



AVAILABLE FOR LEASE

# 945 ORCHARD CREEK LINCOLN, CA 95648



[www.osbornegroupcre.com](http://www.osbornegroupcre.com)

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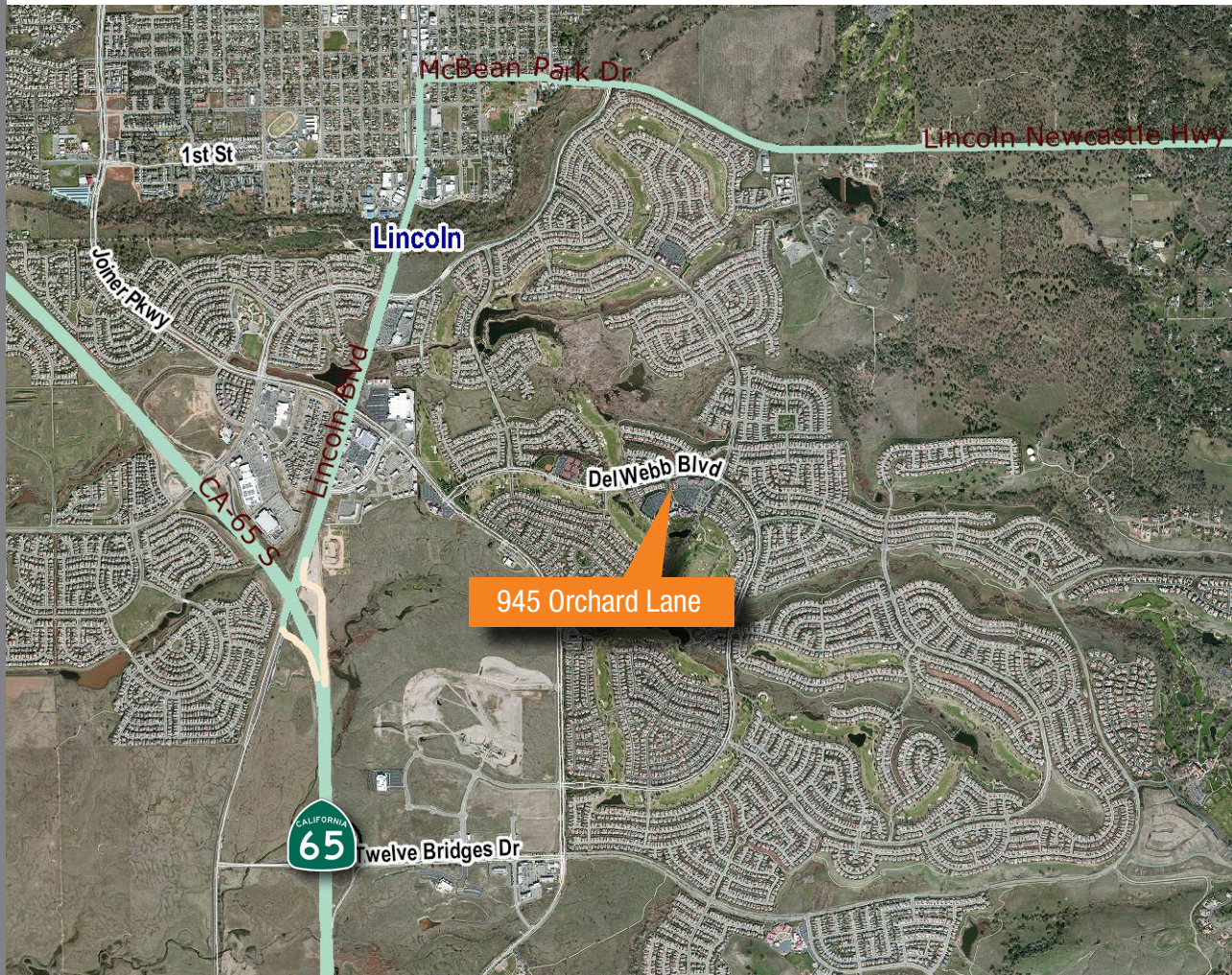
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## PROPERTY HIGHLIGHTS

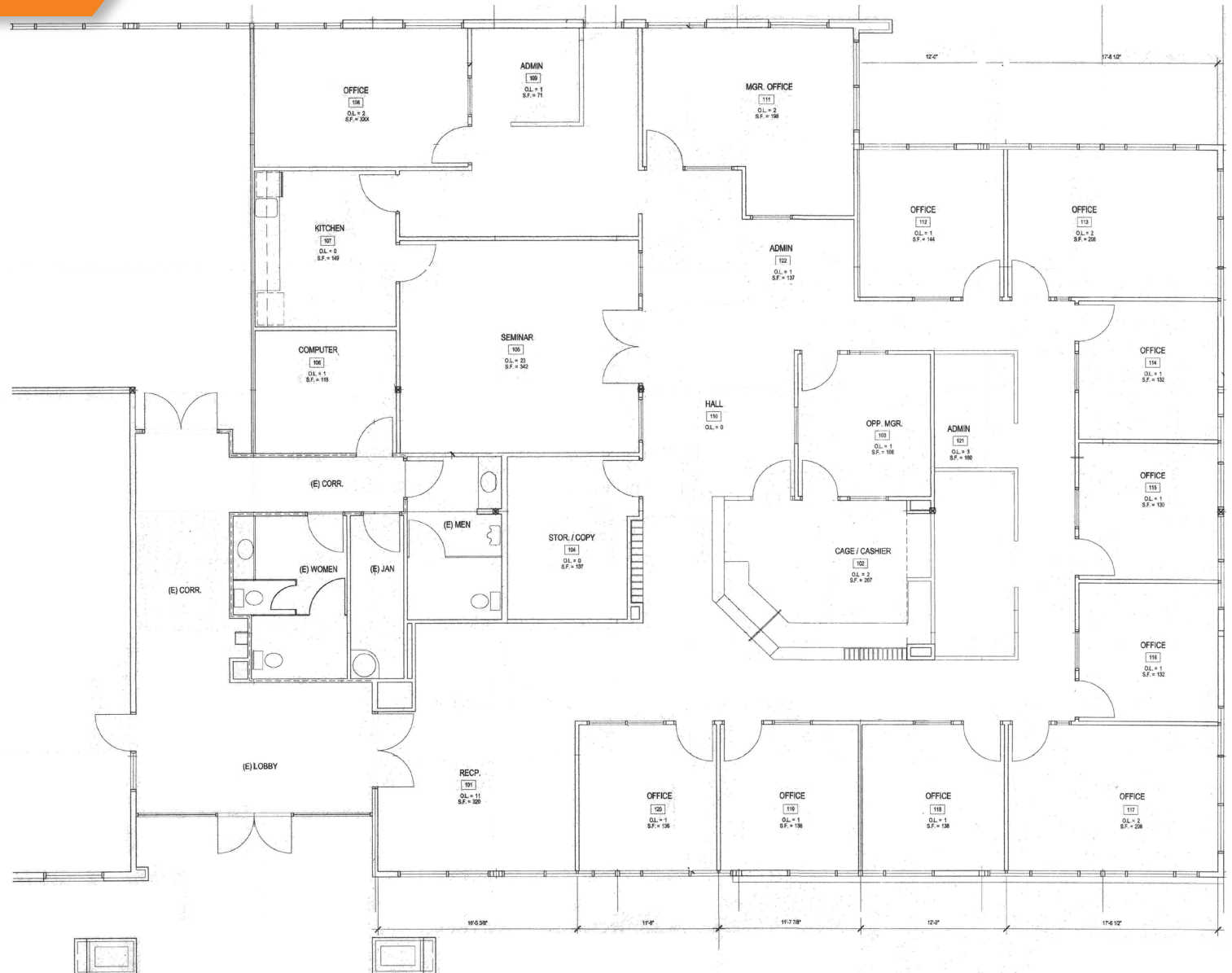
**945 Orchard Creek** is a single-story office building located on the Sun City Lincoln Hills Campus.

- Suite 100: ± 4,684 SF Available
- Fully improved office suite – former Tenant, Wells Fargo Advisory Office
- Build out includes multiple perimeter private offices, large executive offices, administrative cubicle area, kitchen, IT room, storage area, private restrooms, reception area and large conference/seminar room
- Nice interior design with built in reception cabinetry, glass doors on offices, and attractive lobby
- High regional demographics
- Monument signage available with visibility on Del Webb Blvd

**LEASE RATE:  
\$1.75/SF FULL SERVICE**



# EXISTING FLOOR PLAN



INTERIOR PHOTOS



[Click Here To View All Photos/Videos](#)



# DEMOGRAPHICS

## MARKET OVERVIEW

3 MILE RADIUS



### KEY FACTS

**54,390**

Population

**43**

Median Age



Average Household Size

**\$88,577**

Median Household Income

### HOUSING STATS



**\$441,027**

Median Home Value



**19,443**

Households



**20.84%**

% Renter Occupied Housing Units

### COMMUTERS



**0.76%**

Used Public Transportation



**80.34%**

Drove Alone to Work

### EDUCATION

**3.45%**

No High School Diploma



**18.59%**

High School Graduate



**27.07%**

Some College



**24.08%**

Bachelor's Degree

### BUSINESS



**11,379**

Total Employees

### EMPLOYMENT



**66.97%**

White Collar



**33.0%**

Blue Collar

# AERIAL LOCATION

Logos for: Lowe's, Dollar Tree, ARCO, amp, Safeway, Golden 1, CVS pharmacy, Jack in the Box, Round Table Pizza, UPS.

Logos for: Raley's, Mountain Mike's, Chase, Taco Bell, Bank of America, KFC, Panda Express, Wells Fargo, California State University, Subway, Domino's, T-Mobile.

Kaiser Permanente logo.

Logos for: Chevron, Subway, Umpqua Bank.

945 Orchard Creek Lane



Twelve Bridges Dr

Ferrari Ranch Rd

Lincoln Blvd

Del Webb Blvd

E Joiner Pkwy

Sun City Blvd

Stoneridge Blvd

# 945 Orchard Creek Ln. Lincoln, CA 95678

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