

Cable Park

8801-8899 Greenback Ln
Orangevale, CA 95662
www.cbre.com/sacramentodt

ANCHOR, PAD, AND SHOP SPACE AVAILABLE

Corner of Greenback Ln & Hazel Ave

Anchor Space Available - $\pm 17,000$ SF, Up to $\pm 3,968$ SF Shop Space Available,
 $\pm 5,500$ SF Pad Space Available



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For Lease

Property Highlights

Anchor Space Available

- Center includes Grocery Outlet and Ross
- Walmart located at same intersection
- Surrounded by dense, affluent residential area
- Located on the corner of Greenback Lane (33,991 ADT) & Hazel Ave (35,573 ADT)

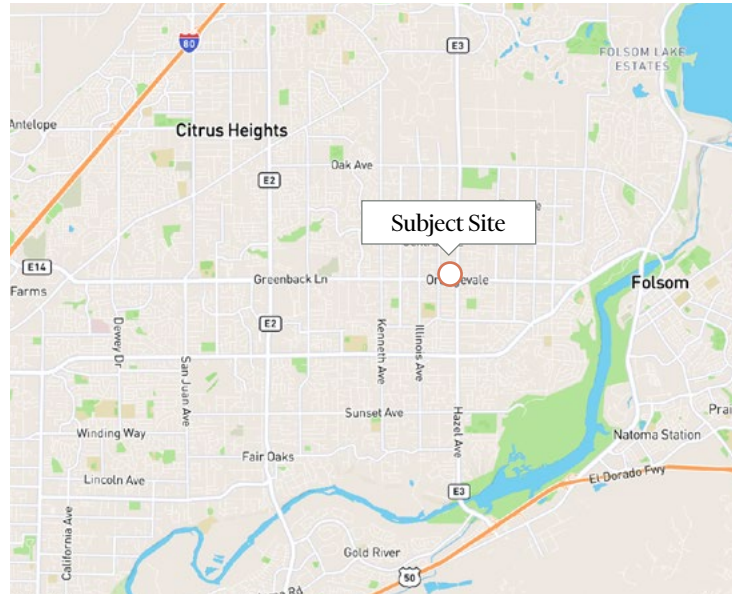
Shops Availability:

±5,500 SF ** - Former restaurant
±3,968 SF
±3,200 SF






±3,050 SF
±1,300 SF
±1,300 SF
±687 SF

Anchor: Up to ±17,000 SF Available

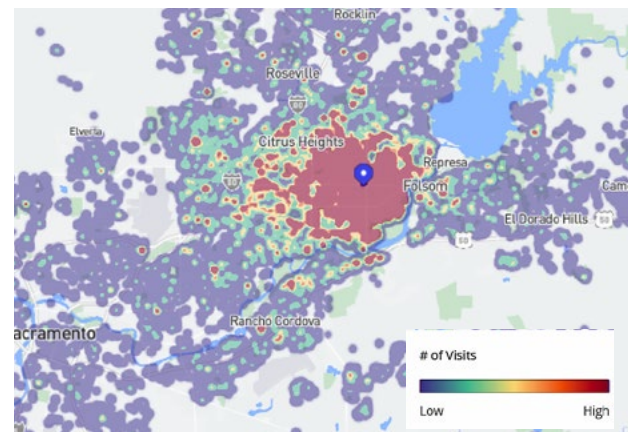
** Subject to Landlord's measurement



2024 Estimated Demographics *

	Radius	1-Mile	3-Miles	5-Miles
	Population	13,230	98,874	259,660
	Daytime Population	10,170	84,502	253,435
	Businesses	400	3,581	11,437
	Households	4,994	38,825	100,311
	Avg HH Income	\$119,536	\$135,727	\$138,433

Trade Area Map



Cable Park / 8839 Greenback Ln, Orangevale, CA 95662 | Based on Home Location, by Visits | Min. Visits: 1 | Sep 1st 2024 to Aug 31st 2025 | Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. Data provided by Placer Labs Inc. (www.placer.ai)

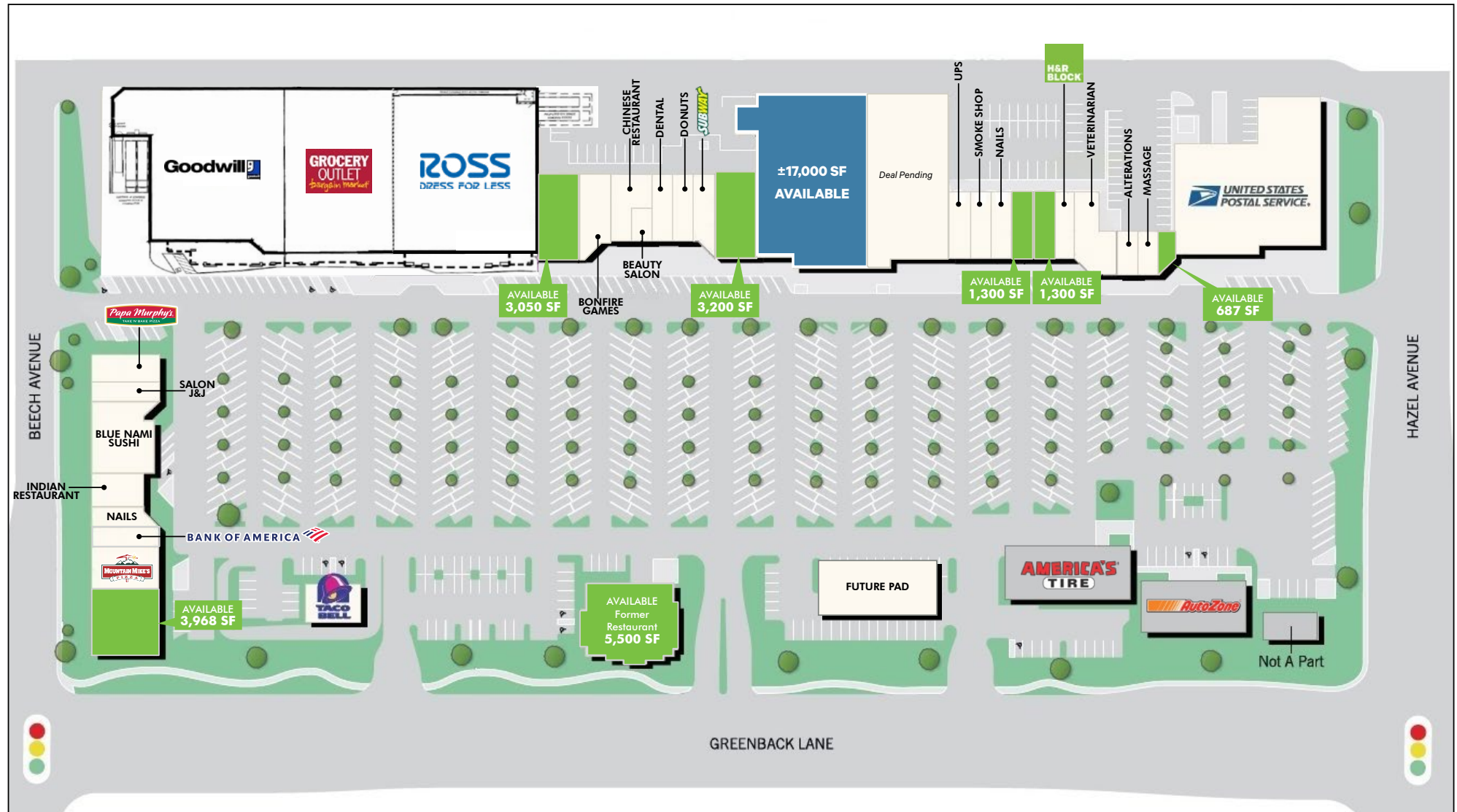
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Site Plan

Not to scale. All dimensions are approximate.



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Conceptual Elevations

Not to scale. All dimensions are approximate.



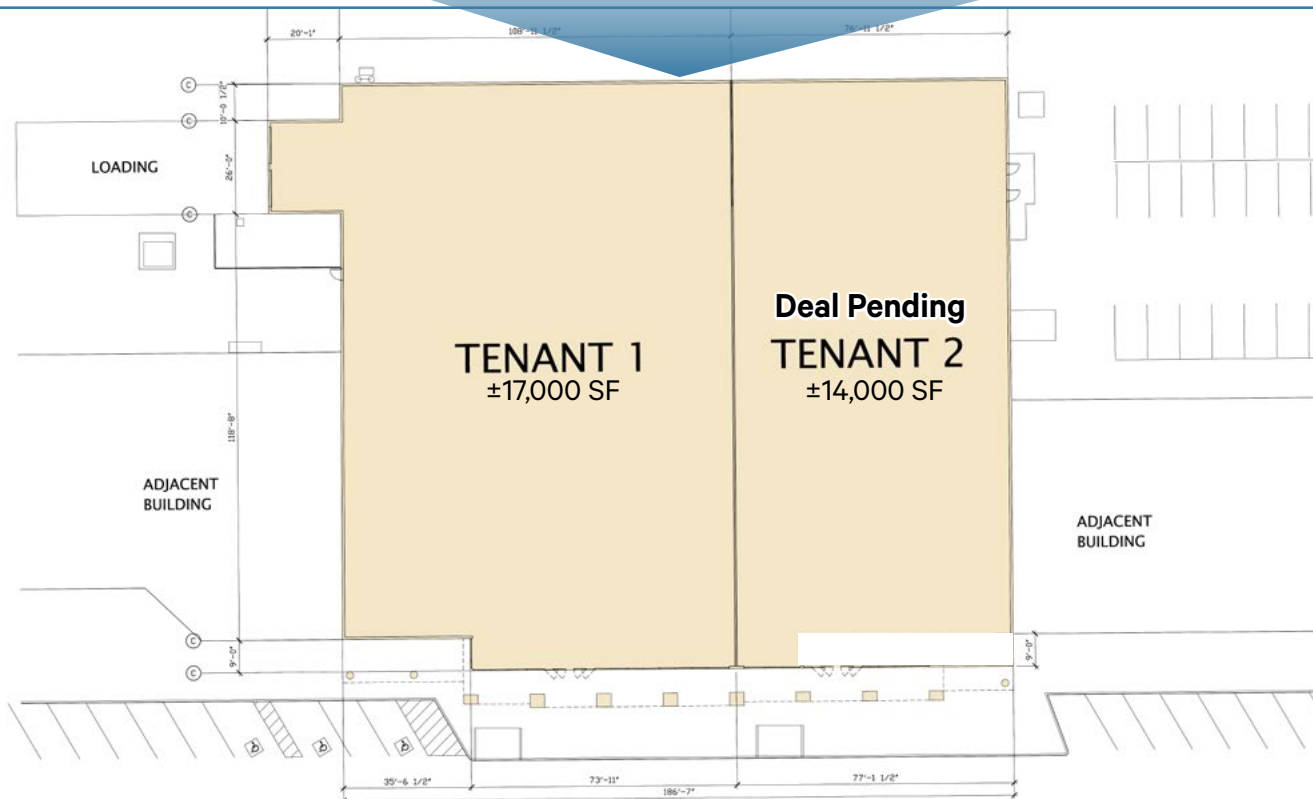
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Conceptual Space Plan

Not to scale. All dimensions are approximate.



DEMISING PLAN - TWO TENANTS

CABLE PARK SHOPPING CENTER

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For Lease



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