

RETAIL | OFFICE SPACE

FOR LEASE

7327 & 7331 GREENBACK LANE, CITRUS HEIGHTS CA 95621



LAST SPACES AVAILABLE | \$1.25/SF INTRODUCTORY RATE | NNN

FOR MORE INFORMATION PLEASE CONTACT:

BEN TINER
PRINCIPAL BROKER
916.974.6011
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Lic # 01705584



www.tinercommercial.com

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PROPERTY INFO

7327 & 7331 GREENBACK LANE, CITRUS HEIGHTS 59.CA 95621

PROPERTY DESCRIPTION

The Greenback San Juan Center is located at the high traffic intersection of Greenback and San Juan Ave. Nearby Anchors are Safeway, Dollar Tree, Kragen, and Bank of the West.

2 SPACES AVAILABLE: Space: 7327 = ±1,244sf | 7331 = ±1,249sf
Vacant | Ready for immediate occupancy.

- Busy Shopping Center
- \$1.25/sf | NNN Intro Rate
- Zoning: SC
- On Site Parking
- High Visibility
- ADT ±42,829 at Intersection
- Minutes to Business & I-80.



ONLY \$1.25/SF | NNN*
* INTRODUCTORY RATE

Property is located at a major intersection, has easy access to Business & I-80, and is minutes from Sac International Airport (SMF).

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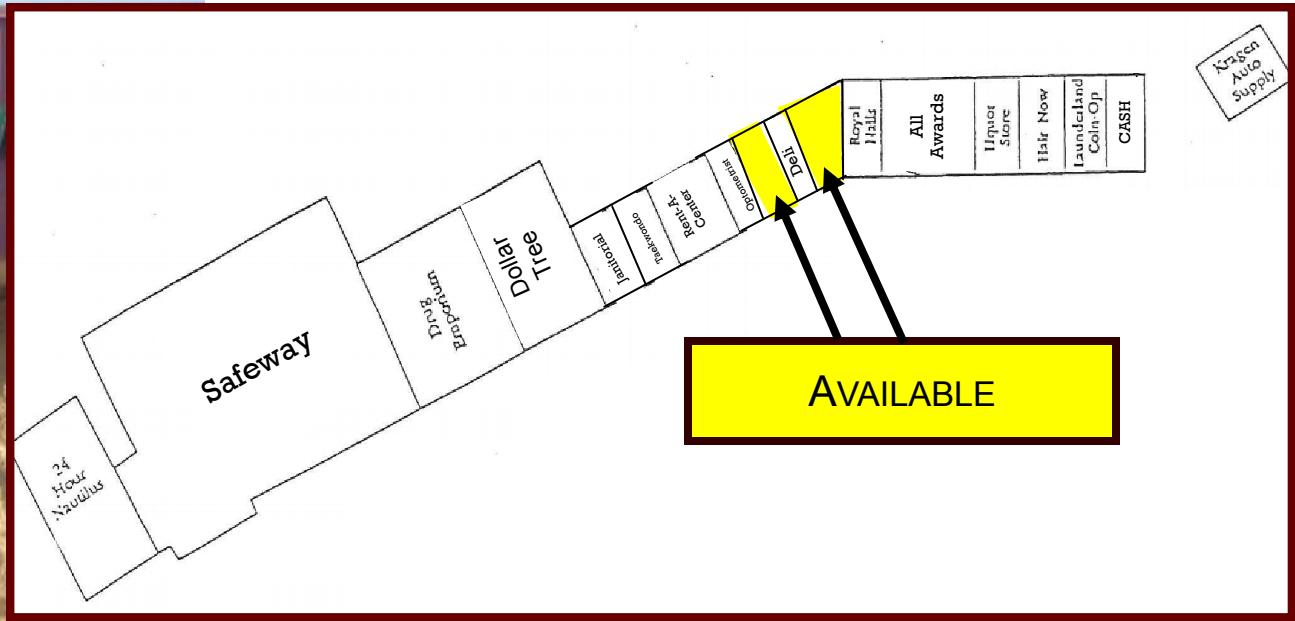
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**7327 & 7331 GREENBACK AVE
CITRUS HEIGHT, CA 95621**



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DEMOGRAPHICS & TRAFFIC

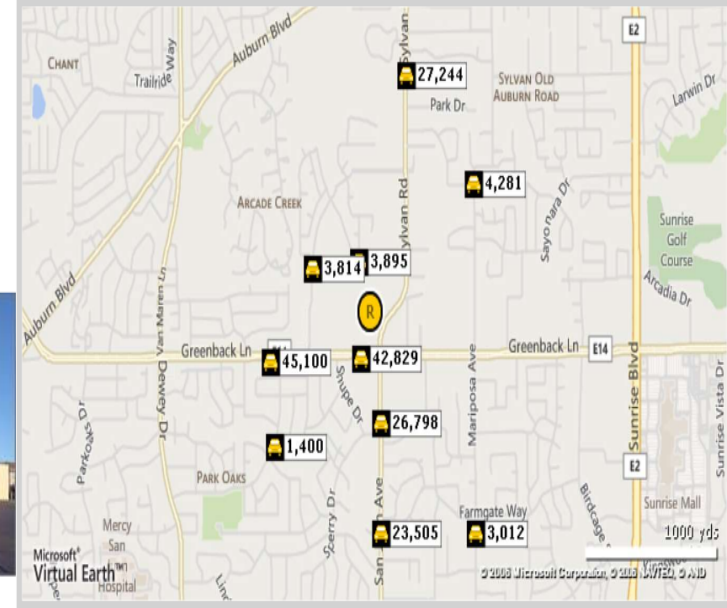
Building Type: **General Retail**
 Secondary: -
 GLA: **132,922 SF**
 Year Built: -

Total Available: 2,493 SF
 % Leased: 99%
 Rent/SF/Yr:



Radius	1 Mile	3 Mile	5 Mile
Population			
2019 Projection	21,682	162,255	392,845
2014 Estimate	20,727	154,999	374,327
2010 Census	20,064	149,697	361,258
Growth 2014 - 2019	4.61%	4.68%	4.95%
Growth 2010 - 2014	3.30%	3.54%	3.62%
2014 Population by Hispanic Origin			
	3,746	23,374	60,739
2014 Population By Race			
	20,727	154,999	374,327
White	17,760 85.69%	132,193 85.29%	306,139 81.78%
Black	842 4.06%	6,493 4.19%	21,228 5.67%
Am. Indian & Alaskan	267 1.29%	1,925 1.24%	5,025 1.34%
Asian	770 3.71%	6,180 3.99%	20,988 5.61%
Hawaiian & Pacific Island	106 0.51%	809 0.52%	2,136 0.57%
Other	982 4.74%	7,400 4.77%	18,810 5.03%
Households			
2019 Projection	8,647	63,833	149,722
2014 Estimate	8,279	60,981	142,628
2010 Census	8,064	58,970	137,691
Growth 2014 - 2019	4.44%	4.68%	4.97%
Growth 2010 - 2014	-0.48%	-0.46%	-0.02%
Owner Occupied	3,844 46.43%	35,908 58.88%	85,690 60.08%
Renter Occupied	4,435 53.57%	25,073 41.12%	56,939 39.92%
2014 Households by HH Income			
	8,277	60,982	142,628
Income: <\$25,000	1,912 23.10%	13,406 21.98%	31,568 22.13%
Income: \$25,000 - \$50,000	2,559 30.92%	15,303 25.09%	35,066 24.59%
Income: \$50,000 - \$75,000	1,368 16.53%	11,523 18.90%	26,509 18.59%
Income: \$75,000 - \$100,000	1,285 15.52%	9,106 14.93%	19,438 13.63%
Income: \$100,000 - \$125,000	574 6.93%	5,050 8.28%	12,365 8.67%
Income: \$125,000 - \$150,000	278 3.36%	3,094 5.07%	6,995 4.90%
Income: \$150,000 - \$200,000	198 2.39%	2,194 3.60%	5,820 4.08%
Income: \$200,000+	103 1.24%	1,306 2.14%	4,867 3.41%
2014 Avg Household Income	\$59,506	\$66,655	\$69,945
2014 Med Household Income	\$46,221	\$53,540	\$53,984

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Greenback Ln	San Juan Ave	0.08 E	2012	42,829	MPSI	.13
2 Stock Ranch Rd	Sol Way	0.05 E	2012	3,895	MPSI	.14
3 Fountain Square Dr	Regency Dr	0.13 S	2012	3,814	MPSI	.28
4 San Juan Ave	Sperry Dr	0.04 S	2012	26,798	MPSI	.31
5 Greenback Ln	Brooktree Dr	0.04 E	2010	45,100	ADT	.46
6 Brooktree Dr	Brookhaven Way	0.05 N	2012	1,400	AADT	.55
7 Mariposa Ave	Circuit Dr	0.01 S	2010	4,281	ADT	.58
8 San Juan Ave	Villa del Sol Ln	0.02 S	2010	23,505	ADT	.61
9 Sylvan Rd	Sylvan Creek Ct	0.05 S	2012	27,244	AADT	.67
10 Mariposa Ave	Farmgate Way	0.03 N	2010	3,012	ADT	.77

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WE DELIVER:

ASSET MANAGEMENT: **FREEDOM**

LANDLORD OWNERS INVESTORS: **CERTAINTY**

TENANTS: **STABILITY**

BUYERS: **CONFIDENCE**

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