

# RETAIL PROPERTY FOR LEASE

8934 Greenback Ln., Orangevale, CA 95662

**LARGE RATE  
REDUCTION**

***YOUR NAME HERE***

## PROPERTY HIGHLIGHTS

- For Lease:  $\pm 1,200 - 2,400$  SF ( $\pm 3,600$  SF of Contiguous Space)
- Lease Rate: \$1.00/SF; Gross
- Property has high ceilings
- Stained and lacquered concrete floor
- Great potential fits: Personal Training/Fitness, Gaming, Nail Salon, or other retail service oriented businesses

## LOCATION OVERVIEW

Retail Strip center with great frontage on Greenback Lane.



**Brenda Miller, VP**

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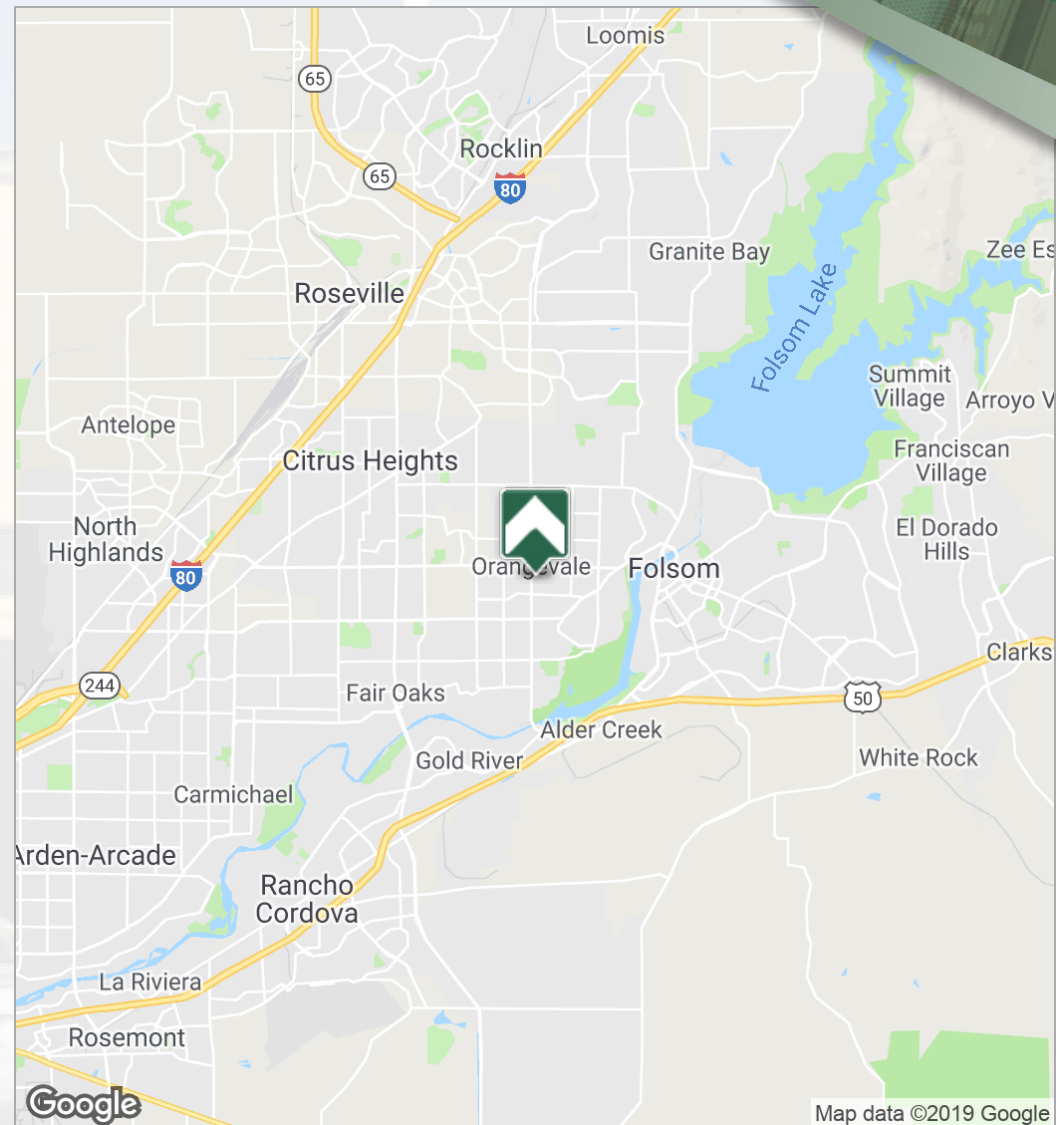
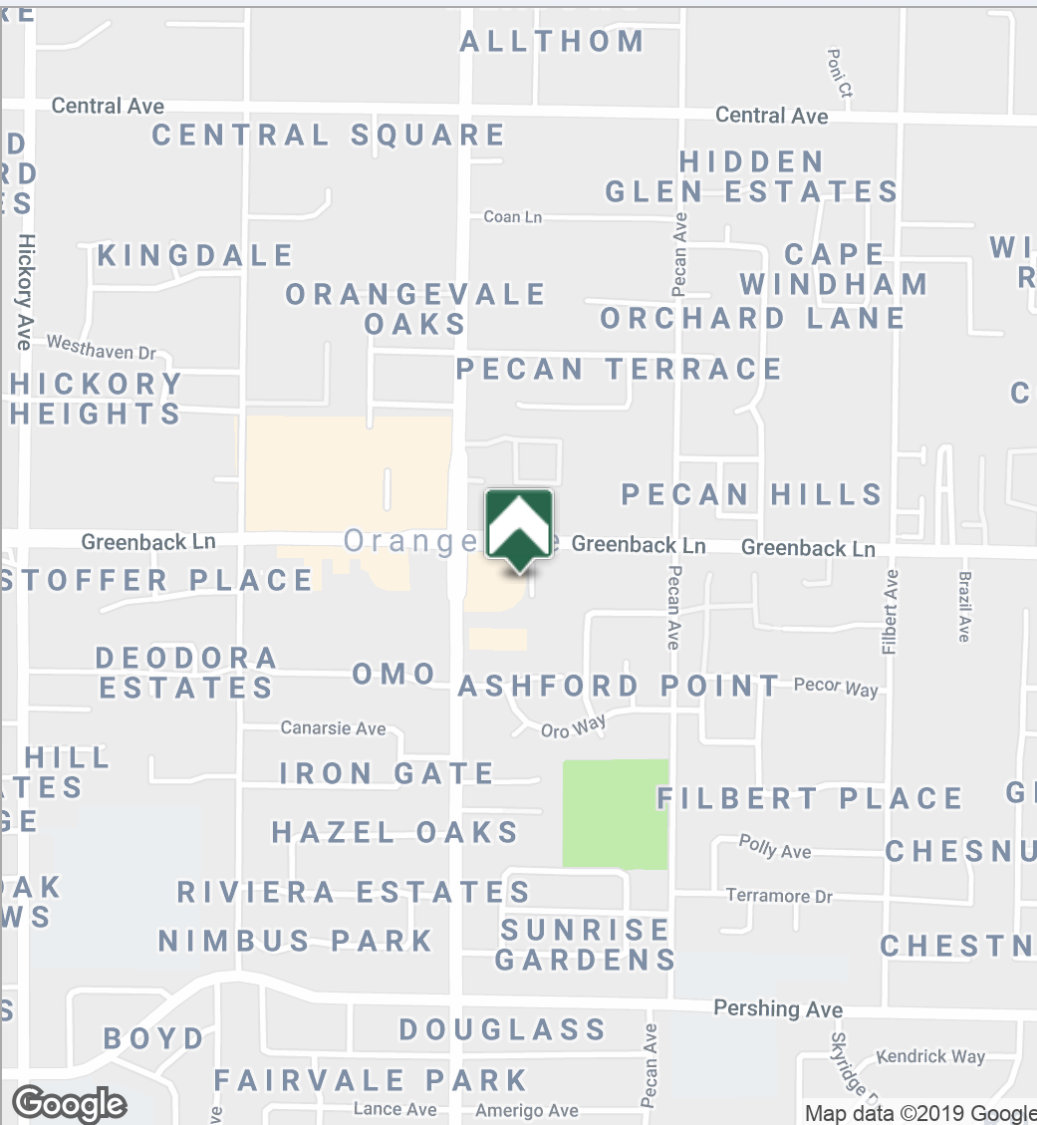
CalDRE #01159058



# FOR LEASE RETAIL PROPERTY

## LOCATION MAPS

8934 Greenback Ln.



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## DEMOGRAPHICS MAP

8934 Greenback Ln.

POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,595	83,127	226,117
Median age	36.5	40.8	40.3
Median age (Male)	36.1	39.8	38.9
Median age (Female)	37.1	42.0	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,389	32,449	86,041
# of persons per HH	2.6	2.6	2.6
Average HH income	\$72,718	\$89,045	\$90,536
Average house value	\$338,827	\$408,781	\$453,659
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	8.7%	10.0%	11.7%
RACE (%)	1 MILE	3 MILES	5 MILES
White	84.2%	86.1%	82.3%
Black	3.9%	2.3%	3.9%
Asian	3.2%	4.4%	5.8%
Hawaiian	0.5%	0.2%	0.2%
American Indian	0.9%	0.5%	0.6%
Other	3.1%	2.6%	4.1%

\* Demographic data derived from 2010 US Census

