

# DENTAL/OFFICE BUILDING FOR SALE

7001 Greenback Lane  
Citrus Heights, CA 95621  
\$850,000.00

**CENTURY 21**  
**COMMERCIAL®**  
Cornerstone

VPD +/- 46,318



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## **PROPERTY SUMMARY**

- Price: \$850,000.00
- Equipment: \$80,000.00 value
- Address: 7001 Greenback Ln.
- APN: 229-0100-004-0000
- Property Type: Dental/Medical
- Building Size: 3,086 SF
- Lot Size: .45 Acres
- YearBuilt/Renovated: 1985/2021
- VPD: +/-45,000
- Occupancy Rate: Vacant
- Zoning: Business Professional
- Parking: 14+



This well positioned commercial building presents a rare opportunity for dental professionals and investors alike, featuring a fully equipped dental office ready for immediate use. The property includes dental equipment, exam chairs, cabinetry, and essential fixtures, providing a turnkey solution for a practice looking to establish or expand in a desirable location. Conveniently designed space for patient care, administrative functions, and future growth, this offering combines functionality, and long-term value. Whether you're a dentist seeking a move-in ready facility or an investor looking for a property with specialized infrastructure, this building is designed to meet your needs.



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## **INVESTMENT OVERVIEW**

This offering presents a unique opportunity to invest in a prime asset located in the heart of the city, an area experiencing rapid economic growth and increasing demand for commercial real estate. The property spans .45 acres with a +/-3,086 square feet building and features modern infrastructure, including dental and office equipment, and a strategic location near major highways.

Investors and owner/users will benefit from a move in ready dental office. The property is positioned within a robust local economy, supported by a growing population and an expanding job market. This investment provides a compelling opportunity for consistent returns and future appreciation.





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## HIGHLIGHTS

- Prime Location
- \$80,000 FFE Included
- Large Parking Lot
- Easy Access From Highway

This ±3,086 SF medical/dental building on 0.45 acres offers prime frontage along Greenback Lane near Citrus Town Center, providing excellent visibility and accessibility in the heart of Citrus Heights. With dental and office equipment included, easy access, and a fully built-out interior, this property is an ideal owner-user opportunity with seamless access to I-80, Fair Oaks Boulevard, and Highway 50.





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**REGION**

Sacramento, California's capital and sixth-largest city, anchors a region known for steady growth, diversity, and strong healthcare and professional sectors. Just northeast of Sacramento, Citrus Heights is a thriving suburban community of over 85,000 residents, offering excellent connectivity via I-80, Greenback Lane, and nearby Highway 50. With a mix of established neighborhoods, retail centers, and medical services, Citrus Heights provides a convenient and growing market base, making it an attractive location for a medical or dental practice to flourish.





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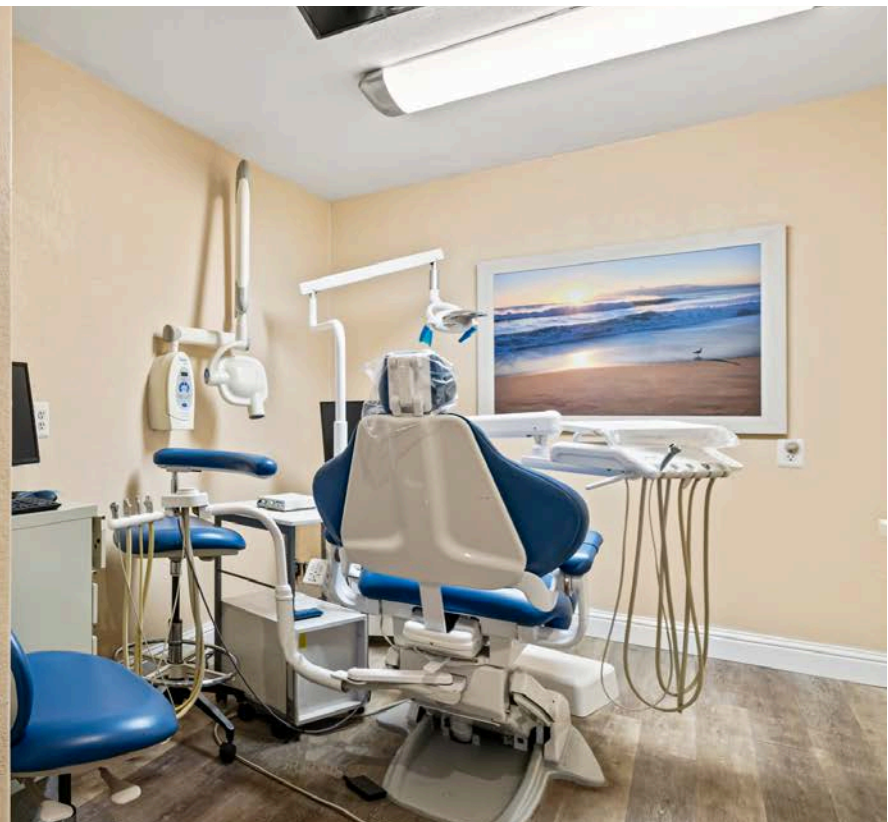
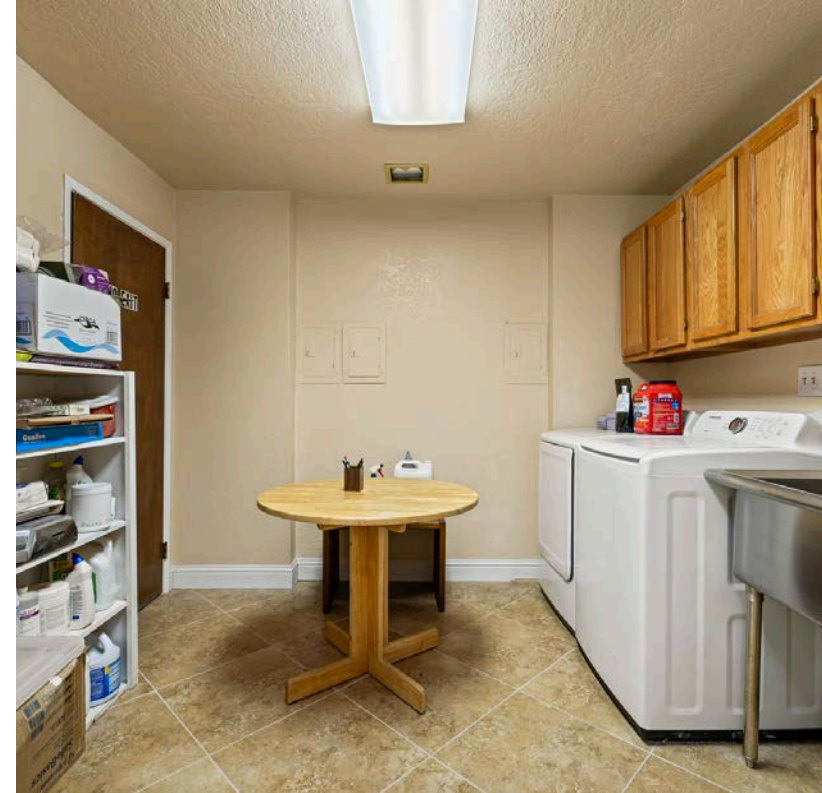
INTERIOR  
PHOTOS





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## **NEARBY AMENITIES**

### **Shopping**

- Safeway
- Sam's Club
- Target
- Best Buy

### **Dining**

- Dairy Queen
- Pollo Loco
- Persian Kabob & Grill

### **Services**

- Quest Diagnostics
- Walgreens
- United States Post Office

### **Parks & Recreation**

- Citrus Heights Community Center
- Sylvan Ranch Community Garden





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## DEMOGRAPHIC

- **Population: Approximately:** +/- 87,000 residents within a 5-mile radius.
- **Median Age:** 38 years old.
- **Household Income:** The median household income is \$77,167.
- **Population Growth Rate:** The Citrus Heights area has experienced steady growth, with the population increasing by nearly 5% over the past decade, reflecting the community's ongoing appeal as a suburban hub within the Greater Sacramento region.
- **Education Level:** Significant share of adults with high school diploma or higher; many hold some college or advanced degrees
- **Family Composition:** Families make up the majority of households in Citrus Heights, with a strong presence of married couples and growing numbers of young families alongside established multi-generational households.
- **Renters vs. Owners:** Citrus Heights area is predominantly owner-occupied, with approximately 59% homeowners compared to 41% renters, reflecting a stable residential base.







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## CONTACT US

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