RETAIL PROPERTY FOR LEASE

8934 Greenback Ln., Orangevale, CA 95662



PROPERTY HIGHLIGHTS

- For Lease: ±1,200 2,400 SF (±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
Dir: 916.677.8154
brenda.miller@tricommercial.com
CalDRE #01159058



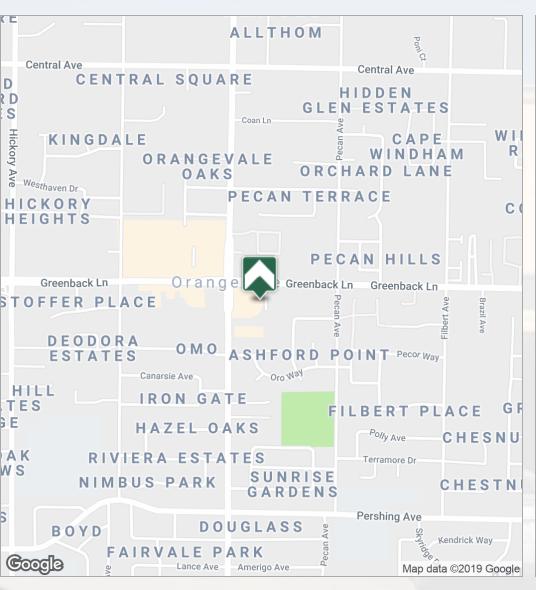


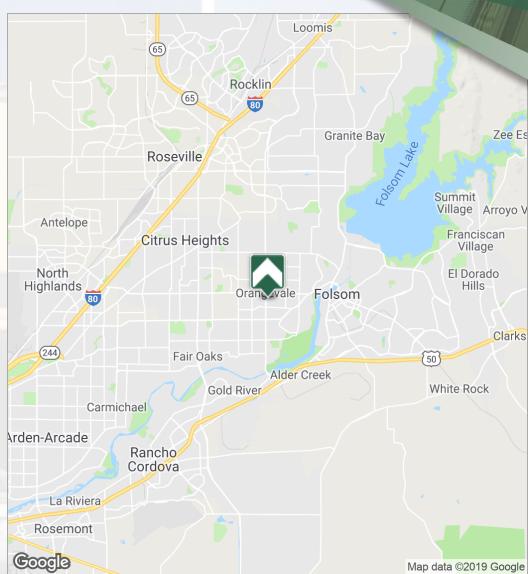


LOCATION MAPS

8934 Greenback Ln.

FOR LEASE RETAIL PROPERTY





DEMOGRAPHICS MAP

8934 Greenback Ln.

FOR LEASE RETAIL PROPERTY

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
ETHNICITY (%) Hispanic	1 MILE 8.7%	3 MILES 10.0%	5 MILES 11.7%
Hispanic			
Hispanic RACE (%)	8.7%	10.0%	11.7%
Hispanic RACE (%) White	8.7% 84.2%	10.0%	11.7% 82.3%
Hispanic RACE (%) White Black	8.7% 84.2% 3.9%	10.0% 86.1% 2.3%	11.7% 82.3% 3.9%
Hispanic RACE (%) White Black Asian	8.7% 84.2% 3.9% 3.2%	10.0% 86.1% 2.3% 4.4%	82.3% 3.9% 5.8%
Hispanic RACE (%) White Black Asian Hawaiian	8.7% 84.2% 3.9% 3.2% 0.5%	10.0% 86.1% 2.3% 4.4% 0.2%	82.3% 3.9% 5.8% 0.2%

Loomis (65) Rocklin 80 Zee Es Granite Bay Roseville Summit Village Arroyo \ Antelope Franciscan Citrus Heights Village North El Dorado Highlands Hills Folsom Clarks (244) Fair Oaks (50) Alder Creek Gold River White Rock Carmichael Arden-Arcade Rancho Cordova La Riviera Rosemont Map data ©2019 Google