

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	\$12,070,000



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

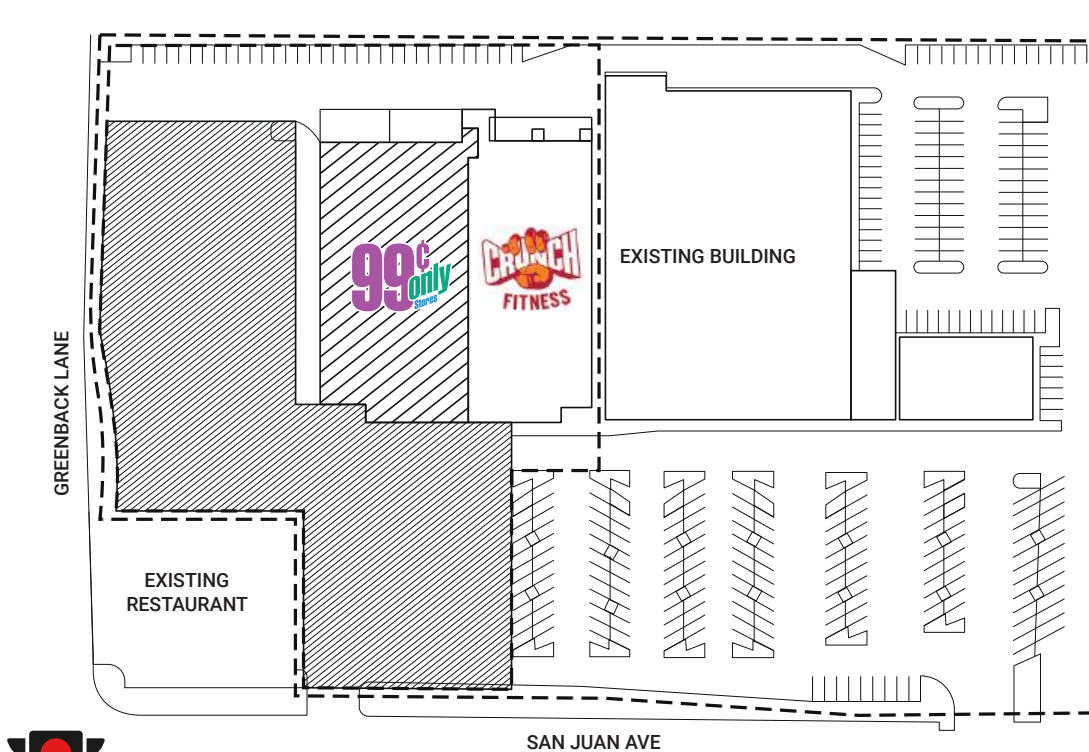




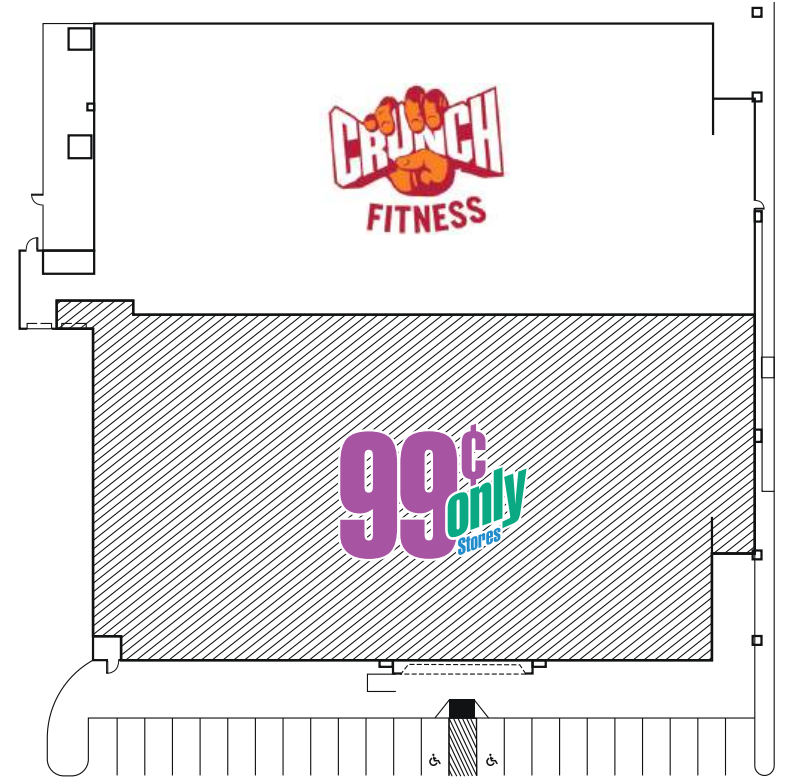
Site Plan



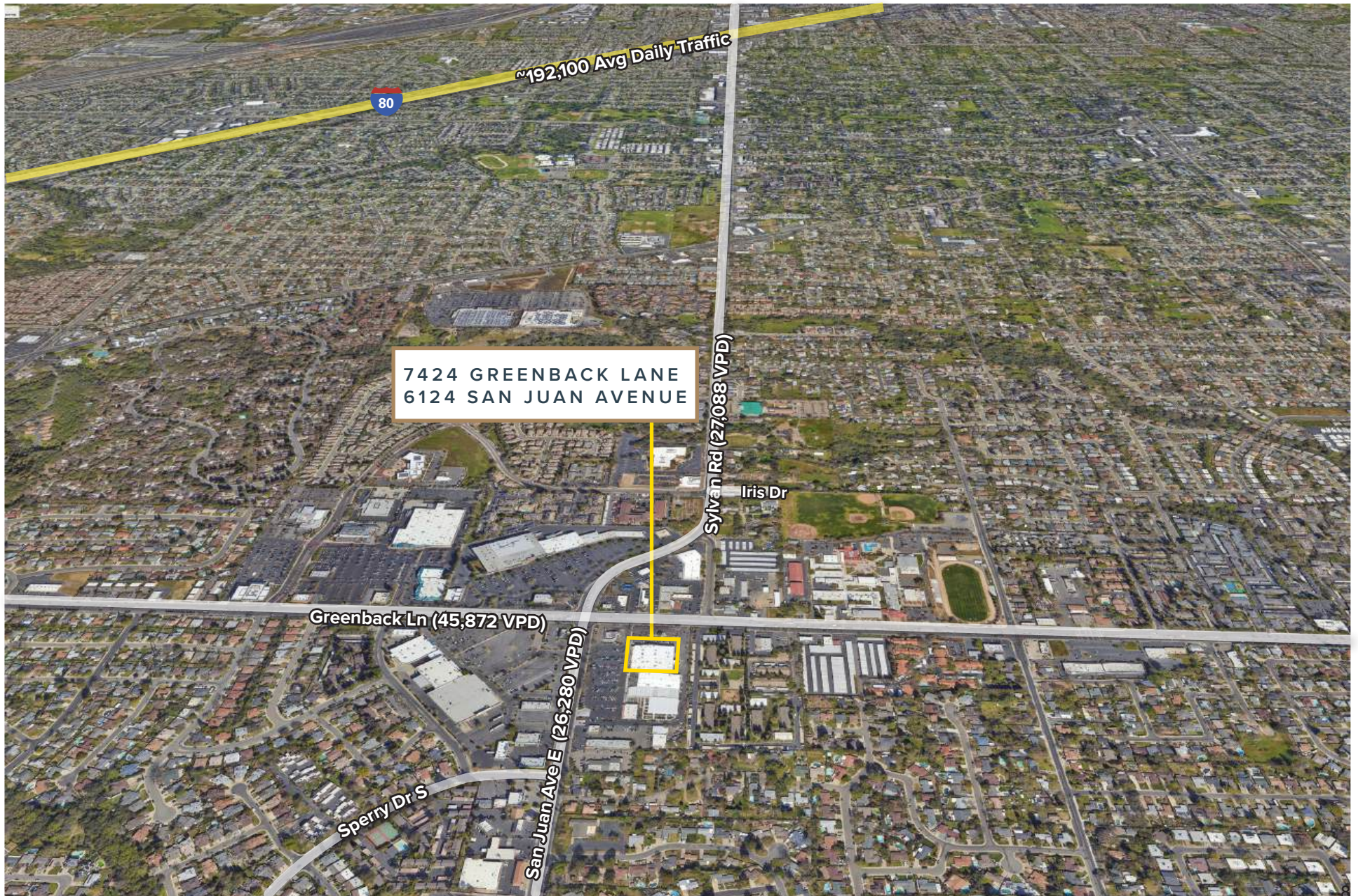
Existing Floor Plan



- 99 Cents (Space A) \pm 23,700 SF
- Crunch Fitness (Space B) \pm 19,900 SF
- Total \pm 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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