

JUNIOR ANCHOR FOR LEASE/SALE

NEWMARK



7424

GREENBACK LANE

6124

SAN JUAN AVENUE

CITRUS HEIGHTS (SACRAMENTO
MSA), CALIFORNIA 95610

HIGH VISIBILITY STANDALONE RETAIL/FITNESS PROPERTY FOR LEASE/SALE

Rare for Lease or Owner/User Opportunity

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Property Details

| | |
|----------------|---|
| Location | 7424 Greenback Lane/6124 San Juan Avenue, Citrus Heights, Sacramento USA |
| Submarket | Sacramento MSA/Orangevale/Citrus Heights |
| Zoning | SC Shopping Center |
| Building Size | ±43,579 SF |
| Parcel Size | ~3.65 acres |
| Construction | Masonry: ~20'6" Clear to Bottom of HVAC Units. ~25' Clear to Bottom of Roof Deck. ~25'-38' Column Spacing |
| HVAC/Power | 99 Cents: 80 Tons/1000 Amps Crunch: 55/Tons/1000 Amps |
| Parking Spaces | ~178 parking spaces (~4.08/1000 Ratio) |
| Year Built | ~1988 |
| Roof | New TPO Roof (99 Cents: 2021/Crunch: 2017) |
| Parcel | 243-0090-019 |
| Asking Rent | \$1.50 NNN/SF/Month |
| Sales Price | \$13,645,000 |



Highlights



Hard Corner
Signalized Intersection
Excellent Visibility/Retail
Trade Area



Highly Desirable Single/
Multiple Tenant Location



Most Recent
Use is General Retail
(~24,000 SF) and Fitness
Facility (~20,000 SF)



Strong
Local Demographics



Impressive Traffic Counts
(e.g. Greenback Lane/
San Juan Avenue-~45,872
Vehicles/Day (Costar 2022))



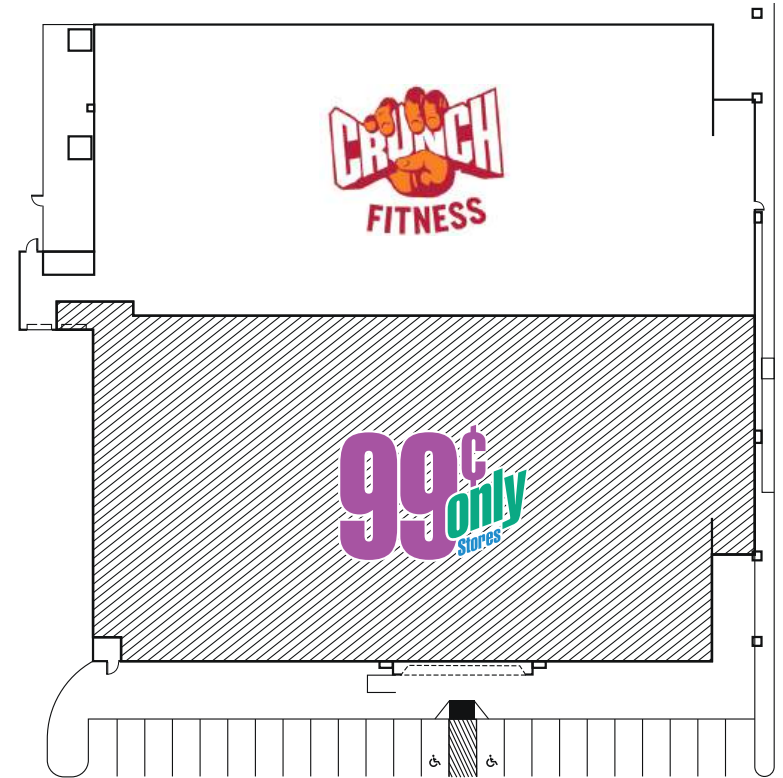
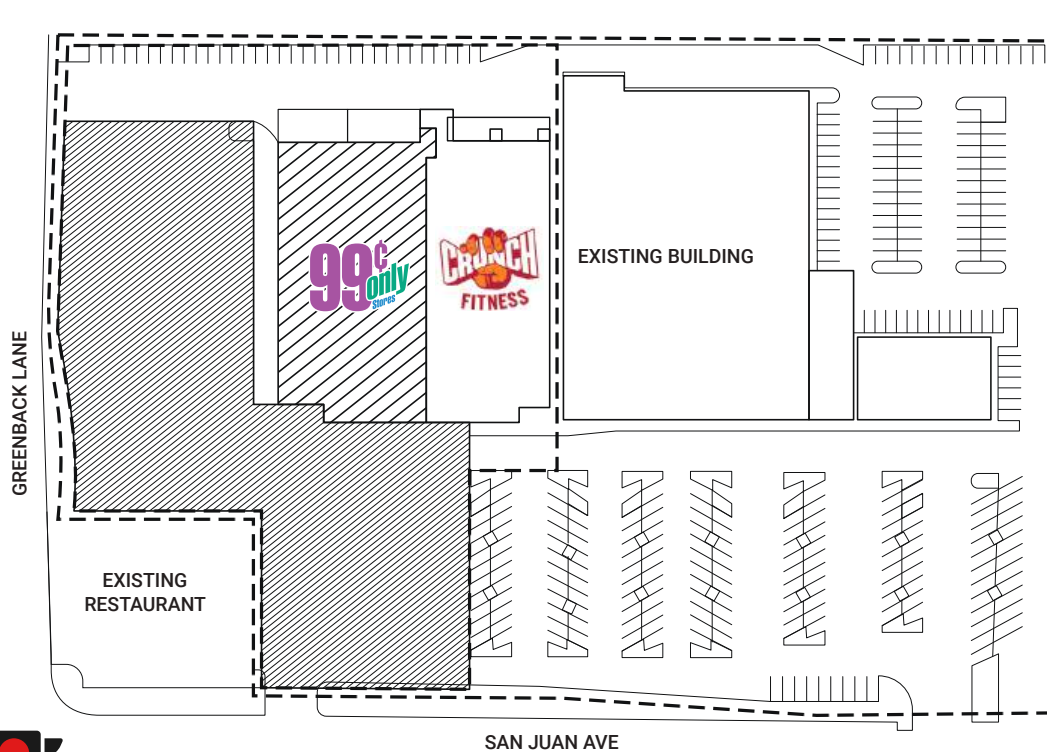
Prominent Signage



Site Plan

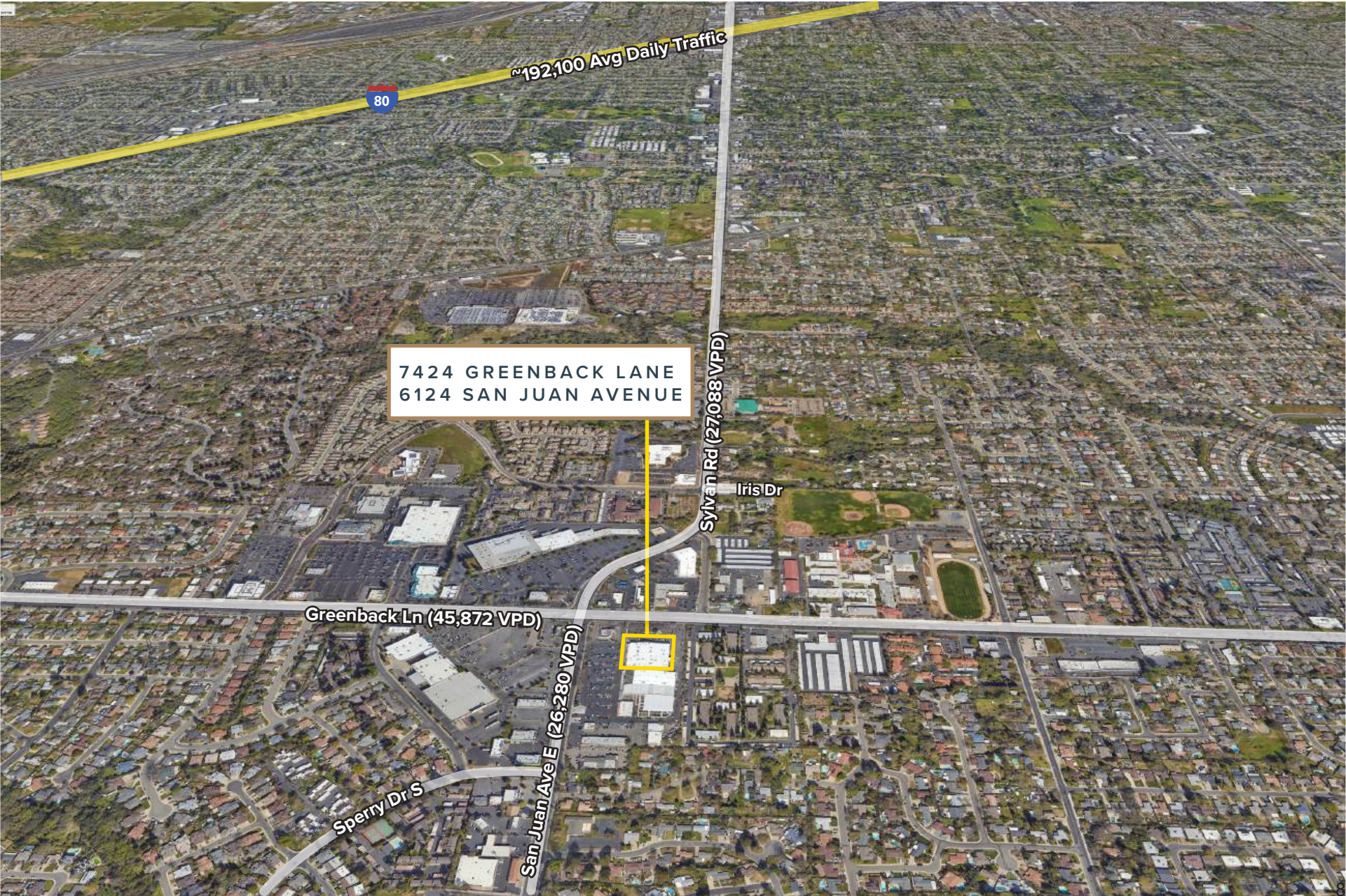


Existing Floor Plan



- 99 Cents (Space A) ± 23,700 SF
- Crunch Fitness (Space B) ±19,900 SF
- Total ±43,600 SF

Aerial



Amenity Map



Demographics



388,202 (5 mile radius)

Population



148,581 (5 mile radius)

Households



\$93,093 (5 mile radius)

Average Household Income



5% (Feb. 2024)

Unemployment Rate



Demographics

| Population | 1 Mile | 3 Miles | 5 Miles | 10 Miles | 15 Min. Drive |
|--------------------------|----------------|----------------|----------------|-----------------|----------------------|
| Population | 21,493 | 163,295 | 388,202 | 988,881 | 476,351 |
| Median Age | 38 | 40 | 40 | 39 | 39 |
| White / Black / Hispanic | 82% / 5% / 21% | 82% / 5% / 17% | 78% / 6% / 18% | 73% / 7% / 19% | 77% / 6% / 19% |
| Employment | 6,189 | 39,903 | 94,426 | 370,008 | 230,141 |
| Buying Power | \$571.4M | \$4.8B | \$10.8B | \$29.6B | \$14.3B |
| Household | | | | | |
| Households | 8,430 | 64,619 | 148,581 | 371,303 | 182,742 |
| Median Household Income | \$67,783 | \$74,140 | \$72,974 | \$79,674 | \$78,080 |
| Average Household Income | \$80,954 | \$91,975 | \$93,093 | \$103,701 | \$99,127 |
| Housing | | | | | |
| Median Home Value | \$365,282 | \$376,585 | \$381,645 | \$424,540 | \$454,646 |
| Owner / Renter Occupied | 46% / 54% | 59% / 41% | 60% / 40% | 59% / 41% | 58% / 42% |

Source: Costar ~2022-2024



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DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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