



±3,892 SF OFFICE SPACE AVAILABLE

NEW OWNERSHIP | PLANNED BUILDING IMPROVEMENTS

9198 GREENBACK LANE, ORANGEVALE, CA

\$1.10 PER SF MODIFIED GROSS

Lease Rate

DAN GREEN

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SCOTT BENNETT

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Property Details

Address 9198 Greenback Lane
Orangevale, CA 95662

Total Building Size ±16,285 SF

Available ±3,892 SF

Suite 204 ±2,626 SF

Suite 207 ±250 SF (30 days notice)

Suite 208 ±1,016 SF

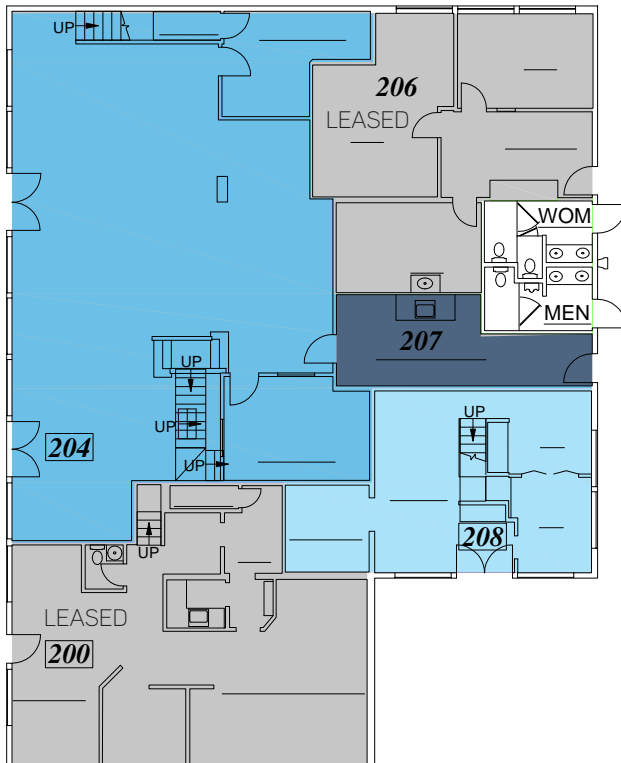
Highlights

- Visible street signage
- Ample parking
- Close proximity to many retail/restaurant amenities on Greenback Lane

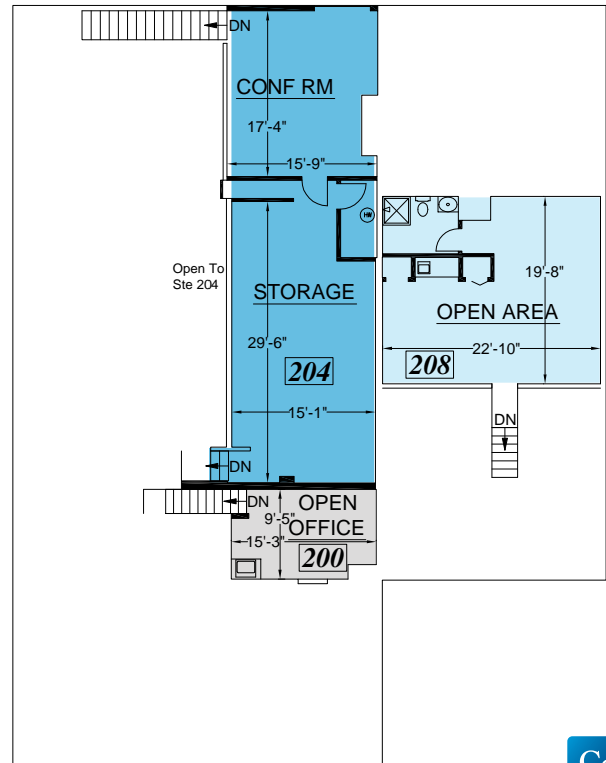


Floor Plans

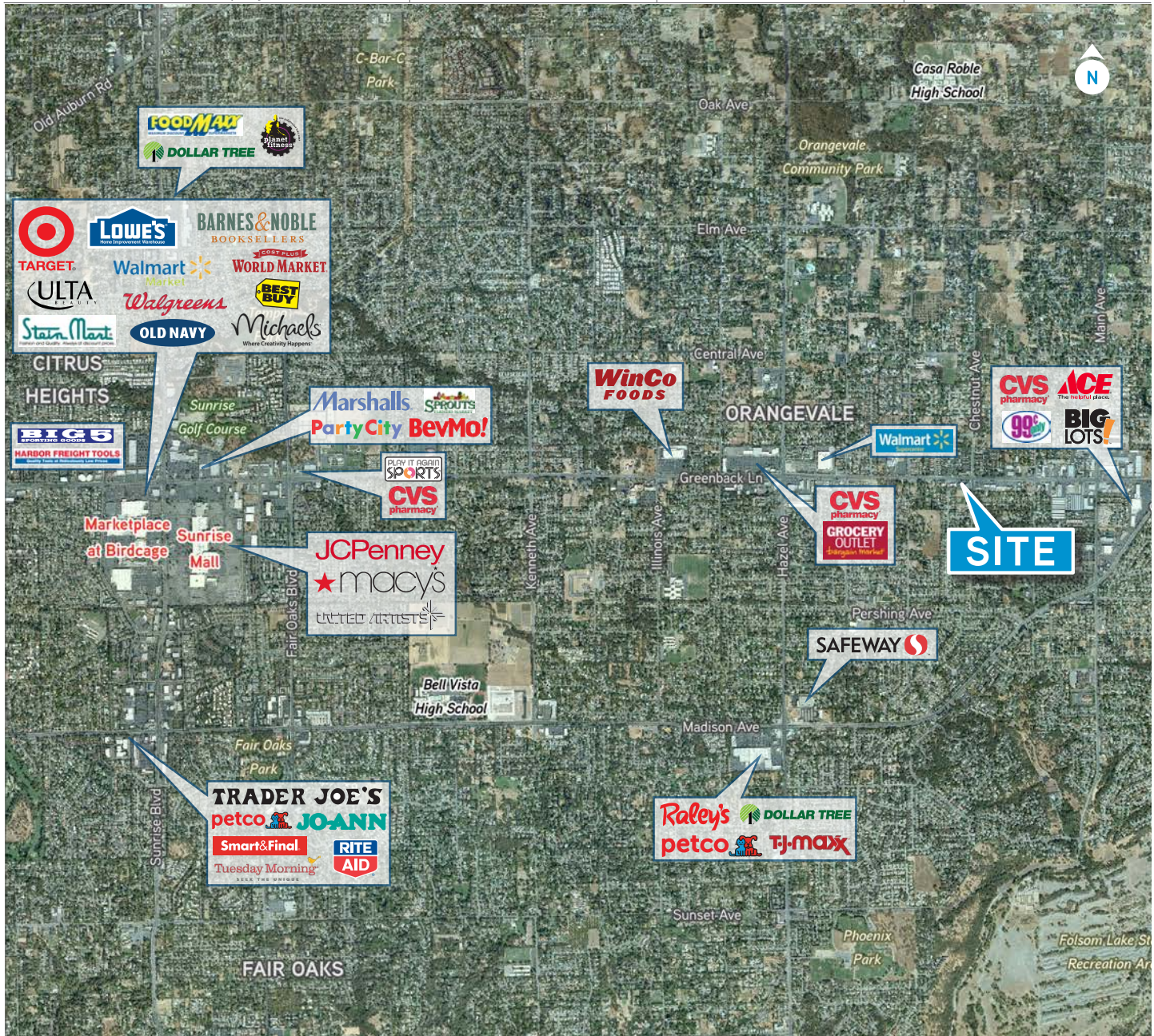
Second Level



Mezzanine



2018 Demographics	1 mile	3 miles	5 miles
Population	±14,299	±88,698	±235,033
Average Household Income	\$82,345	\$111,811	\$108,883
White Collar Employees	65.5%	68.8%	70.8%
Blue Collar Employees	16.8%	14.5%	13.4%
Services Employees	17.7%	16.7%	15.8%



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