

**MEDICAL/DENTAL
OFFICE BUILDING
FOR SALE OR LEASE**

**496 EAST AVENUE,
LINCOLN, CA 95648**



www.osbornegroupcre.com

Robb Osborne
Executive Vice President
DRE #01398696
(916) 789-3337
rosborne@gallellire.com

Brandon Sessions
Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallellire.com

Kannon Kuhn
Associate
DRE #02079314
(916) 789-3333
kkuhn@gallellire.com

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PROPERTY DETAILS



- Available for Sale or Lease
- ± 1,500 SF Medical / Dental Office Building
- Fully improved with 4 operatories, lab space, reception space, waiting area, restrooms and storage
- Freestanding building located at the corner of East Ave and 5th St
- Located within an established residential neighborhood on a nice tree-lined street
- Dedicated private parking lot
- Lease Rate: \$3,500/Month NNN
- Purchase Price: \$875,000



**LEASE RATE:
\$3,500/ MONTH NNN**

**PURCHASE PRICE:
\$875,000**



**PROPERTY
IMAGES**



CLICK TO WATCH WALKTHROUGH



TRADE AREA



DEMOGRAPHICS

MARKET OVERVIEW

496 East Avenue,
Lincoln, CA 95648

5 MILE RADIUS

KEY FACTS

75,163

Population

41

Median Age



Average Household Size

\$105,719

Median Household Income

EDUCATION



17.60%

High School Graduate



25.8%

Some College



37.74%

Bachelor's Degree Plus

HOUSING STATS



\$493,528

Median Home Value



26,650

Households



18.12%

% Renter Occupied Housing Units

BUSINESS



14,618

Total Employees

COMMUTERS



0.82%

Used Public Transportation



85.81%

Drove Alone to Work

EMPLOYMENT



70.50%

White Collar



29.50%

Blue Collar

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