

590 E ST, LINCOLN, CA 95648



Robb Osborne
Executive Vice President
DRE #01398696
(916) 784-2700
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

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made to the accuracy of the information contained herein.

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.

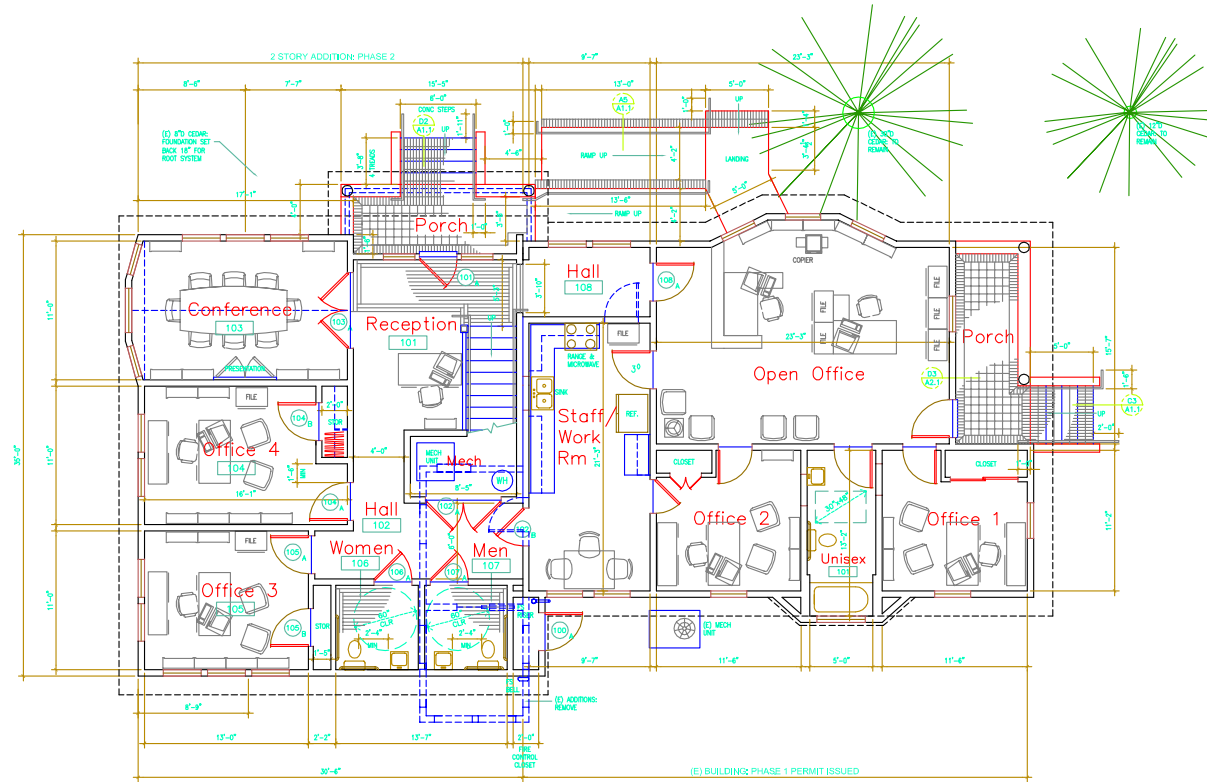
- $\pm 3,246$ SF Office Building
- Historic Charm with Professional Office Layout
- Walking Distance to Downtown Lincoln & City Hall
- Ideal for Owner-User or Professional Services
- Limited Competing Inventory in Submarket

Purchase Price: \$975,000

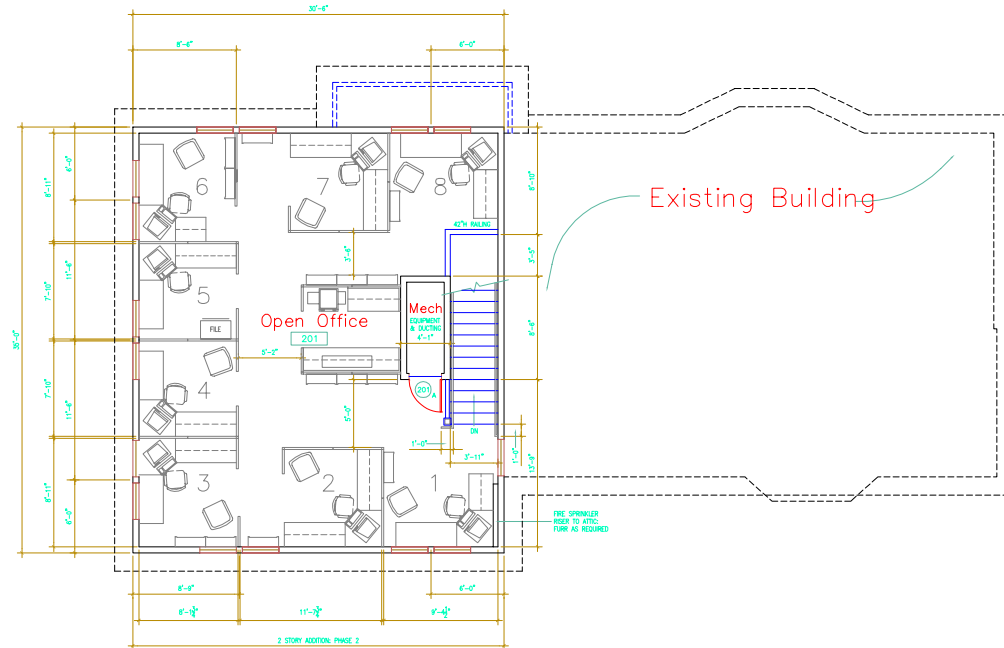


FLOOR PLAN

First Floor

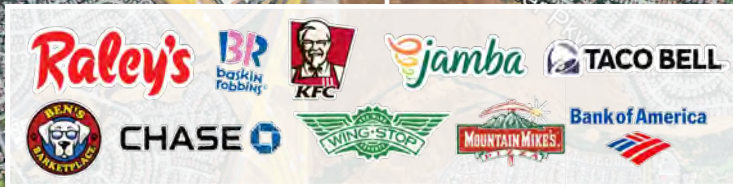


Second Floor



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

590 E ST, LINCOLN, CA 95648

BUILDING AVAILABLE FOR SALE



Robb Osborne
Executive Vice President
DRE #01398696
(916) 784-2700
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