

8788 GREENBACK LANE ORANGEVALE, CA

Owner-User or Investor Purchase Opportunity



EXCLUSIVELY LISTED BY:

BRANDON SESSIONS

Vice President

Office: (916) 677-8176

bsessions@tricommercial.com

BRE Lic. #01914432

ROBB OSBORNE

Principal

Office: (916) 677-8175

robb.osborne@tricommercial.com

BRE Lic. #01398696



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Executive Summary

8788 Greenback Lane is a single-story, multi-tenant, office building located in Orangevale, CA. The Property consists of four suites totaling approximately \pm 5,300 rentable square feet. The building was built in 1988 and is located along Greenback Lane, a major thoroughfare in Orangevale, California. Located at the hard corner of Beech Ave and Greenback Lane, the building offers excellent visibility and high daily traffic counts. The building is constructed of wood frame and red brick veneers with a walk-thru, open air corridor.

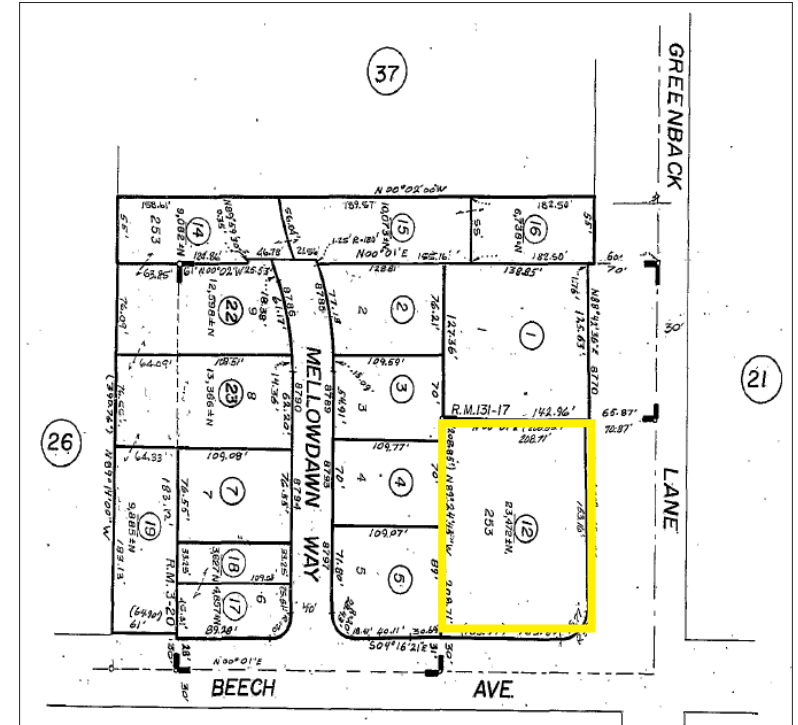
8788 Greenback Lane is partially leased to three tenants, with approximately $\frac{1}{2}$ remaining vacant, making it perfect for either an investor or an owner user. The property is in walking distance to numerous shopping, retail and restaurant amenities. The building is approximately 18 miles to Downtown Sacramento and 25 miles to Sacramento Airport. 8788 Greenback is a quality office building located in the heart of Orangevale, California.



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Property Overview

- Office building for sale in Orangevale
- Total Building: ± 5,300 SF; ± 0.61 Acres
- ± 2,350 SF Available
- APN: 261-0540-012
- Located along Greenback Lane, a major thoroughfare in Orangevale, which results in approximately **40,450 cars per day** per 2017 MPSI
- The building offers stylistic architectures, including red brick veneer, teal overhang accent, monument signage, manicured exterior landscaping, excellent window lines and ample parking
- The property is divided by an open air corridor with nice seating area for visitors or clients
- Zoning: SPA (Special Planning Area- Per Sacramento County)
- **Purchase Price: \$835,000**
- **Lease Rate: \$1.50/ SF Modified Gross**



| DEMOGRAPHICS | 1 MILE: | 3 MILE: | 5 MILE: |
|------------------------|-----------|-----------|-----------|
| 2018 Total Population | 14,269 | 100,315 | 263,934 |
| 2023 Total Population | 15,034 | 105,313 | 277,432 |
| 2018 Average HH Income | \$92,421 | \$94,693 | \$74,366 |
| 2018 Total Households | 5,422 | 39,322 | 101,774 |
| Median Home Value | \$377,376 | \$383,020 | \$370,051 |

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Rent Roll

| Suite | SF | Tenant | Term | Commencement Date | Expiration Date | Rent/SF | Rent/Month | Lease Type |
|-------------|---------------|---|-----------|-------------------|-----------------|---------|---------------------|----------------|
| 101 | 900 | Michael O'Neal dba: Century Pools | 36 months | 8/1/2018 | 7/31/2021 | \$1.20 | \$1,080.00 | Modified Gross |
| 102 | 575 | Richard Reynolds dba: Handy Man Network | MTM | NA | 30 days notice | \$1.24 | \$715.00 | Modified Gross |
| 103/104 | 2350 | Vacant | | | | | | |
| 105 | 1175 | Swenson Law Firm | 60 months | 8/1/2018 | 7/31/2023 | \$1.19 | \$1,398.25 | Modified Gross |
| Common Area | 300 | | | | | | | |
| | Total 5300 | | | | | | Total \$3,193.25 | |

Building Images



Retailers within 1 Mile

WinCo
FOODS



GROCERY OUTLET
bargain Market
Denny's
Auto Zone
MOUNTAIN MILKS
ROSS
DRESS FOR LESS
AMERICA'S TIRE
Papa Murphy's
TAKEN BAKE PIZZA
The UPS Store UPS
SUBWAY
CVS
pharmacy
TACO BELL
H&R BLOCK
 UNITED STATES POSTAL SERVICE

Walmart

Annie's Breakfast
 Orangevale Library
 North Star Collision Repair
 American River Optometry

Bank of America
 Breining Institute
 Adalberto's Mexican
 Link Staffing

SUPERCUTS
metro
 Little Caesars
FSA
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