

— 6226 —

GREENBACK LANE

CITRUS HEIGHTS, CALIFORNIA



OFFERING MEMORANDUM

ASKING PRICE: \$2.1 MILLION (\$140 PSF)



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OVERVIEW



REC OWNER	Greenback Management LLC
PARCEL #	229-0061-033
ZONING	LC
BUILDING AREA (SF)	±14,980 SF
LAND AREA (SF/AC)	±36,608 SF / ±0.8 AC

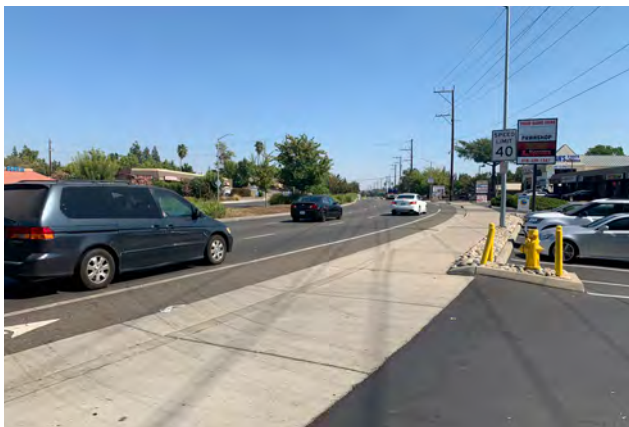
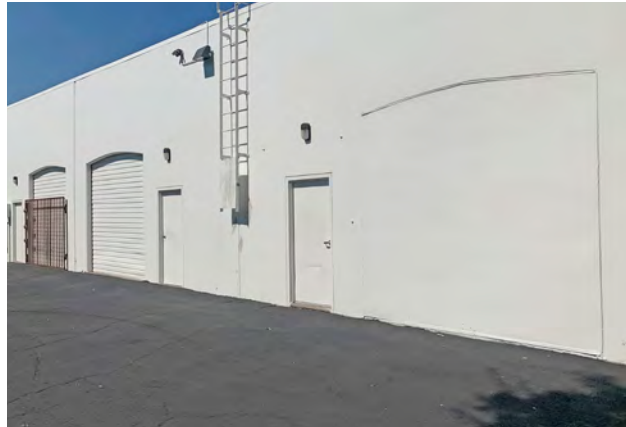
PARCEL MAP



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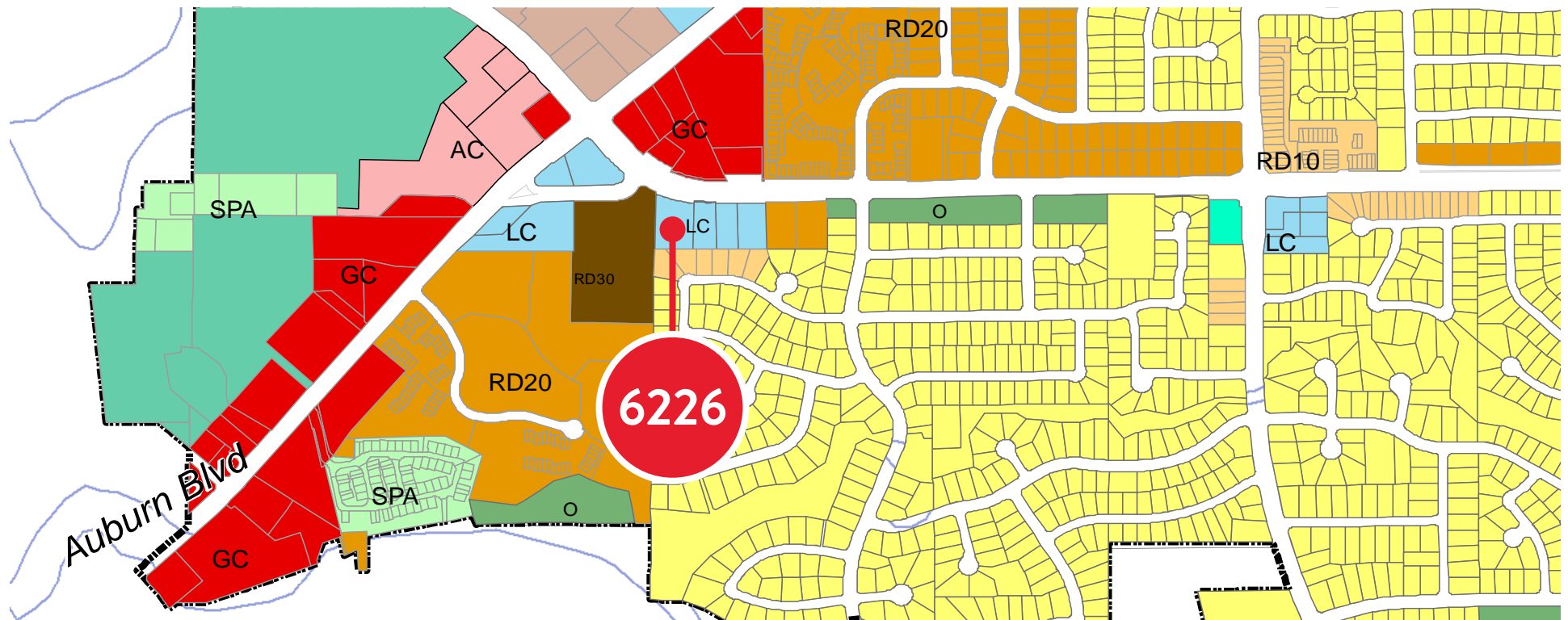


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ZONING

LC (Limited Commercial) district. The LC zoning district is applied to areas appropriate for a mixture of land uses, with primarily small-scale retail and pedestrian-oriented office uses on the ground floors of commercial structures, and residential units allowed on upper floors. The LC zoning district is consistent with and implements the General Commercial land use designation of the General Plan.



Legend				
AC	MP	RD30	Corridor Overlay	
BP	O	RD30PD	100-year flood plain	
BP-PD	RD1	RD4	City Limits	
CR	RD10	RD5		
GC	RD2	RD5PD		
LC	RD20	RD7		
LC-PD	RD20PD	SC		
MH	RD3	SPA		

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ZONING

**TABLE 2-5
Allowed Land Uses and Permit Requirements
for Commercial and Industrial Zoning Districts**

P	Permitted Use, Zoning Clearance required
MUP	Conditional use, Minor Use Permit required
UP	Conditional use Permit required
S	Permit requirement set by Specific Use Regulations
—	Use not allowed

LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	BP	LC	SC	GC	AC	CR	MP	

VEHICLE SALES AND SERVICES

Auto parts sales with no installation services	—	P	P	P	P	—	—	
Auto/vehicle sales and rental	—	—	—	MUP	P	—	—	
Auto/vehicle sales, wholesale - 2 cars or less at any time	P	P	P	P	—	—	P	
Auto/vehicle sales, wholesale - 3 or more cars, other vehicles	—	—	—	MUP	P	—	—	
Mobile home, boat, or RV sales	—	—	—	MUP	P	—	—	
Service station	—	UP	UP	UP	UP	—	UP	
Vehicle services - Major repair/body work	—	—	UP	UP	MUP	—	—	
Vehicle services - Minor maintenance/repair	—	UP	UP	P	P	—	—	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM - Outdoor	MUP	MUP	MUP	MUP	MUP	MUP	MUP	106.42.040
ATM - Within a building	P	P	P	P	P	P	P	
Bank, financial services	P	P	P	P	—	—	P	
Business support service	P	P	P	P	—	—	P	
Medical marijuana dispensary	—	—	—	—	—	—	—	106.42.120
Medical services - Doctor office, clinic, or urgent care	P	P	P	P	—	—	P	
Medical services - Extended care	UP	P	—	P	—	—	—	
Medical services - Hospital	UP	—	—	UP	—	—	—	
Medical services - Laboratory	P	P	P	P	—	—	P	
Medical services - Substance abuse treatment clinic	—	—	—	UP	—	—	—	106.42.240
Office	P	P	P	P	—	—	P	

SERVICES - GENERAL

Adult day care	UP	P	P	P	—	—	—	
Catering service	—	P	P	P	—	—	—	
Child day care center	MUP	MUP	MUP	MUP	—	—	MUP	
Drive-through service	—	UP	UP	UP	—	—	—	
Equipment rental - Indoor	—	—	P	P	—	—	P	
Equipment rental - Outdoor	—	—	—	MUP	—	—	MUP	
Kennel, animal boarding	—	UP	UP	UP	—	—	—	
Lodging - Bed & breakfast inn (B&B)	—	UP	UP	UP	—	UP	—	
Lodging - Hotel or motel	—	—	UP	UP	—	UP	—	
Massage therapy	P	P	P	P	—	—	—	22-596
Maintenance service - Client site services	—	P	—	P	—	—	P	10.4.36
Mortuary, funeral home	UP	UP	—	P	—	—	—	
Personal services	P	P	P	P	—	—	S	106.26.030.C
Personal services - Restricted	—	MUP	MUP	MUP	—	—	—	
Public facilities	P	P	P	P	P	P	P	
Repair service - Equipment, large appliances, etc.	—	—	—	P	—	—	P	
Veterinary clinic, animal hospital	UP	UP	P	P	—	—	P	

Development Feature	Requirement by Zoning District			
	BP Business and Professional Office	LC Limited Commercial	SC Shopping Center	GC General Commercial
Minimum lot size	<i>Minimum area and dimensions for parcels proposed in new subdivisions.</i>			
Area, width, depth	No minimum			
Residential density	<i>Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable.</i>			
Maximum density	20 units per net acre	20 units per net acre	40 units per net acre	40 units per net acre
Setbacks (3)	<i>Minimum setbacks required for primary structures. See Section 106.30.100 for setback measurement instructions, and exceptions to these requirements.</i>			
Front	25 ft (1)	20 ft (1)	20 ft (1)	20 ft (1)
Side - Interior (each)	20 ft (2)	25 ft (2)	25 ft (2)	25 ft (2)
Side - Corner	25 ft (1)	20 ft (1)	20 ft (1)	20 ft (1)
Rear	25 ft (2)	25 ft (2)	25 ft (2)	25 ft (2)
Garage	20 ft from a garage door to the back of the nearest sidewalk			
Floor area ratio (FAR)	<i>Maximum floor area ratio allowed for non-residential uses.</i>			
	0.50	0.60	0.60	0.60
Height limit	<i>Maximum allowable height of structures. See Section 106.30.060 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>			
Maximum height	24 ft and 2 stories within 50 feet of a residential zone, 50 ft and 4 stories elsewhere.			
Landscaping	See Chapter 106.34 (Landscaping Standards).			
Parking	See Chapter 106.36 (Parking and Loading).			
Signs	See Chapter 106.38 (Signs).			

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RETAIL SALE COMPS

#	PROPERTY	LAND AREA (AC/SF)	SALE PRICE	PRICE PSF LAND	SALE DATE
1.	4128 El Camino Avenue Sacramento, CA	±1.28 AC / ±55,757 SF	\$2,700,000	\$133.97	08/06/2020
2.	9396 Greenback Lane Orangevale, CA	±1.10 AC / ±47,916 SF	\$1,625,000	\$126.26	07/22/2020
3.	2345 Arden Way Sacramento, CA	±0.89 AC / ±38,768 SF	\$1,250,000	\$159.13	06/30/2020
4.	1290 Fulton Avenue Sacramento, CA	±0.46 AC / ±20,038 SF	\$2,375,000	\$416.67	03/12/2020

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RENT ROLL

SUITE #/ ADDRESS	TENANT NAME (COMMERCIAL ONLY) #BED/#BATHS (RESI- DENTIAL ONLY - NO TENNANT NAMES)	GENERAL USE/ SPECIFIC USE	UNIT SF	CURRENT MONTHLY RENT - IF VACANT \$0	LEASE START	LEASE TERMINATION	INCREASES	EXPENSE PD BY TENANT CODE - SEE BELOW.	REMARKS
6226	Vacant	Retail	2,500	\$0					New carpet and paint
6228	A Liquor & Grocery	Retail	2,500	\$2,750 + \$710.13	8/5/2014	8/31/24	Annual \$50/ mo increases apply	NNN	2014 buying party spent +-\$100k upgrading the demised space. Two five options follow initial term. Deposit is \$3,750
6230	West Coast Audio	Retail	2,500	\$2,625 + \$710.13	11/1/2013	10/31/23	None	NNN	Respectfull tenant who pays on- time. Deposit is \$3,375
6232	Absolute Pawn	Retail	2,500	\$2,122 + \$710.13	8/30/2017	11/30/22	3%/yr	NNN	Gave 3 months free rent to help them establish a profitable base. They are essentially a Pawn Shop that buys and sells goods, including gold and silver. Deposit is \$2,700
6234-6236	Vacant	Retail	5,000	\$0					Previous tenant Tuxedo Den was long-term tenant who sold us the building in 2004. He failed to keep up with times and lost profitability due to over-expansion into malls

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