

**FOR
LEASE**

**7340 GREENBACK LN,
CITRUS HEIGHTS, CA**

+/- 1,250 SF RETAIL SPACE FRONT & CENTER AVAILABLE



**3-D Tour
Click Here**



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ROME
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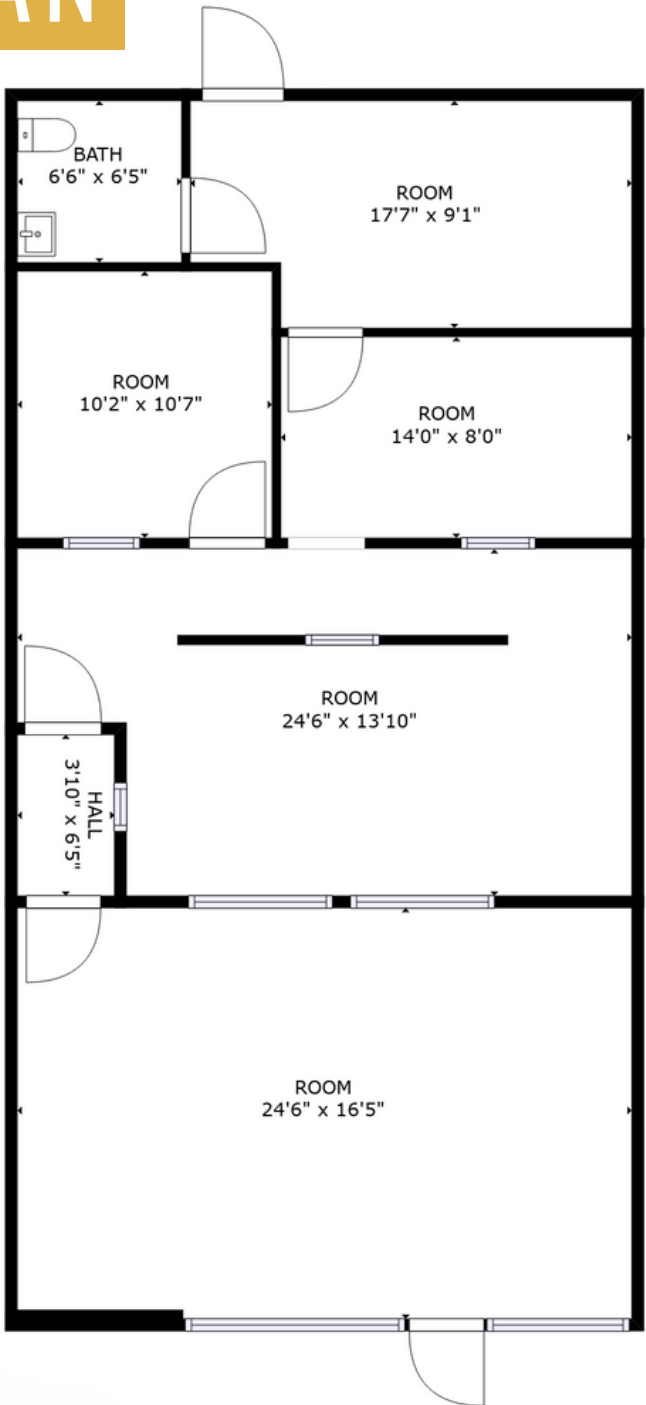
JADE PLAZA

SUITE	SIZE	LEASE RATE	NOTES
3	+/- 1,250 SF	\$1.75 PSF, NNN NNN Costs = +/- \$0.70	Former Checks Cashed - Loan Agency SC - Shopping Center QSR - Retail Cafe. *Landlord to deliver space in a shell condition.

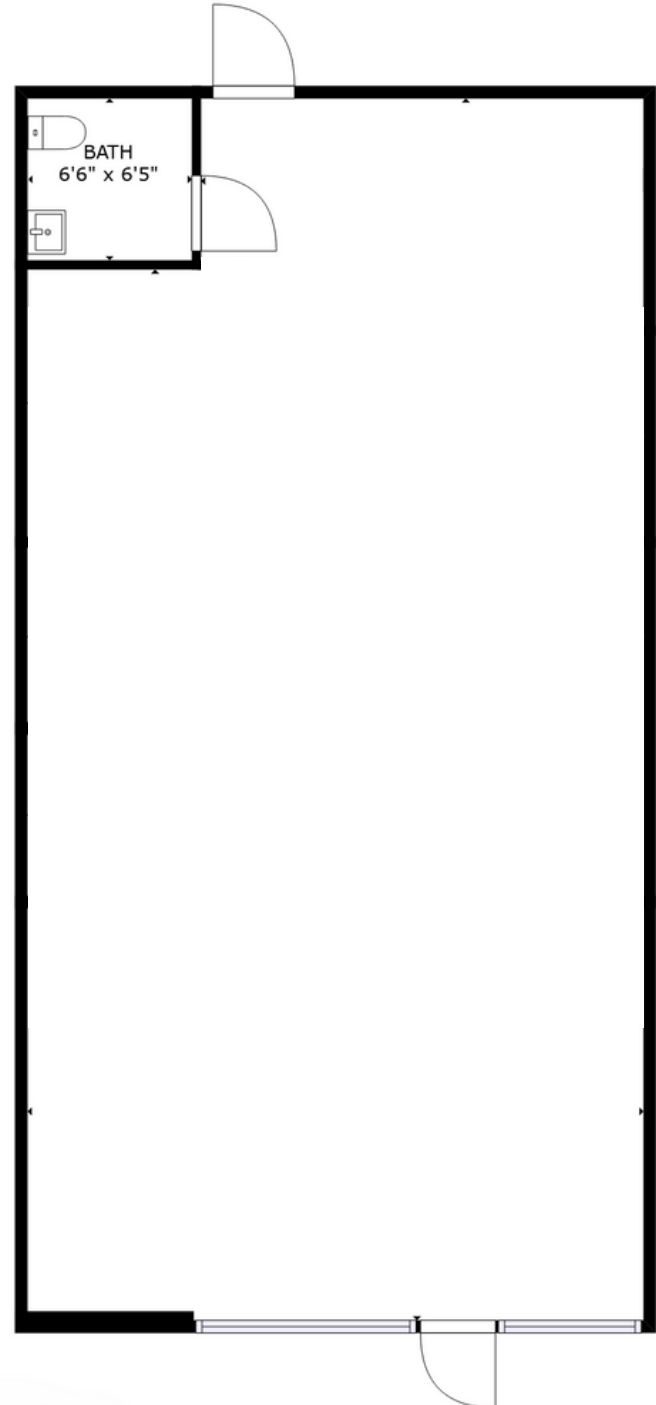
- **Prime Retail Space:** 1,250 SF, ideal for businesses ready to establish or grow.
- **High-Traffic Intersection:** Located at Greenback Ln. & San Juan Ave., with ~ 63,506 daily vehicles.
- **Esteemed Neighbors:** Shares space with brands like Subway, Great Clips, and Pizza Guys.
- **Visible Signage:** Monument signage on Greenback Ln. and building signage near Great Clips & Pizza Guys.
- **Top Retail Neighbors:** Adjacent to national brands increasing customer traffic.
- **Perfect Location:** At a bustling intersection in Citrus Heights, CA 95621, near dense residences and retailers such as Sam's Club, Costco, and Safeway.
- **Accessibility:** A quick 3-mile journey to HWY 80.
- **Supportive Demographics:**
 - 30% nearby residents with a Bachelor's or higher.
 - Most 95621 homes were built post-1990.
 - Majority of households earn \$75,000 - \$125,000 monthly.
 - 72% homeownership in the vicinity.
 - Dense 2-mile radius population.

FLOOR PLAN

3-D Tour
Click Here 



***CURRENT FLOOR
PLAN LAYOUT**



***PLANNED SHELL SPACE
DELIVERY CONDITION**



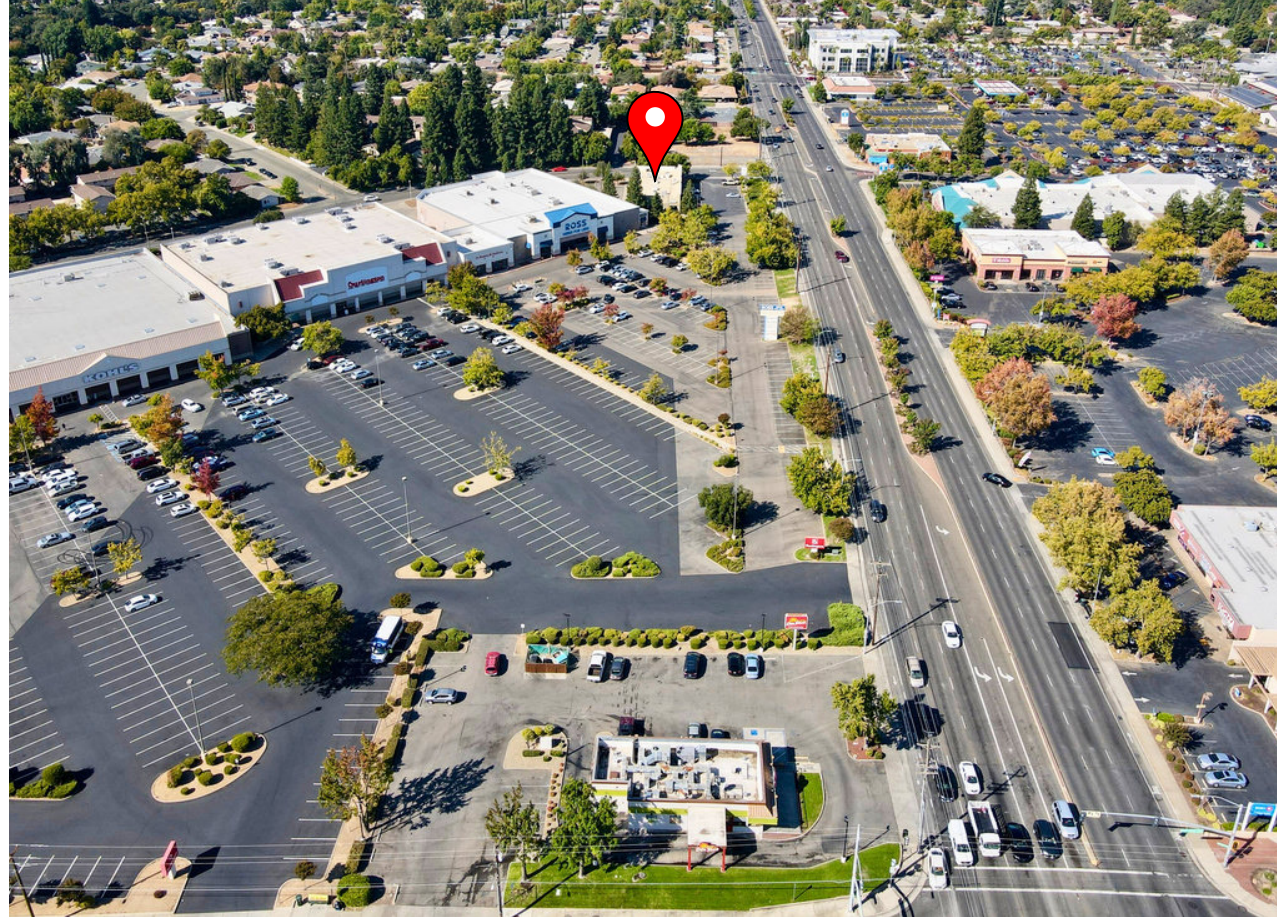
Tuesday Morning



PROPERTY LOCATION



IMMEDIATE RETAIL AERIAL



RETAIL AERIAL

PROPERTY LOCATION



Sam's CLUB
SAFEWAY
KOHLS
ROSS
DRESS FOR LESS
Burlington
DOLLAR TREE
O'Reilly

CHUCKE CHEESE'S
BIG 5
SPORTING GOODS
Firestone

Party City
SPROUTS
FARMERS MARKET
Pizza Hut
The BEACH HUT
DELI
RITE AID
Marshalls
Staples

Sunrise MALL
JCPenney
★ macy's

99¢ only
STORES
CRUNCH

EXOTICS
AUTO PROS
7
ELEVEN
Papa Murphy's
TAKE 'N' BAKE PIZZA
El Pollo Loco

TARGET
OLD NAVY
LOWE'S
Walmart+
BEST BUY
HOBBY LOBBY

BELLA VISTA
HIGH SCHOOL

MADISON AVE

SAFEWAY
CVS
pharmacy

ARCO
DUTCH BROS
Coffee

Raley's
planet fitness
T
goodwill
Goodwill

NORTH RIDGE
Country Club

SUNRISE BLVD.

DUTCH BROS
Coffee
EXCEL
FITNESS
FAIR OAKS
American River
WOOD • VINYL • CARPET • TILE
FLOORING
KOVAR'S
SATORI ACADEMY
MARTIAL ARTS & FITNESS
Pitch & Fiddle
SACRAMENTO, CA



DEMOGRAPHIC SUMMARY REPORT

7340 GREENBACK LN, CITRUS HEIGHTS, CA 95621



POPULATION

2023 ESTIMATE

1-MILE RADIUS	21,492
3-MILE RADIUS	163,926
5-MILE RADIUS	396,008

HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS	\$79,990.00
3-MILE RADIUS	\$90,292.00
5-MILE RADIUS	\$92,545.00



POPULATION

2028 PROJECTION

1-MILE RADIUS	21,982
3-MILE RADIUS	167,495
5-MILE RADIUS	405,367

HOUSEHOLD INCOME

2023 MEDIUM

1-MILE RADIUS	\$65,660.00
3-MILE RADIUS	\$73,063.00
5-MILE RADIUS	\$72,628.00



POPULATION

2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	17,704	133,463	307,716
BLACK	949	7,988	25,011
HISPANIC ORIGIN	4,122	27,936	73,181
AM. INDIAN & ALASKAN	270	2,163	5,585
ASIAN	1,065	8,728	28,701
HAWAIIAN & PACIFIC ISLAND	150	1,068	2,889
OTHER	1,354	10,517	26,105

REACH OUT

TO LEARN MORE ABOUT
THIS OPPORTUNITY!



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