



AVAILABLE FOR LEASE

945 ORCHARD CREEK LINCOLN, CA 95648



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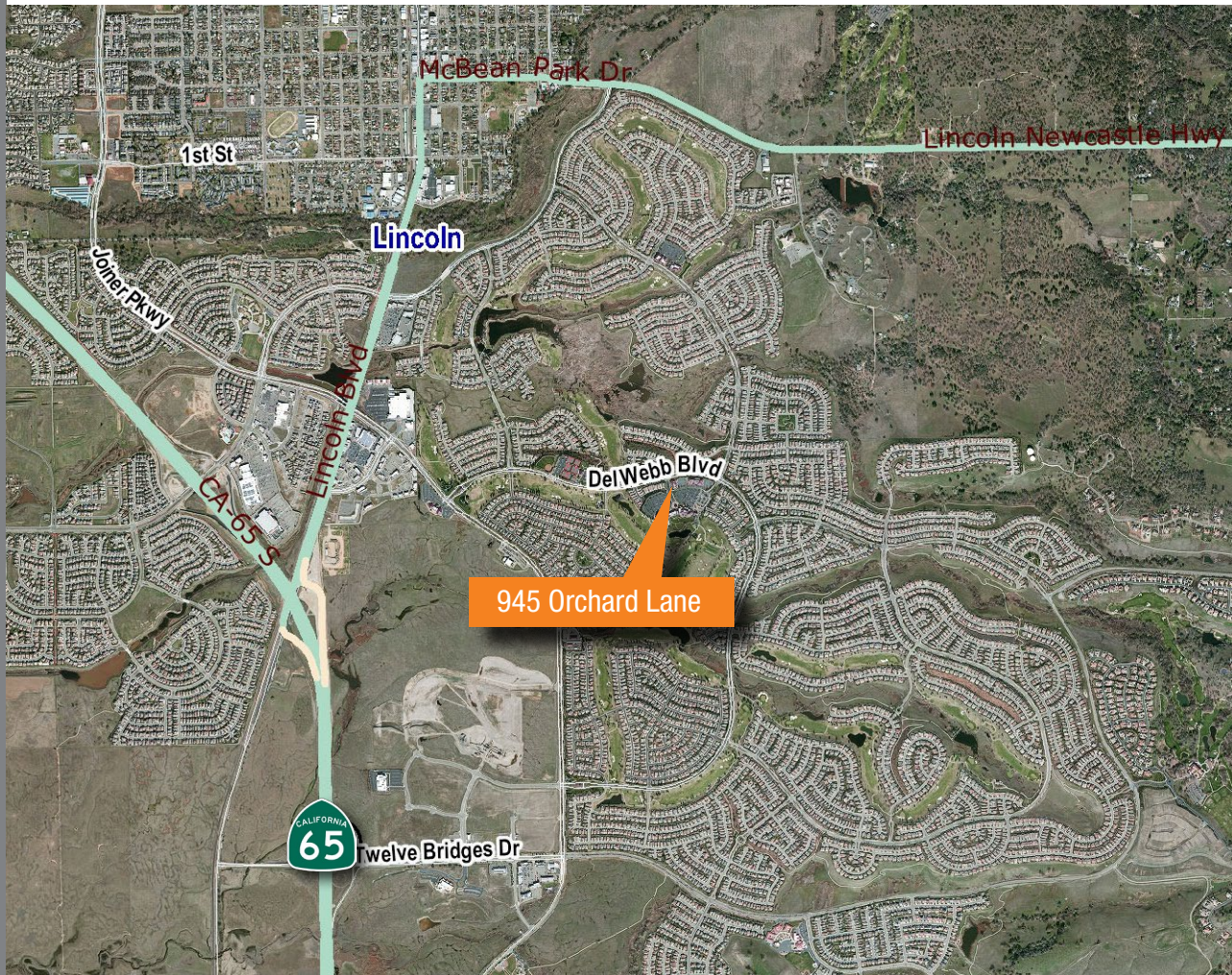
Brandon Sessions
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PROPERTY HIGHLIGHTS

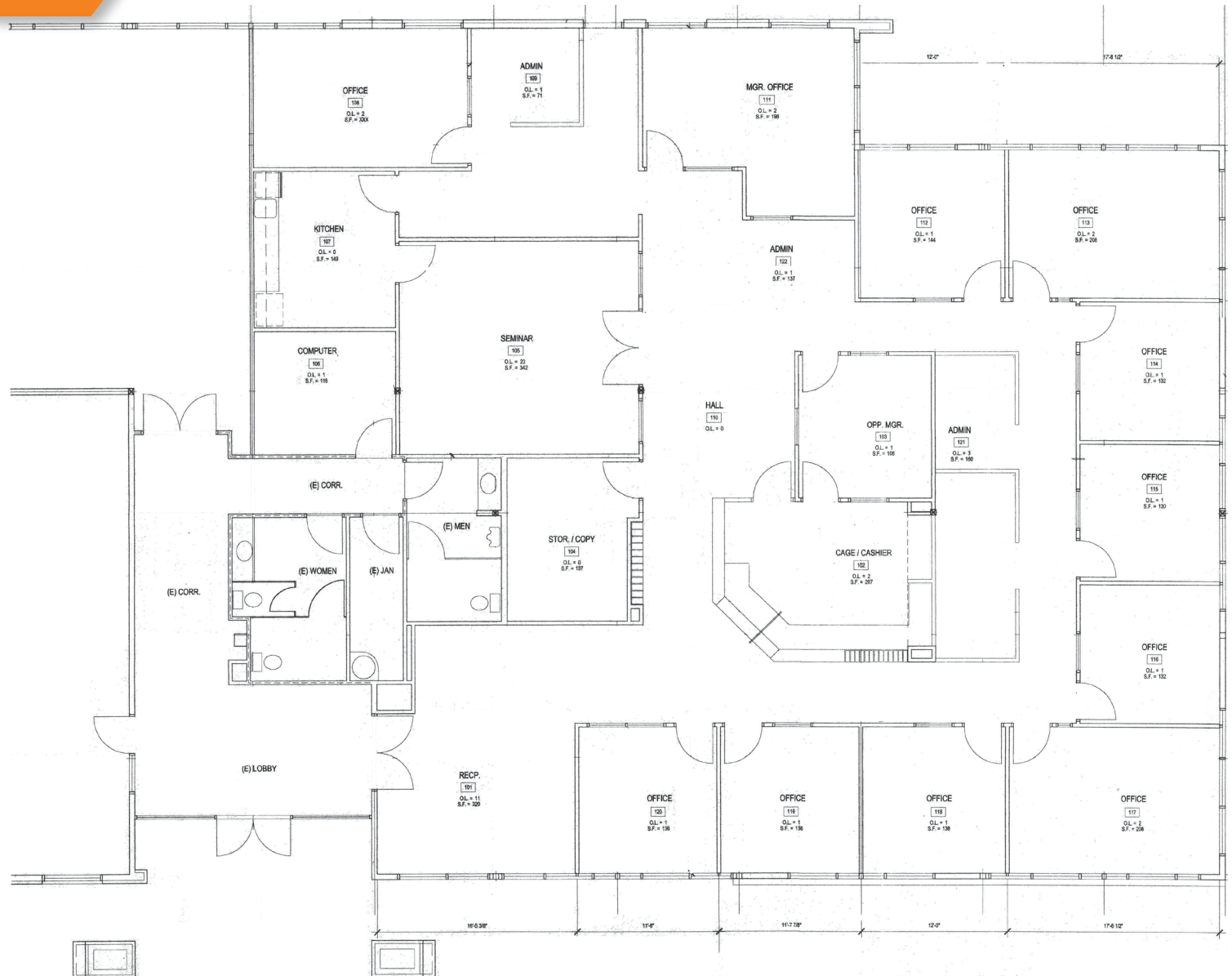
945 Orchard Creek is a single-story office building located on the Sun City Lincoln Hills Campus.

- Suite 100: ± 4,684 SF Available
- Fully improved office suite – former Tenant, Wells Fargo Advisory Office
- Build out includes multiple perimeter private offices, large executive offices, administrative cubicle area, kitchen, IT room, storage area, private restrooms, reception area and large conference/seminar room
- Nice interior design with built in reception cabinetry, glass doors on offices, and attractive lobby
- High regional demographics
- Monument signage available with visibility on Del Webb Blvd

**LEASE RATE:
\$1.75/SF FULL SERVICE**



EXISTING FLOOR PLAN



INTERIOR PHOTOS



Click Here To View All
Photos/Videos



DEMOGRAPHICS

MARKET OVERVIEW

3 MILE RADIUS

KEY FACTS

54,390

Population

43

Median Age



Average Household Size

\$88,577

Median Household Income

HOUSING STATS



\$441,027

Median Home Value



19,443

Households



20.84%

% Renter Occupied Housing Units

COMMUTERS



0.76%

Used Public Transportation



80.34%

Drove Alone to Work

EDUCATION

3.45%

No High School Diploma



18.59%

High School Graduate



27.07%

Some College



24.08%

Bachelor's Degree

BUSINESS



11,379

Total Employees

EMPLOYMENT



66.97%

White Collar



33.0%

Blue Collar

AERIAL LOCATION

Logos for: Lowe's, Dollar Tree, ARCO, amp, Safeway, Golden 1, CVS pharmacy, Jack in the Box, Round Table Pizza, UPS.

Logos for: Raley's, Mountain Mike's, Chase, Taco Bell, Bank of America, KFC, Panda Express, Wells Fargo, California State University, Subway, Domino's, T-Mobile.

Kaiser Permanente logo.

Logos for: Chevron, Subway, Umpqua Bank.

945 Orchard Creek Lane



Twelve Bridges Dr

Ferrari Ranch Rd

Lincoln Blvd

Del Webb Blvd

E Joiner Pkwy

Sun City Blvd

Stoneridge Blvd

945 Orchard Creek Ln. Lincoln, CA 95678

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