

7301 Greenback Lane | **Citrus Heights, CA**

San Juan Plaza Shopping Center - Anchor Space Available -



Exclusively Listed By

Bob Shahlaie

(916) 708-5977

bob@ggnorth.com

DRE# 01441761

Nate Giwoff

(916) 524-6097

nate@ggnorth.com

DRE#01711995



Financial Summary

| | |
|---------------------|---|
| ADDRESS | 7301 Greenback Lane Citrus Heights, CA |
| PARCEL COUNTY | Sacramento County |
| PRICING | \$1.50 PSF + NNN |
| GROSS LEASABLE AREA | 26,760 SF |
| NEARBY TENANTS | Safeway, Dollar Tree, Kohls, Marshalls, Ross |

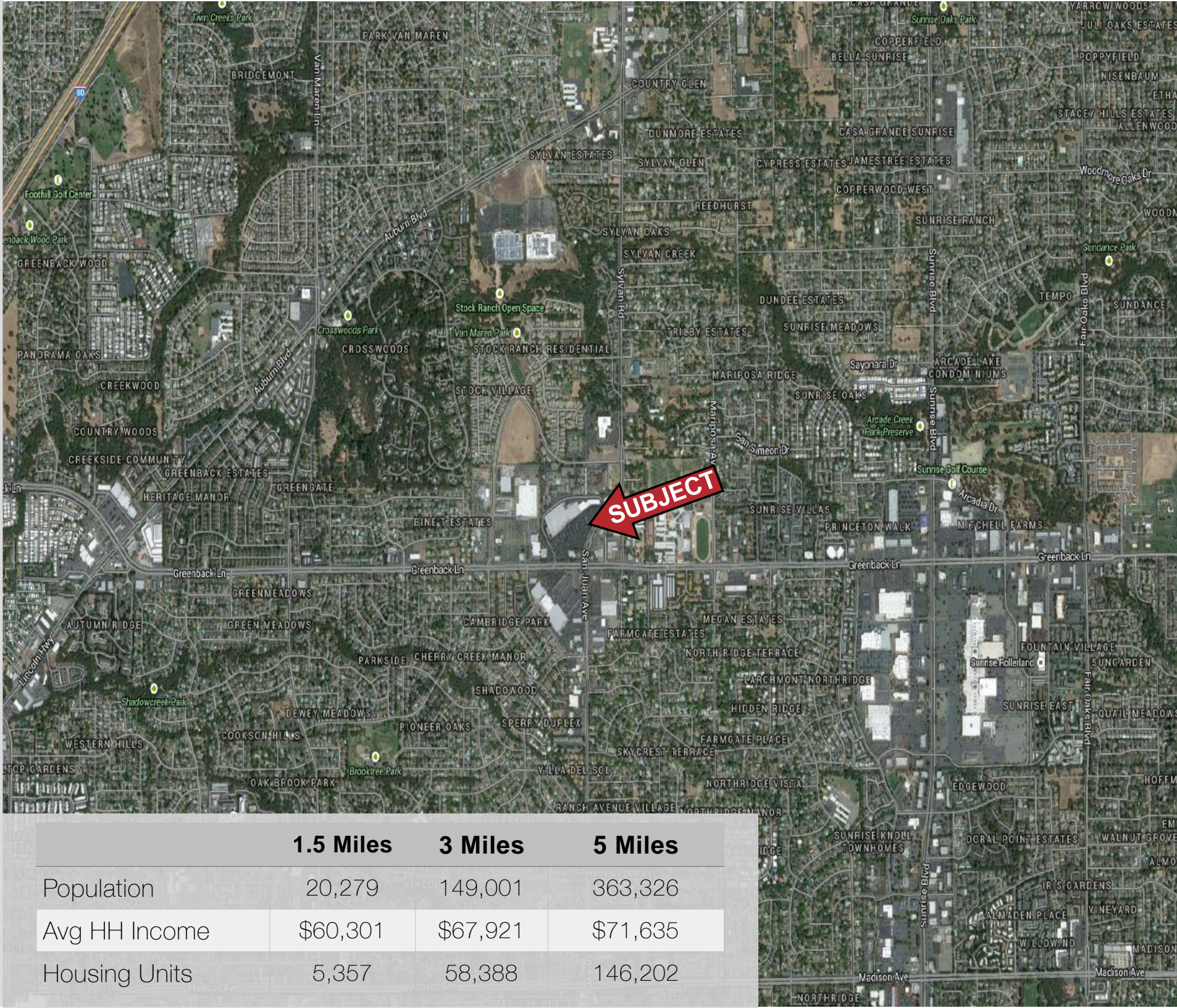
The Offering

San Juan Plaza is junior anchor space is approximately a $\pm 26,760$ square feet. It is located along side San Juan Ave at Greenback Lane and anchored by Safeway Grocery Store. The site has a large amount of parking and the center is located to attract customers from surrounding commercial, office and residential traffic generators.





AERIAL & DEMOGRAPHICS



| | 1.5 Miles | 3 Miles | 5 Miles |
|---------------|-----------|----------|----------|
| Population | 20,279 | 149,001 | 363,326 |
| Avg HH Income | \$60,301 | \$67,921 | \$71,635 |
| Housing Units | 5,357 | 58,388 | 146,202 |