

FOR LEASE | 13366 LINCOLN WAY, AUBURN, CA



**±2,890 SF 2ND GENERATION FREESTANDING
RESTAURANT WITH DRIVE-THRU**



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HIGHLIGHTS

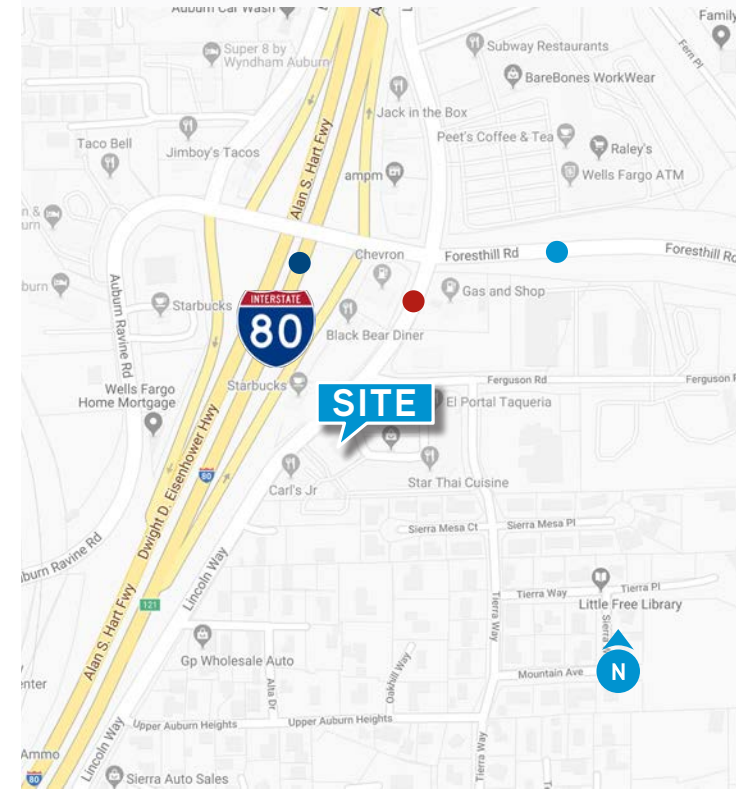
- › ±2,890 SF 2nd generation freestanding restaurant with drive-thru
- › Located in one of Auburn’s restaurant rows - near: Black Bear Diner, Starbucks, Carls Jr., McDonalds, Awful Annies, Joe Caribe, Ikeda’s, and Sizzlers
- › Both local and regional draw
- › Excellent freeway access
- › Near several hotels and Auburn’s hotel row

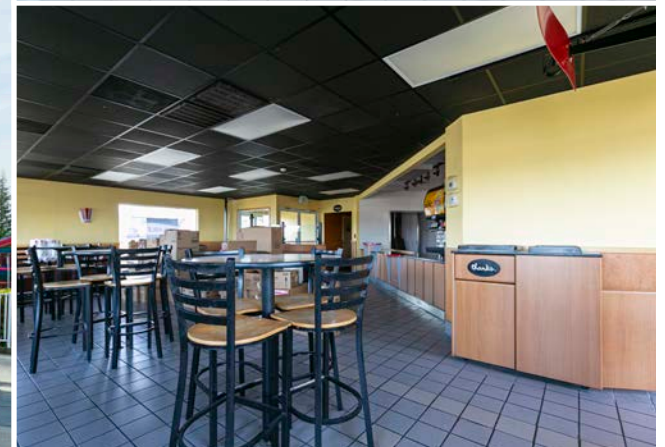
LEASE RATE:

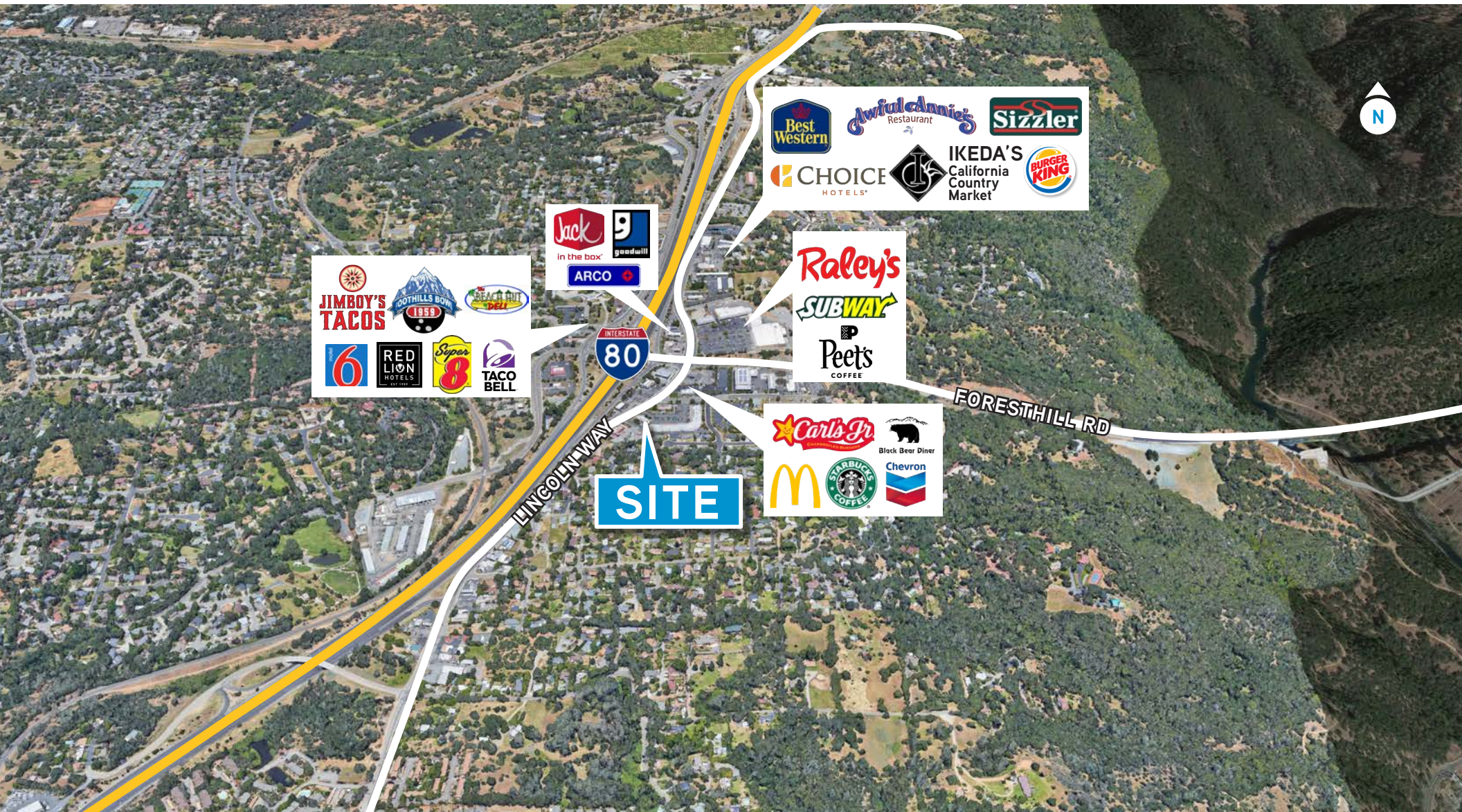
\$3.10/SF NNN

2019 DEMOGRAPHICS	POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INCOME
1 MILE	4,927	1,988	\$88,928
3 MILES	18,071	7,643	\$82,904
5 MILES	19,730	7,568	\$106,297
COSUMER SPENDING	2019 Consumer Spending	2024 Forecast Demand	Projected Spending Growth
FOOD AWAY FROM HOME	\$7,313,813	\$8,883,776	\$1,569,963
AVERAGE DAILY TRAFFIC	● ±25,038 vehicles on Foresthill Road ● ±62,400 vehicles on I-80 ● ±12,997 vehicles on Lincoln Way		

Source: U.S. Census Bureau, Census Summary File 1. Esri current and 5 year forecasts.







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