

# 590 E ST, LINCOLN, CA 95648



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# PROPERTY DETAILS

Gallelli Real Estate is pleased to present the opportunity to acquire 590 E Street, a distinctive office property located in the heart of Lincoln.

Blending historic charm with functional office usability, this property offers a unique environment that stands apart from typical office inventory. The building's character is ideal for businesses that value both professionalism and personality in their workspace.

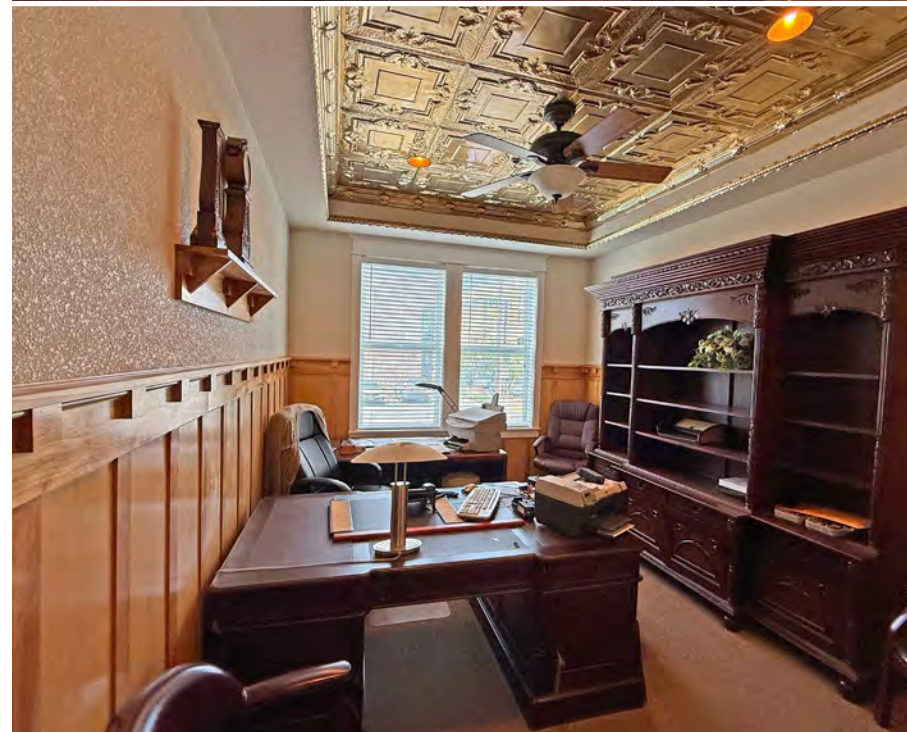
Situated just steps from Downtown Lincoln, the property is within walking distance to City Hall, local shops, restaurants, and other key amenities. This highly walkable location enhances both employee experience and client accessibility, while placing your business in the center of a vibrant and growing community.

The building totals approximately  $\pm 3,246$  square feet and features a flexible layout with a combination of private offices, open workspace, and a full kitchen. The space can accommodate a variety of professional uses, including medical, legal, financial, or general office users seeking a more distinctive setting.

In a market where inventory is limited and demand is driven by local owner-users, 590 E Street offers the ability to establish a long-term presence in a property that reflects both stability and identity.

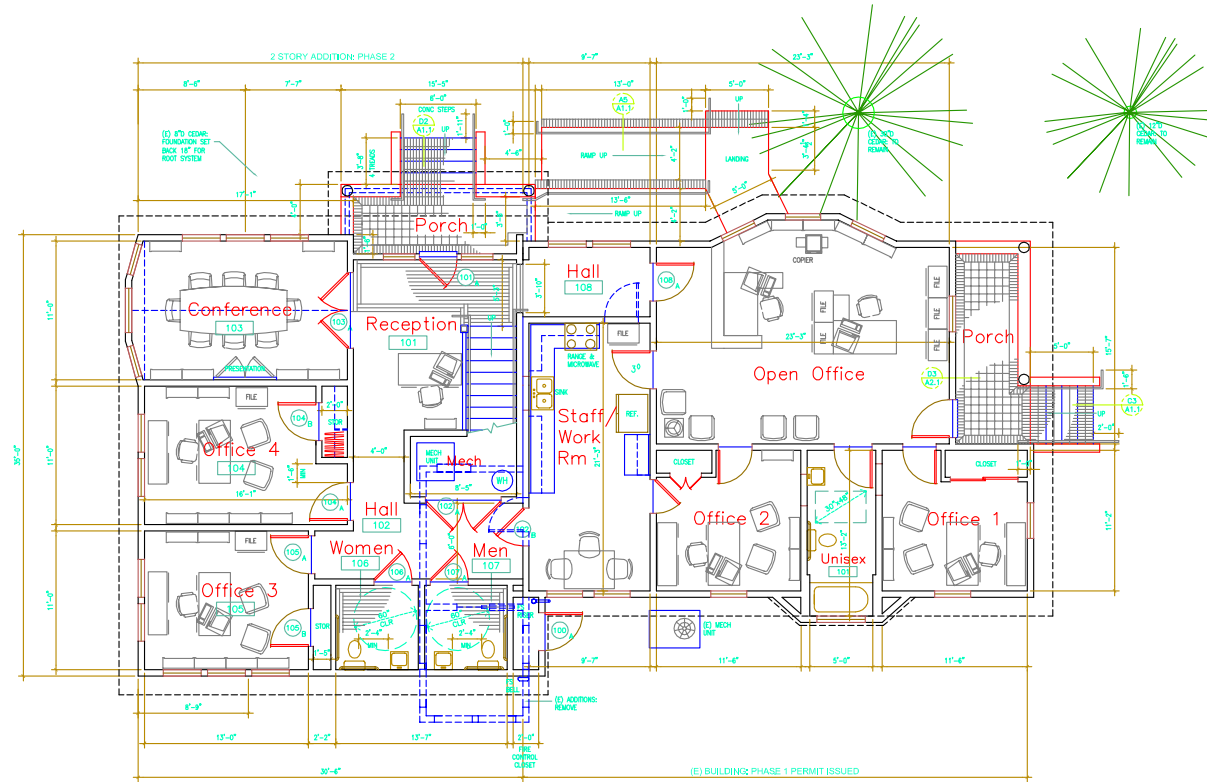
- $\pm 3,246$  SF Office Building
- Historic Charm with Professional Office Layout
- Walking Distance to Downtown Lincoln & City Hall
- Ideal for Owner-User or Professional Services
- Limited Competing Inventory in Submarket

**Purchase Price: \$975,000**

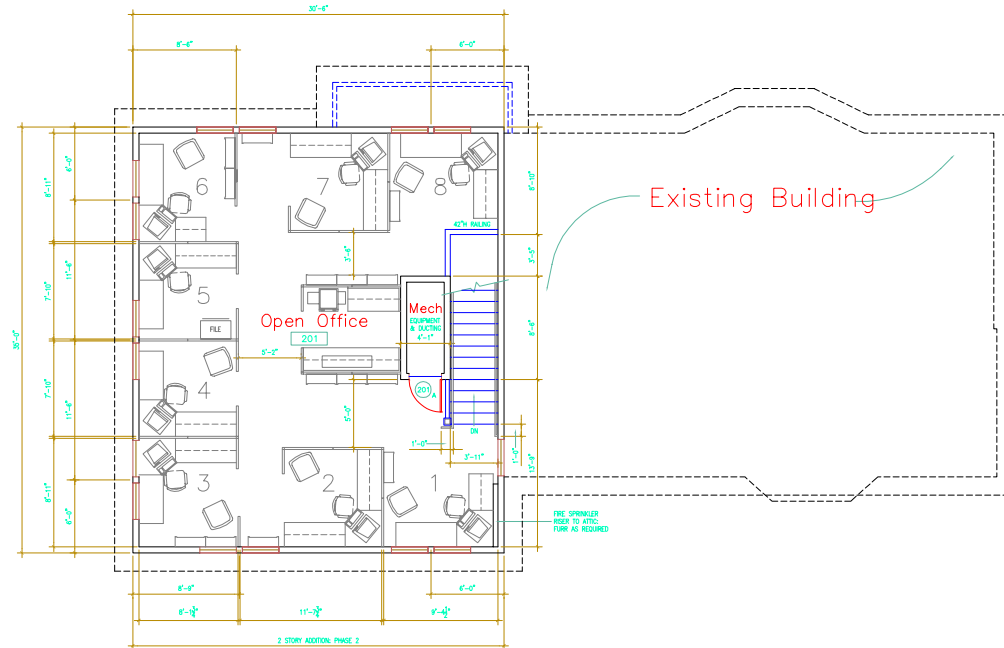


# FLOOR PLAN

First Floor



Second Floor



# LINCOLN, CA

590 East Street





# DEMOGRAPHICS

## MARKET OVERVIEW

590 E St,  
Lincoln, CA 95648

3 MILE RADIUS

### KEY FACTS

45,756

Population

44

Median Age



Average Household Size

\$136,929

Average Household Income

### EDUCATION



20.28%

High School Graduate



28.02%

Some College



31.84%

Bachelor's Degree Plus

### HOUSING STATS



\$578,595

Median Home Value



17,340

Households



20.09%

% Renter Occupied Housing Units

### BUSINESS



9,829

Total Employees

### COMMUTERS



0.45%

Used Public Transportation



89.28%

Drove Alone to Work

### EMPLOYMENT



66.06%

White Collar



33.94%

Blue Collar



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BUILDING AVAILABLE FOR SALE



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