

AVAILABLE
FOR SALE

7001 GREENBACK LANE
CITRUS HEIGHTS, CA 95621

3,086 Sq Ft Building sitting
on .45 Acres of Land

SUBJECT

7001 Greenback Lane
ADT 45,000 +/-

**YOUR NAME
HERE**

DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109
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Cal DRE#01829919

CENTURY 21
Select Real Estate, Inc



Turn Key Dental Space Available in Citrus Heights

THE PROPERTY

7001 GREENBACK LANE, CITRUS HEIGHTS, CA 95621

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



CITRUS HEIGHTS



+/- 3,086 SF



BP - BUSINESS
PROFESSIONAL
OFFICE



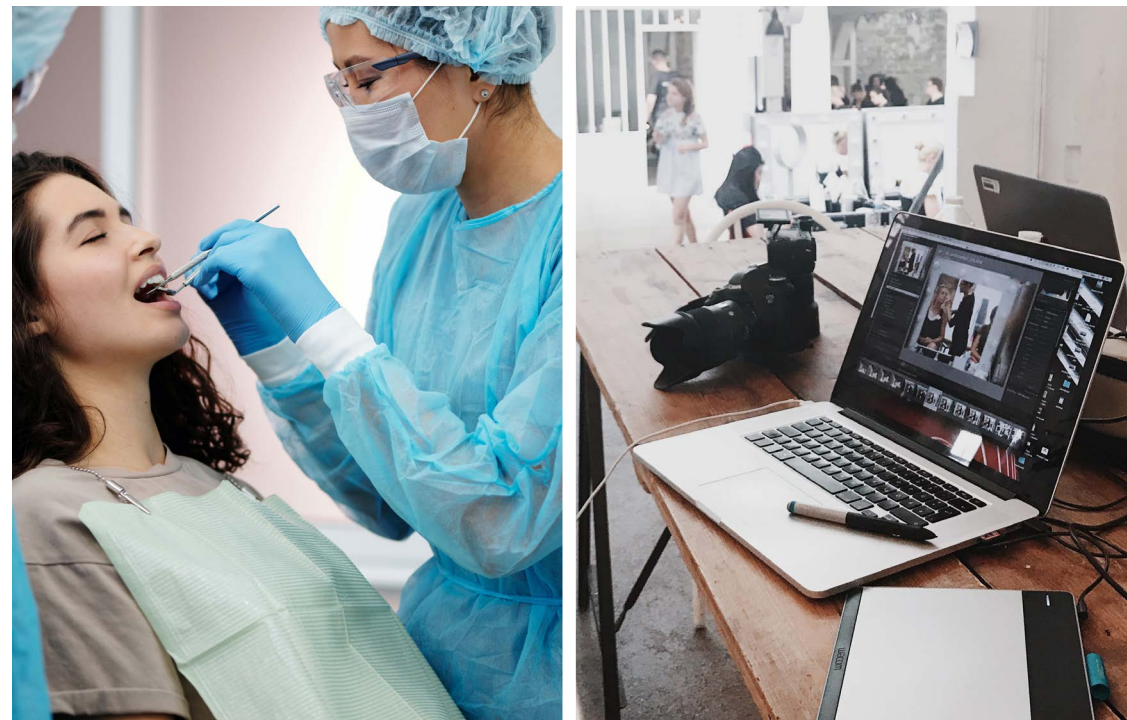
DENTAL OFFICE
MEDICAL OFFICE
OFFICE



\$820,000 -
\$265.72 PSF

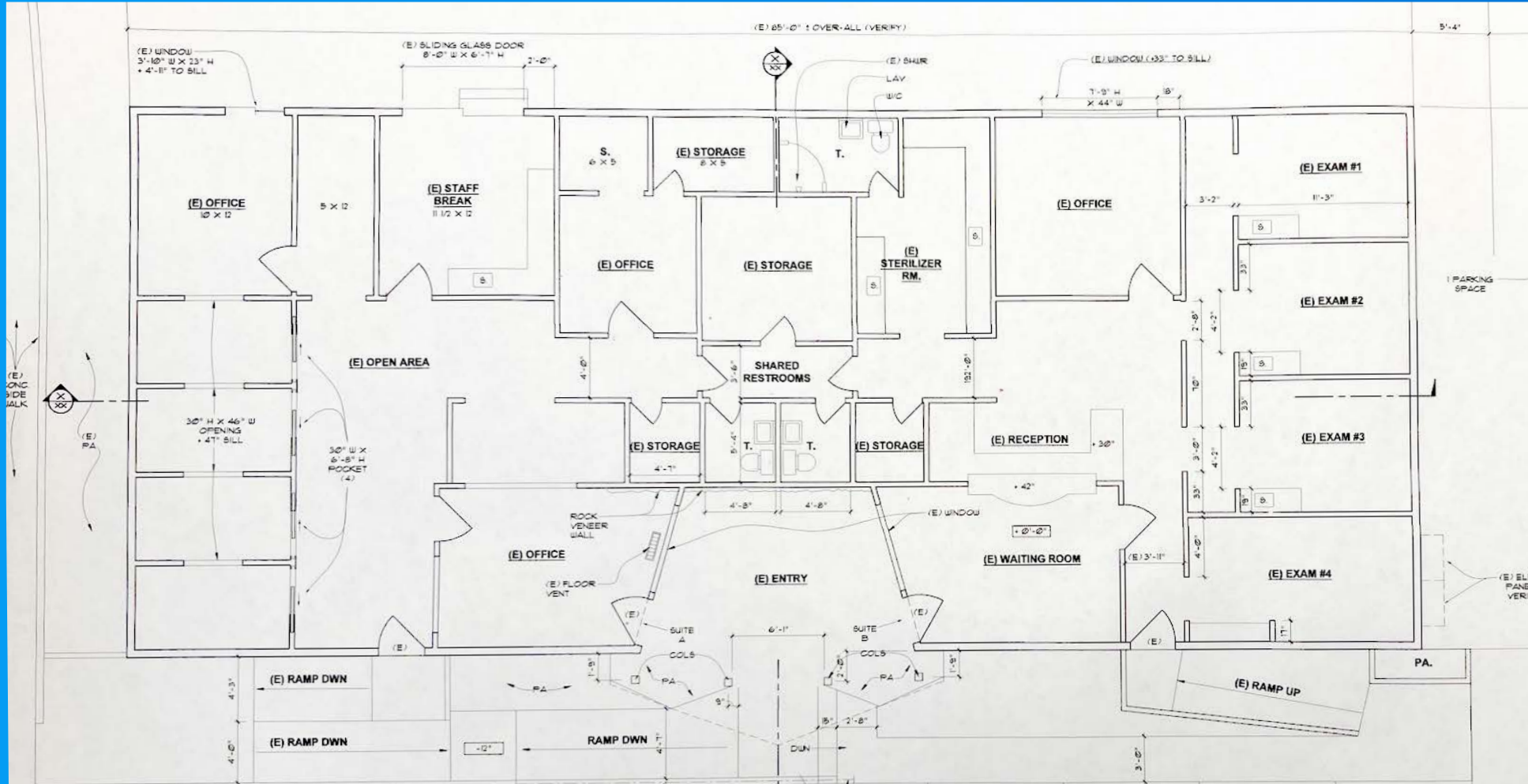


7001
GREENBACK LANE

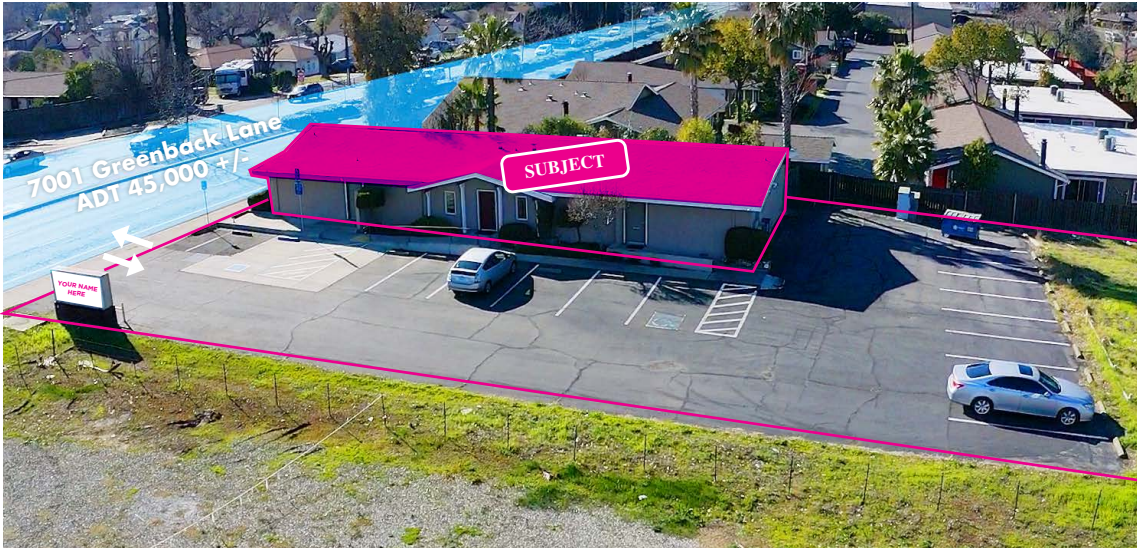




FLOOR PLAN



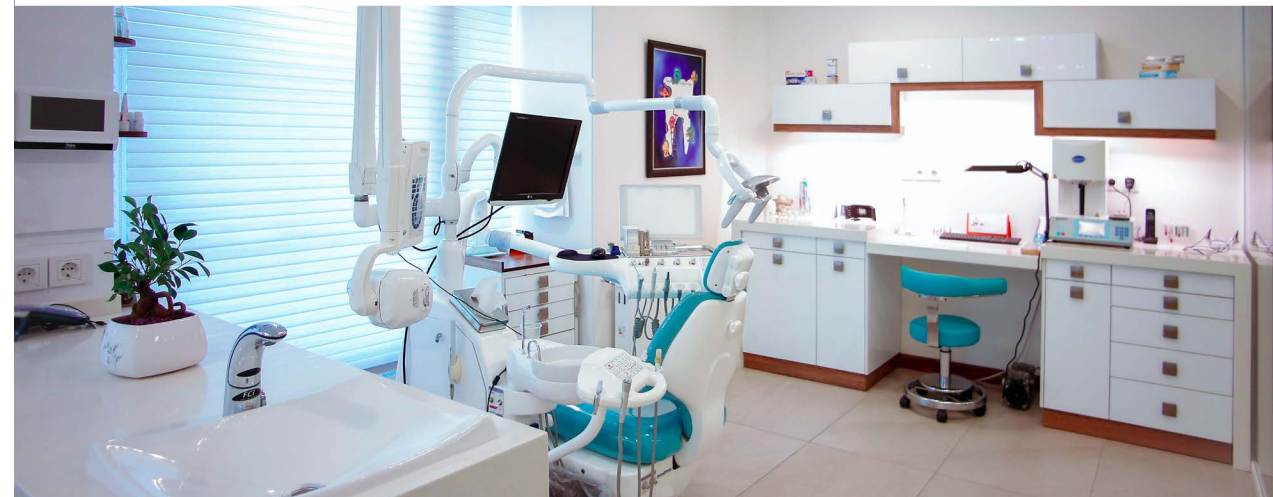
7001
GREENBACK LANE



THE BUILDING

The +/- 3,086 sq ft building sits on .45 acres of BP zoned land in Citrus Heights CA. It is strategically located near the Citrus Town Center district on Greenback Lane, a main thoroughfare in Sacramento. The building offers an owner user the opportunity to invest in a fully buildout medical

dental facility. The property offers convenient ingress and egress on to Greenback Lane. The property offers ample parking and great access to local amenities in the area. The property is located near Interstate 80 and Fair Oaks Blvd which connects to Hwy 50

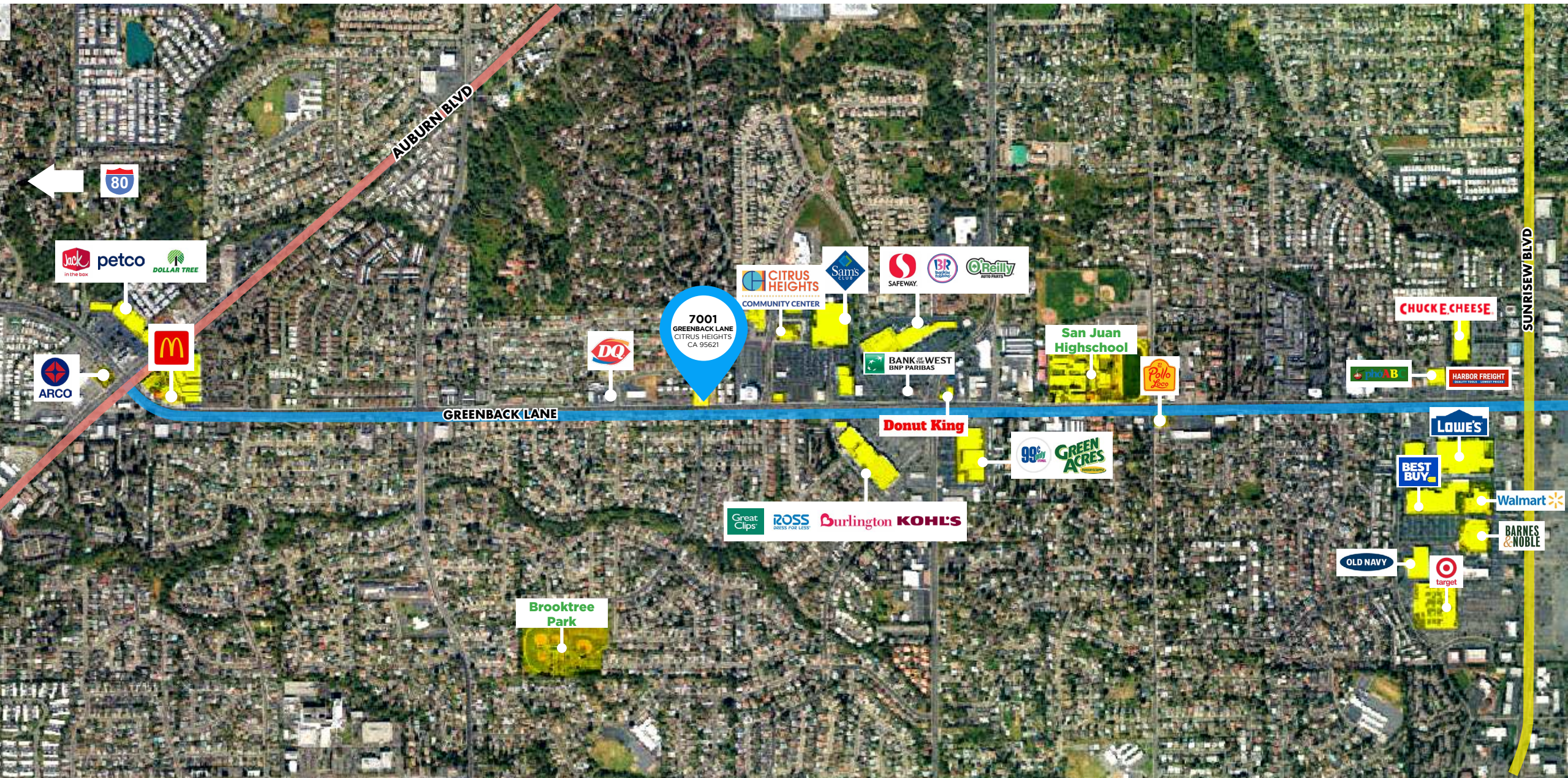




THE AREA

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.





AUBURN BLVD



Jack in the box petco DOLLAR TREE



7001 GREENBACK LANE CITRUS HEIGHTS CA 95621



CITRUS HEIGHTS COMMUNITY CENTER



San Juan Highschool



CHUCK E. CHEESE



GREENBACK LANE

Donut King



Great Clips ROSS DRESS FOR LESS Burlington KOHL'S



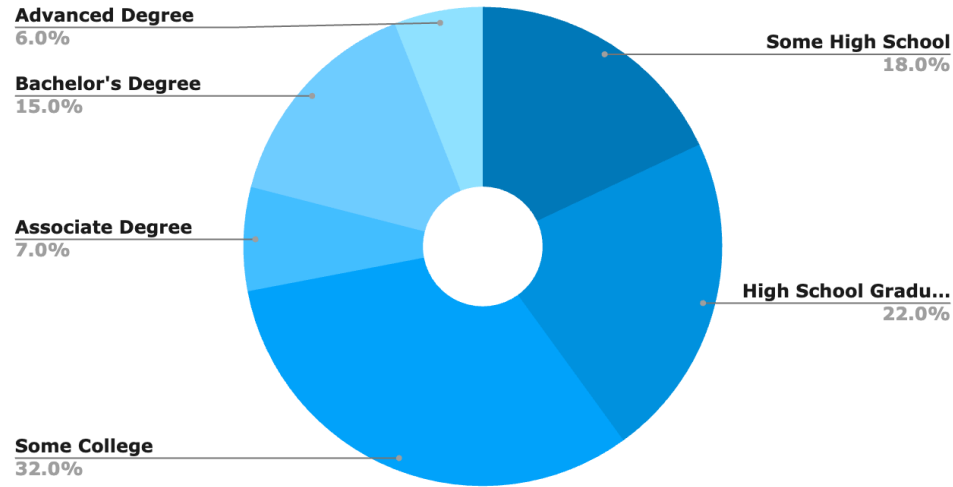
Brooktree Park

SUNRISE BLVD

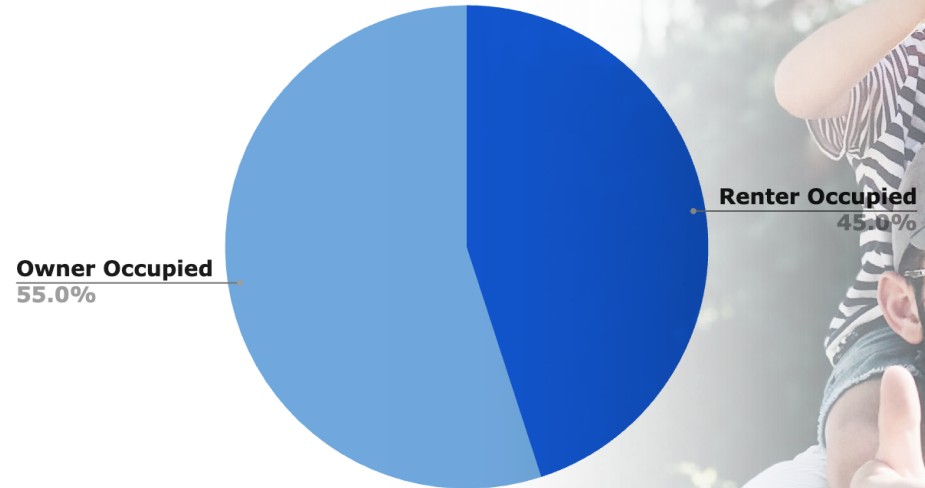
DEMOGRAPHICS

EDUCATION
HOUSING

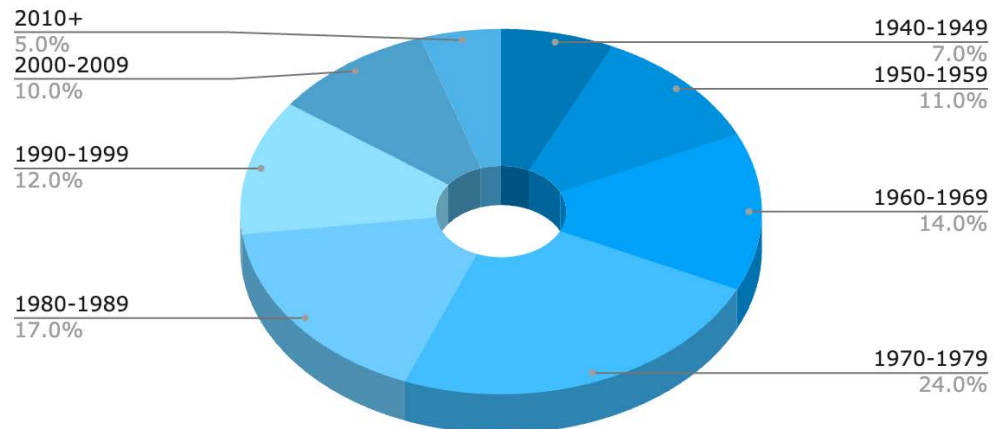
EDUCATIONAL ATTAINMENT



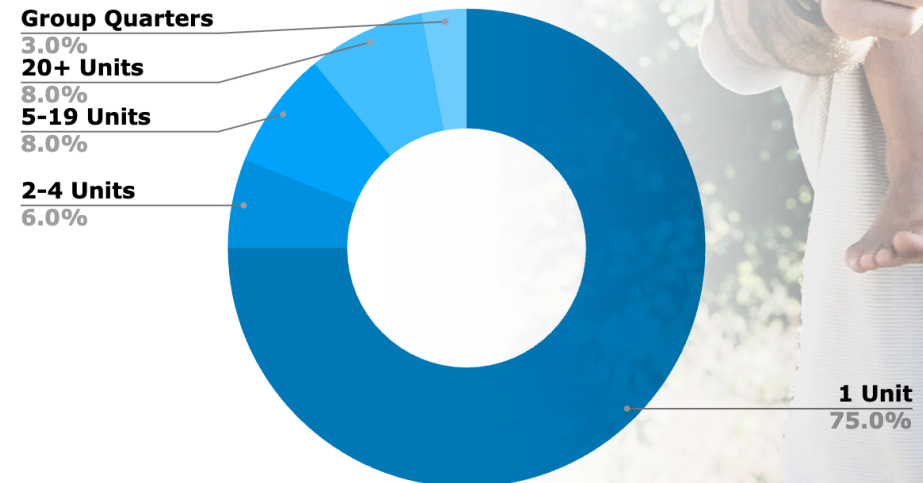
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



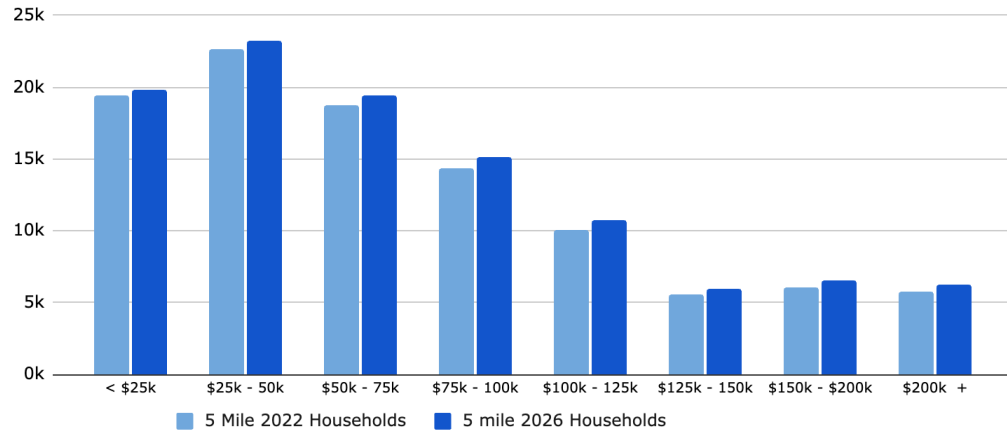
HOUSING TYPE



DEMOGRAPHICS

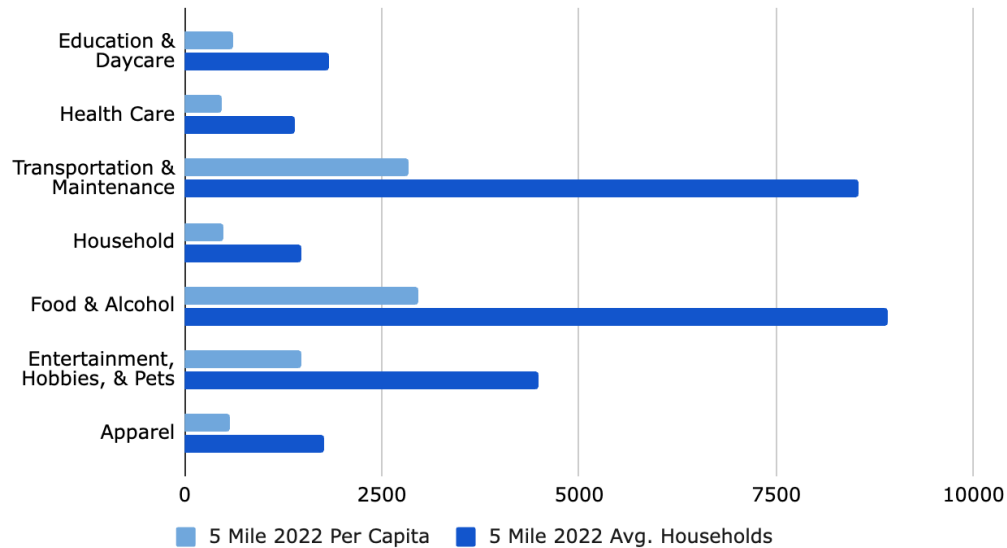
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

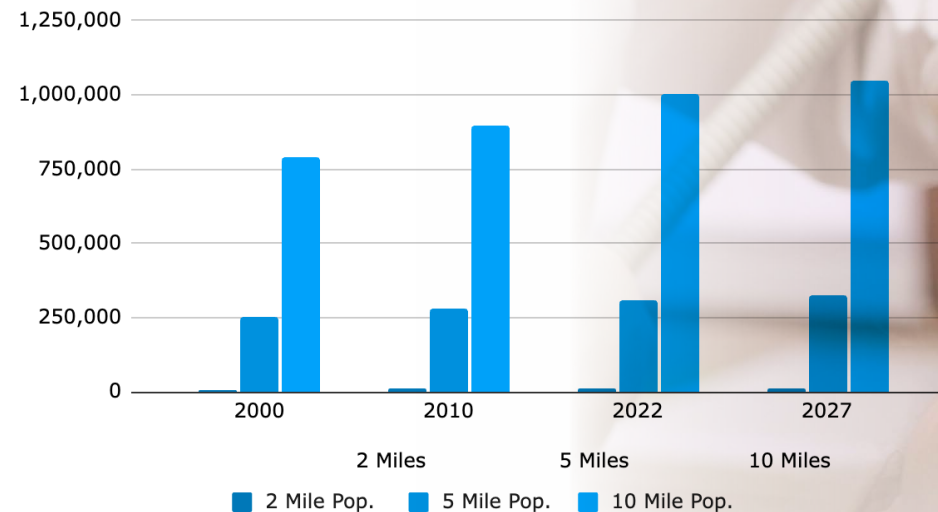


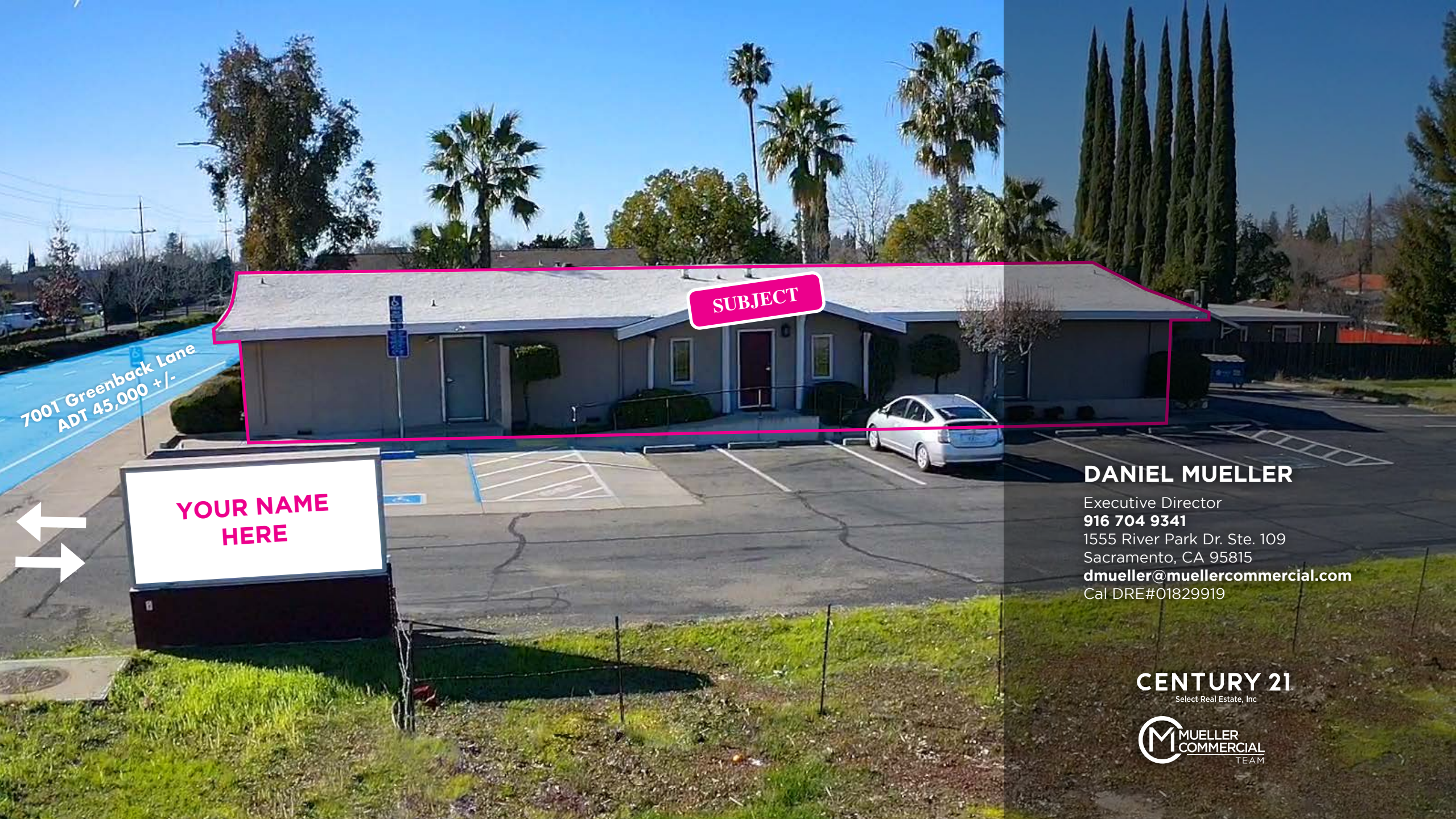
POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	8,846	255,110	789,815
2010	9,396	280,259	898,526
2022	11,765	310,112	1,002,170
2027	12,493	323,520	1,045,932

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION





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SALE

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