

8146 GREENBACK

OFFICE BUILDING FOR LEASE AT THE NEXUS OF
FAIR OAKS • ORANGEVALE • CITRUS HEIGHTS



TURTON
COMMERCIAL REAL ESTATE

8146

Avalon
Hearing Aid Centers, Inc.

Chiropractor
Robert A. Simonson, D.C.

Alice Care

IPM
Investment
Property Management

Lisa Dodge Massage
Fair Oaks Head
& Neck Therapies

George Bonnett
Marriage Family Therapist

**Therapeutic Massage
and Bodywork**

LAKE
APPLIANCE REPAIR

BASSIL KAMAS
BODYSERENITY.COM

**Grace Aesthetics
Collective**

EXECUTIVE SUITES

A Fair Oaks Head & Neck Therapies
B Lisa Dodge, CMT
C George Bonnett
Marriage & Family Therapy

**Environmental Compliance
Assistance, LLC**

E Dr. Paula Bennett
F Zakari Design



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SACRAMENTO, CA 95816

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THE OPPORTUNITY

1,050 SF
OFFICE SUITE FOR LEASE

\$1.35
PER SF FULL SERVICE

PRIVATE OFFICES
AVAILABLE

PROFESSIONAL OFFICE SPACE FOR LEASE IN FAIR OAKS

Turton Commercial Real Estate is pleased to present 8146 Greenback Lane, a professionally managed office building offering private offices and a suite up to 1,050 SF for lease. Combining functionality with timeless design, the building's efficient layouts accommodate a range of professional uses, from private practices to collaborative office environments. A classic brick exterior, mature landscaping, and an extensive window line create a strong first impression while filling interior spaces with natural light. Ample on-site

parking and direct access from Greenback Lane make the property as practical as it is attractive.

The property offers the best of both worlds - high visibility and accessibility paired with a peaceful setting. With more than 35,000 vehicles traveling along Fair Oaks Boulevard daily, tenants benefit from strong exposure while being set slightly back from the road, creating a quieter and more private work atmosphere. The ingress and egress is available from both eastbound and westbound directions along

Fair Oaks Boulevard, providing smooth and convenient access for tenants and visitors.

Ideally located at the nexus of Fair Oaks, Orangevale, and Citrus Heights, the property offers quick connections to both Highway 50 and Interstate 80. Its central position places tenants within minutes of Sunrise Mall, Marketplace at Birdcage, and key community landmarks including the Fair Oaks Horticulture Center, Mount Vernon Memorial Park, North Ridge Country Club, and Mercy San Juan Medical Center.



THE DETAILS

PROPERTY DETAILS:

Address: 8146 Greenback Lane
Fair Oaks, CA 95628

Total Building SF: ± 7,651 SF

Floors: 2

Year Built: 1979

Parking Ratio: 4.60/1,000 SF

Elevator: No

AVAILABLE FOR LEASE:

Private Offices:

Suite 103 E: ± 145 SF - \$400/Mo Full Service

Suite 202 A: ± 205 SF - \$450/Mo Full Service

Suite 202 B: ± 145 SF - \$375/Mo Full Service

Suite 202 C: ± 205 SF - \$425/Mo Full Service

Suites:

Suite 201: ± 1,050 SF - \$1.35/SF/Mo Full Service



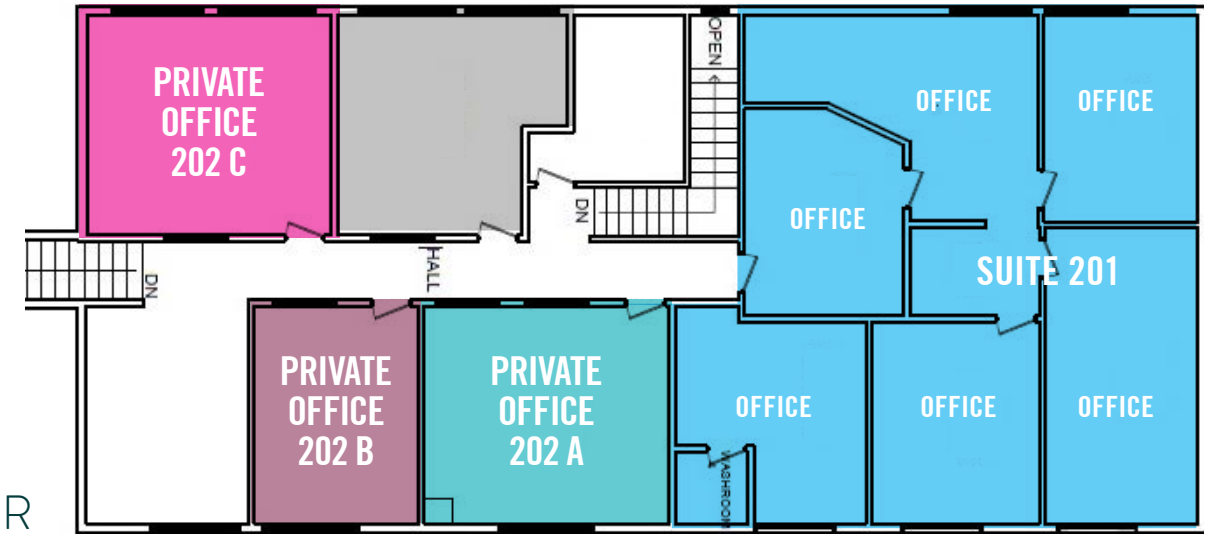
THE FLOOR PLANS

±145-205 SF
PRIVATE OFFICES

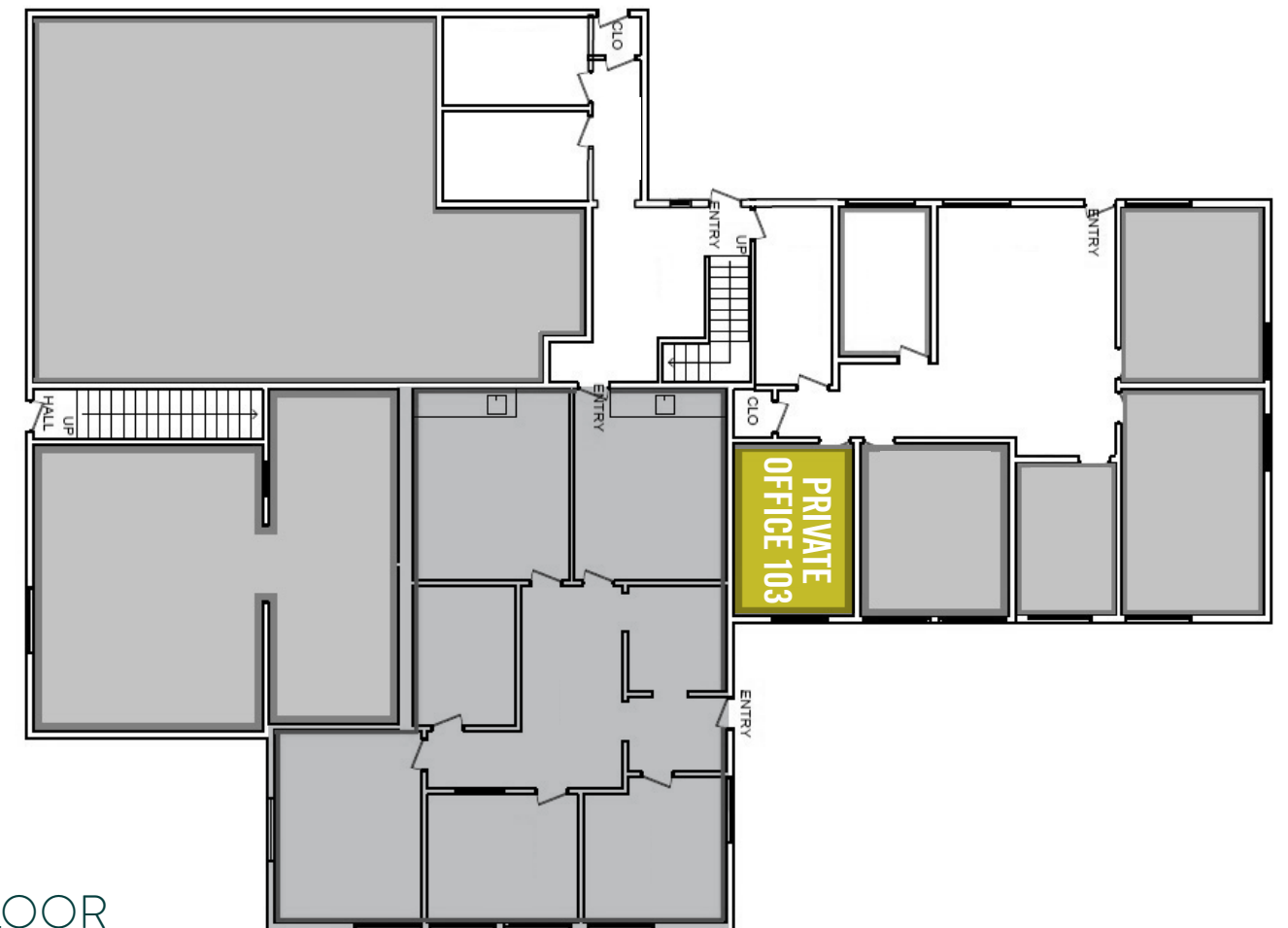
±1,050 SF
SUITE 201



2ND FLOOR



1ST FLOOR



3 THE LOCATION
8146 GREENBACK LN

THE LOCATION

Sunrise Market Place BID
Placer.ai 2025



17.4M
YEARLY VISITS



63 MINS
AVG DWELL TIME



\$84,855
MEDIUM HOUSEHOLD INCOME

NEXUS OF FAIR OAKS, CITRUS HEIGHTS & ORANGEVALE

Located at the nexus of Fair Oaks, Citrus Heights, and Orangevale, 8164 Greenback Lane sits within a well-established commercial and residential hub that serves as a key connection point in Sacramento. The property benefits from immediate access to major commuter corridors including Greenback Lane, Sunrise Boulevard, and Fair Oaks Boulevard - three of the region's most heavily traveled arterials connecting nearby neighborhoods to Highway 50, Interstate 80, and the greater Sacramento area.

Surrounded by established neighborhoods and a diverse mix of dining and coffee

options, the property offers convenience for tenants and clients. Nearby favorites such as Starbucks, Panera Bread, and CH Cafe & Grill make it easy to grab coffee or host informal meetings, while restaurants and quick-service spots like Red Robin, Black Angus, and Togo's along Greenback Lane and Sunrise Boulevard provide plenty of choices for lunch or after-work gatherings.

The property sits just a half block from the Sunrise Marketplace Business Improvement District (BID), which provides marketing, events, security, maintenance, advocacy, and economic development directly to as-

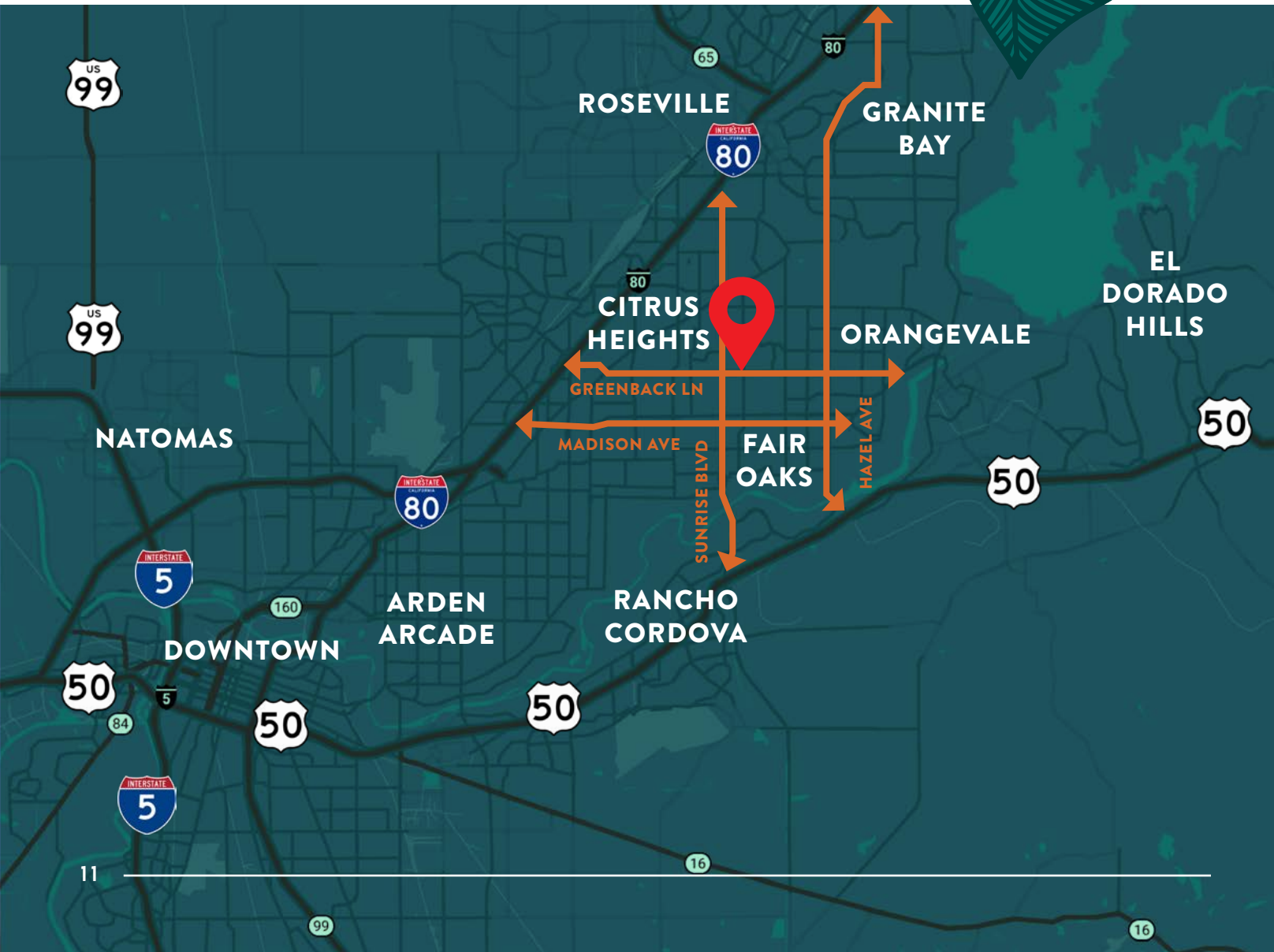
sessed parcels within its boundaries. While just outside the district, 8164 Greenback Lane benefits from its close proximity to this highly active retail and business corridor - home to major national brands, grocery stores, and daily-use amenities including Sprouts Farmers Market, Walmart, and Target.

This central location combines a steady population base, high traffic counts, and strong retail synergy making it an ideal address for professional and service-oriented businesses seeking a prominent position within a thriving suburban corridor.



3 THE LOCATION
8146 GREENBACK LN

CENTRALIZED LOCATION





**GREENBACK LANE
35,000+ CARS/DAY**



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