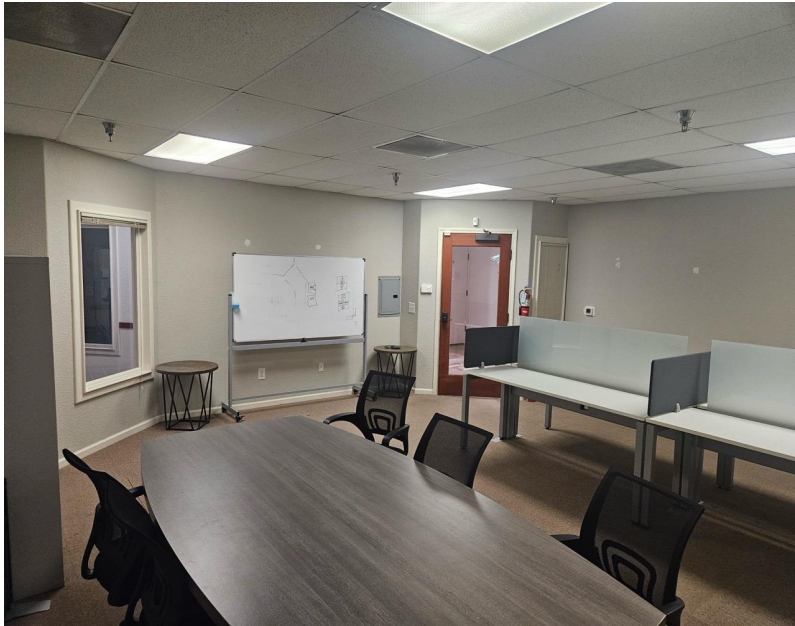
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Local Map

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