

# Mixed Use Retail / Office Space Available



**167 Lincoln Blvd, Lincoln, CA 95648**

**AVAILABLE: (Bottom Floor)**

***ONE SUITE LEFT!***

- ◆ Suite 101 - 900 sf: LEASED
- ◆ Suite 102 - 1,549 sf: 4 Private Rooms equipped with plumbing - \$1.00psf - NNN
- ◆ Perfect for Doctor Office, Salon & Spa, Foot Massage, Restaurant
- ◆ **2 ADA Restrooms**
- ◆ Heart of Downtown Lincoln
- ◆ **Many shops and restaurants within walking distance**
- ◆ Fantastic Corner Retail Visibility
- ◆ **Great Signage and a Traffic Count of over 15,000 cars a day**

***Motivated Lease Rates / Free Rents***



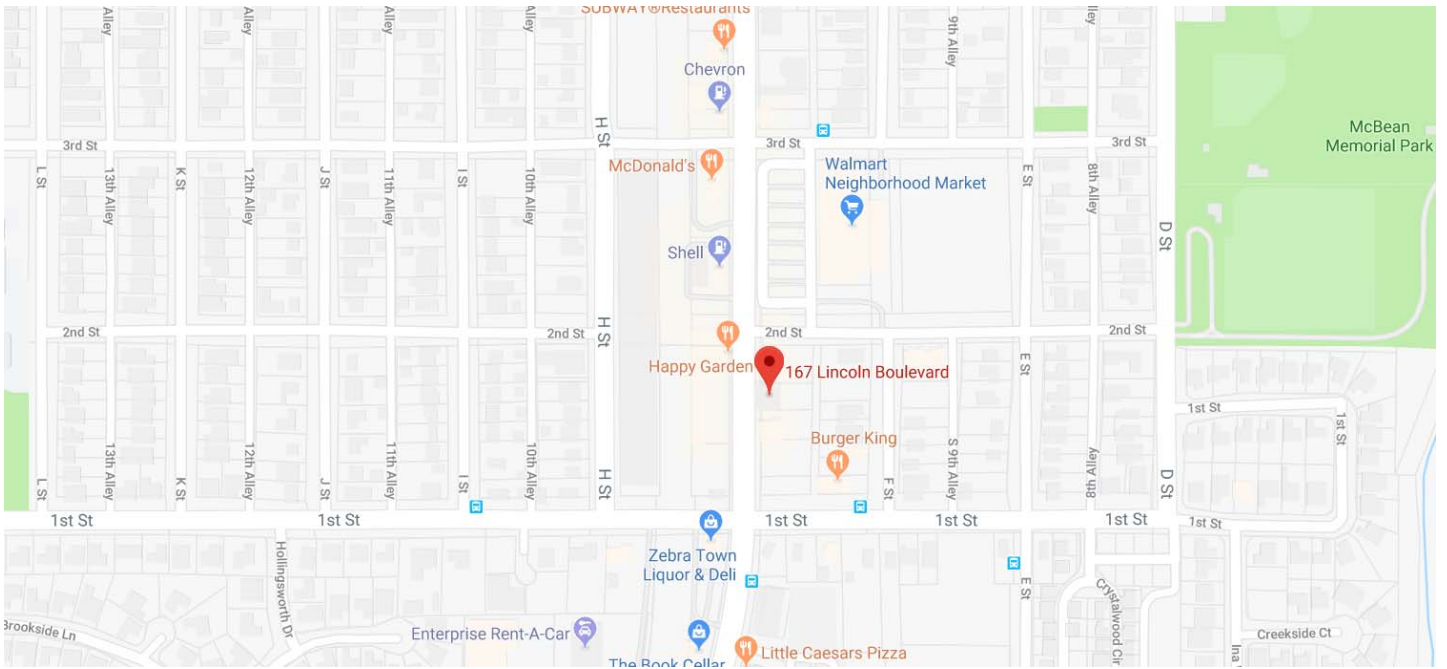
For More Information Contact :

Lu Ann Henderson - (916) 798-8559

lhenderson@thevollmancompany.com

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**Lu Ann Henderson | (916) 798-8559 | [Lhenderson@thevollmancompany.com](mailto:Lhenderson@thevollmancompany.com)  
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