

FOR LEASE

6240 San Juan Ave #H, Citrus Heights, CA



MICHAEL YARMOLYUK

DRE #0203682

916-883-3838

NICHOLAS MEJIA

DRE #02137784

916-500-5525

1st Choice Realty & Associates

DRE #01929750

THE OFFERING

Versatile +/- 1,650 SF retail storefront located in the bustling Citrus Plaza shopping center near Greenback Ln. This property offers a spacious main area, two private offices, a break room, storage room, and two private restrooms. A 10 ft roll-up door at the rear is also included, providing additional accessibility.

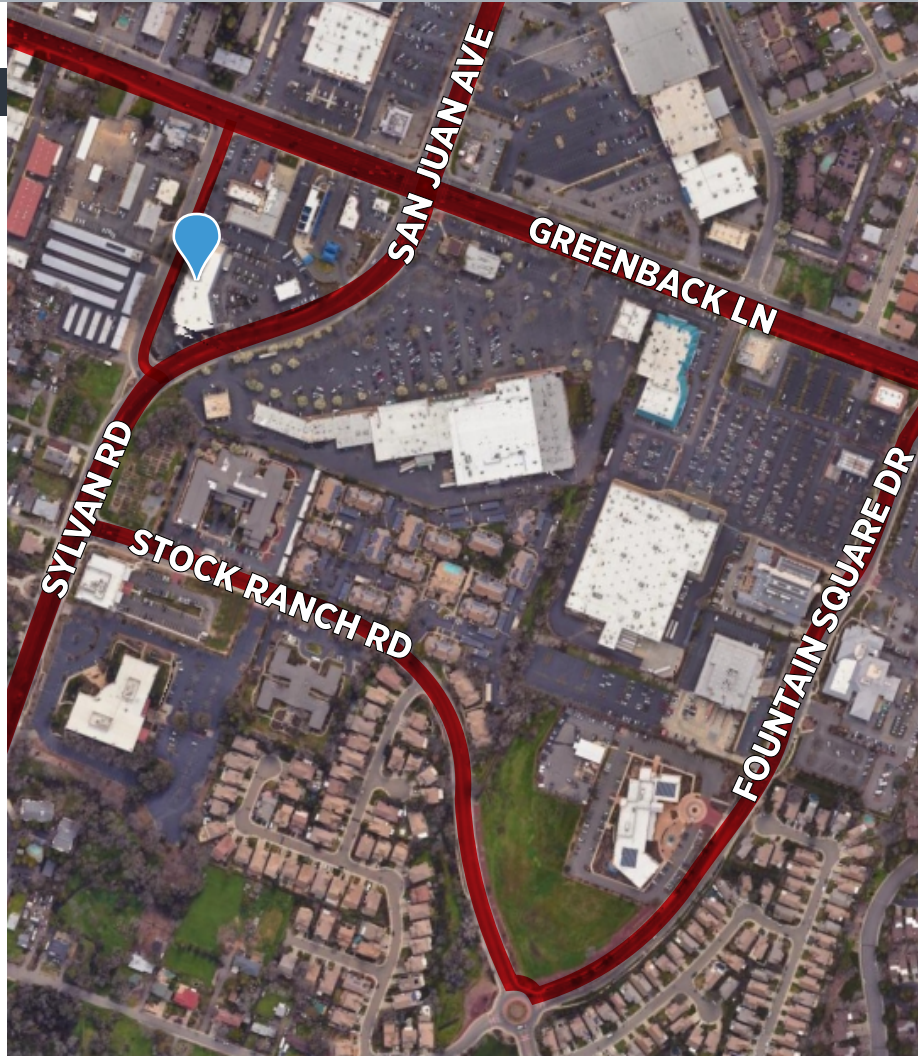
PROPERTY HIGHLIGHTS

+/- 1650 sf

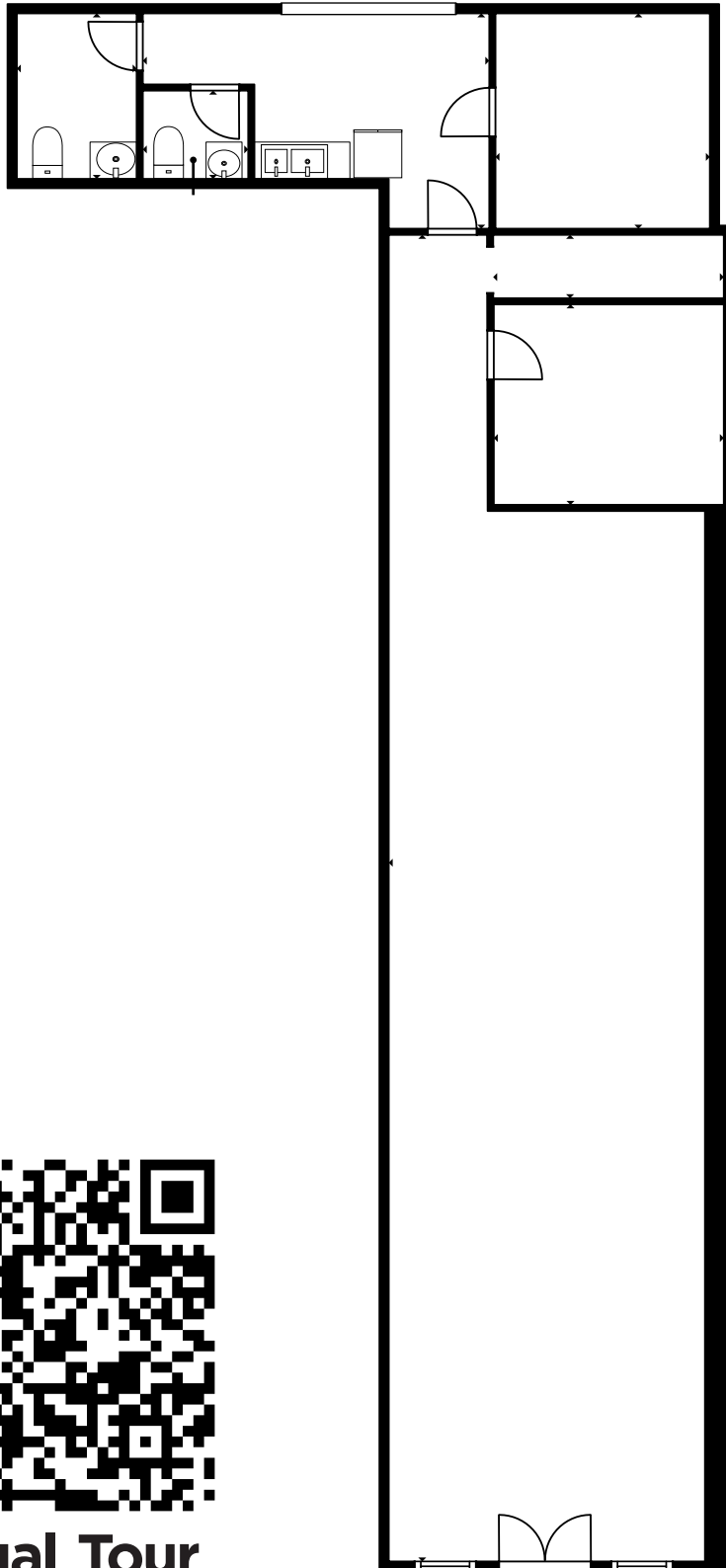
\$1.50 /sf

Estimated \$0.32 /sf NNN

- Private Restrooms
- 10 ft Roll Up Door
- High Traffic Shopping Center
- Adjacent to Greenback Ln.



FLOOR PLAN



Virtual Tour



