

FOR SALE

6339 Matheny Way
Citrus Heights, CA, 95621
+- 6,640 sqft / .65 acres

Alina Kichko

(916) 398-7048

alina@grounded.city

DRE 02251102

grounded.

HIGHLIGHTS

- Single-story office building with visibility from Greenback Ln
- Two suites ($\pm 3,440$ SF) available for owner-user or lease; one income-producing tenant in place
- Welcoming lobby, multiple private offices, conference area, kitchenette, storage, bathrooms
- Ample on-site parking with three access points
- Central HVAC, abundant natural light, move-in ready condition
- Prime Citrus Heights location near I-80, retail, and dining
- Ideal for medical, professional, or service businesses

grounded.



ExtraSpace
Storage



AUBURN BLVD

GREENBACK LN

MATHENY WAY



6339 MATHENY WAY
CITRUS HEIGHTS, CA 95621

FLOOR PLAN

Vacant unit (3440 sqft)

