

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

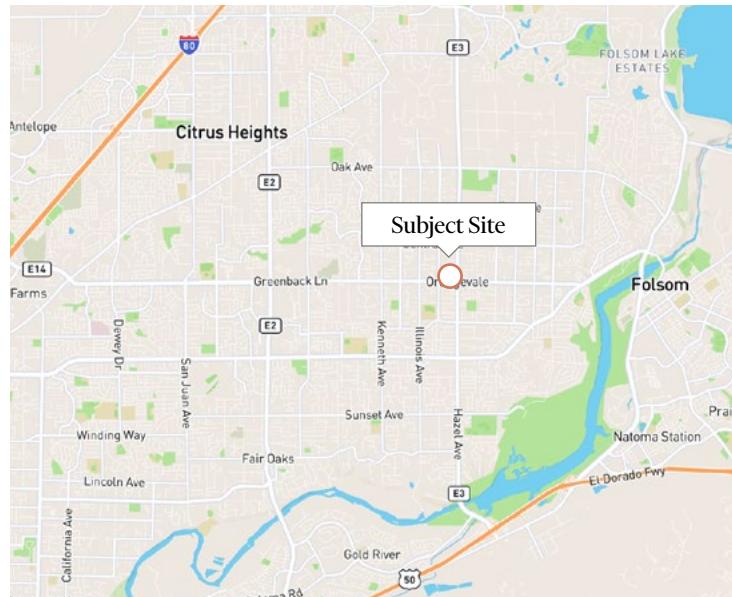
Anchor Space Available - ±17,000 SF, Up to ±3,968 SF Shop Space Available,
±5,500 SF Pad Space Available



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	±3,050 SF
±3,968 SF	±1,300 SF
±3,200 SF	±1,300 SF
	±687 SF

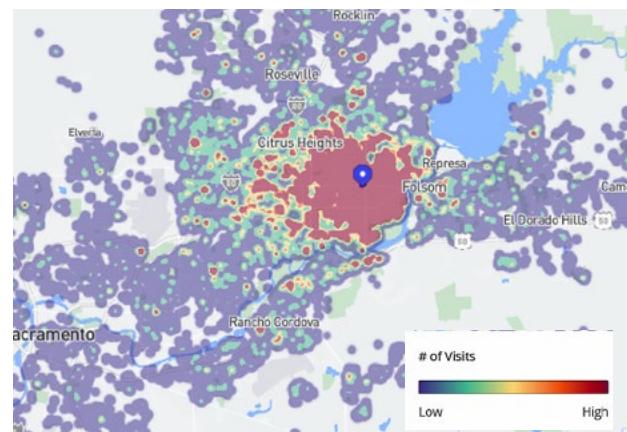
Anchor: Up to ±17,000 SF Available

** 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

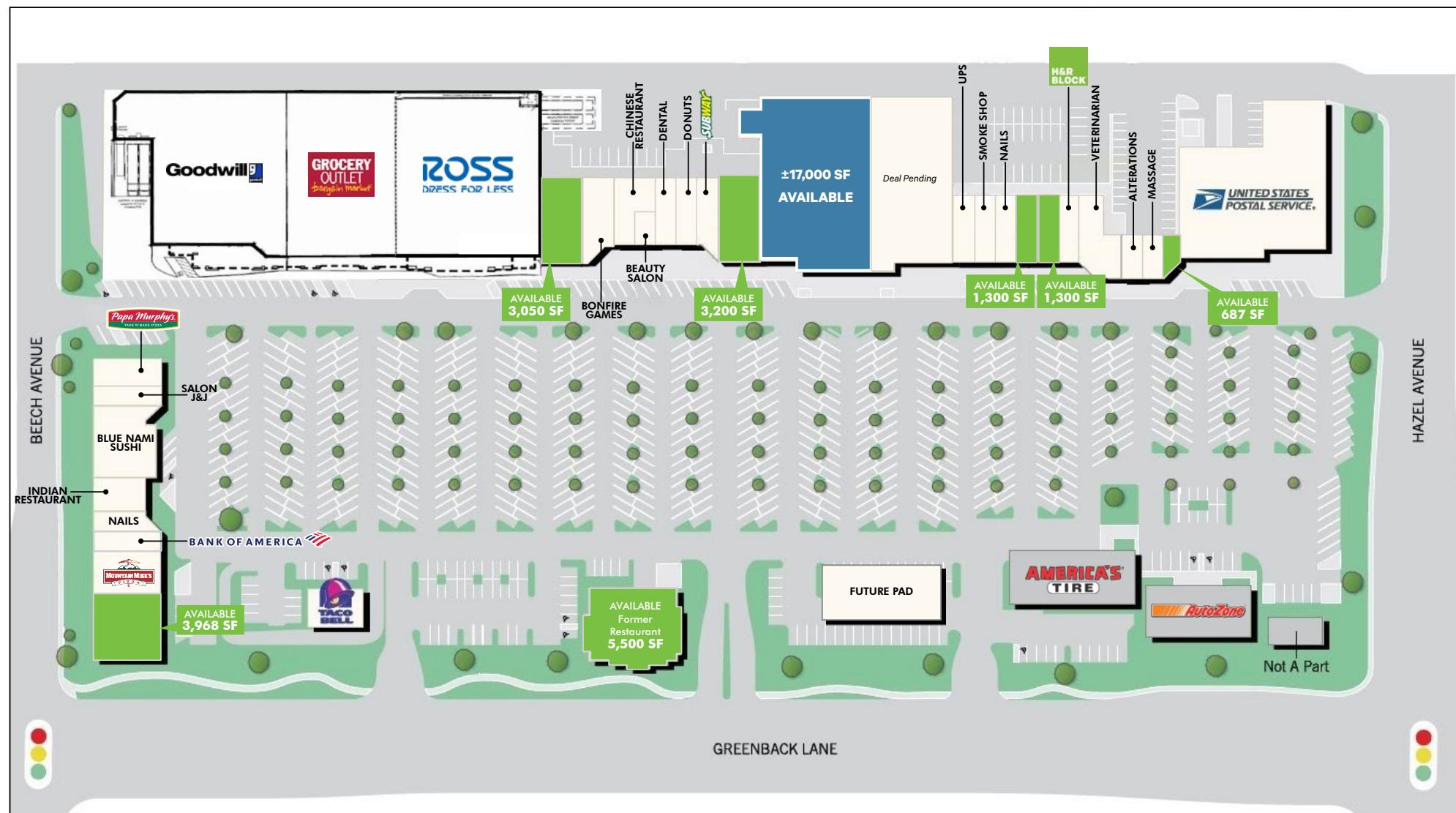
Trade Area Map



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)

Site Plan

Not to scale. All dimensions are approximate.



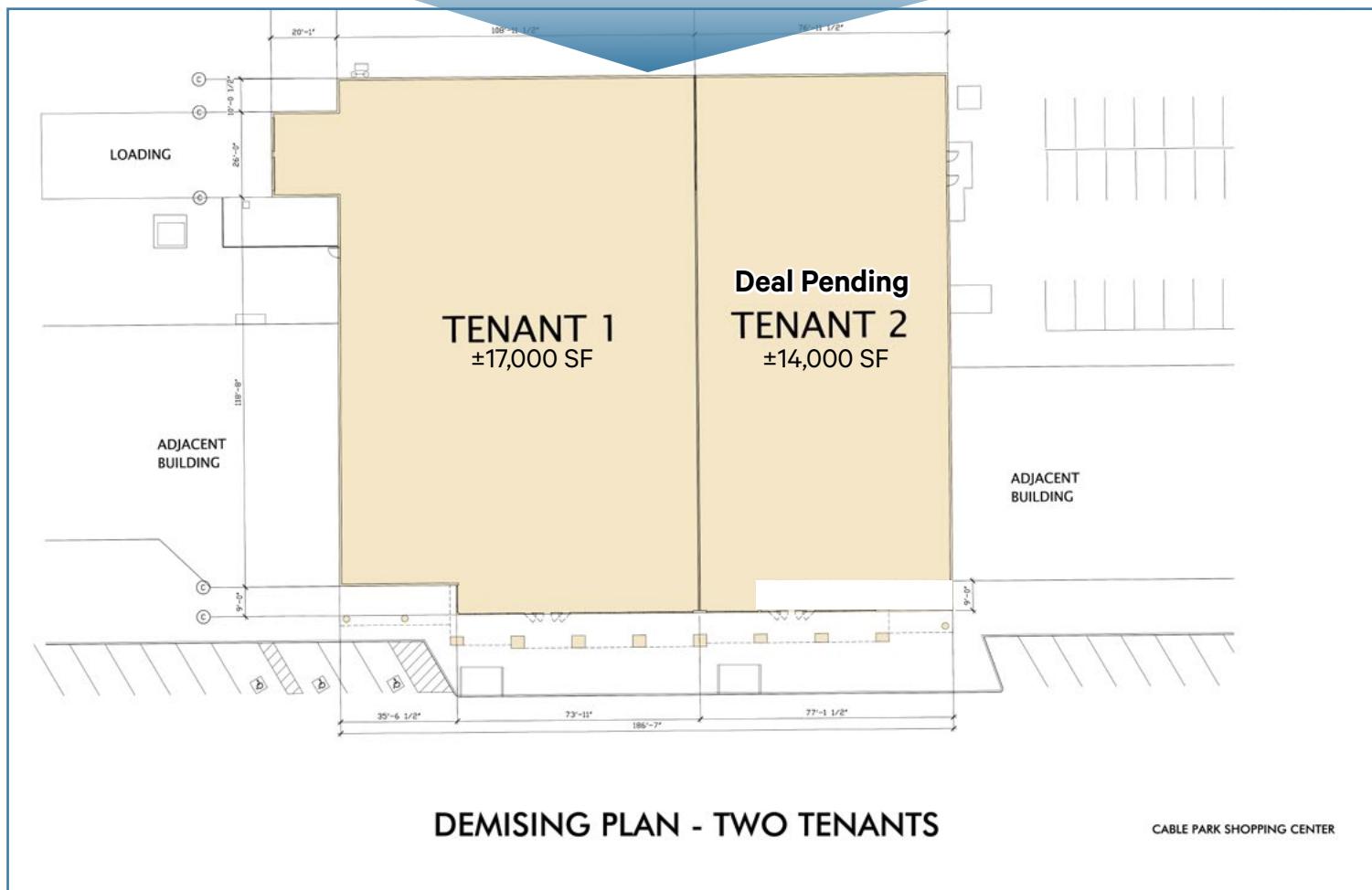
Conceptual Elevations

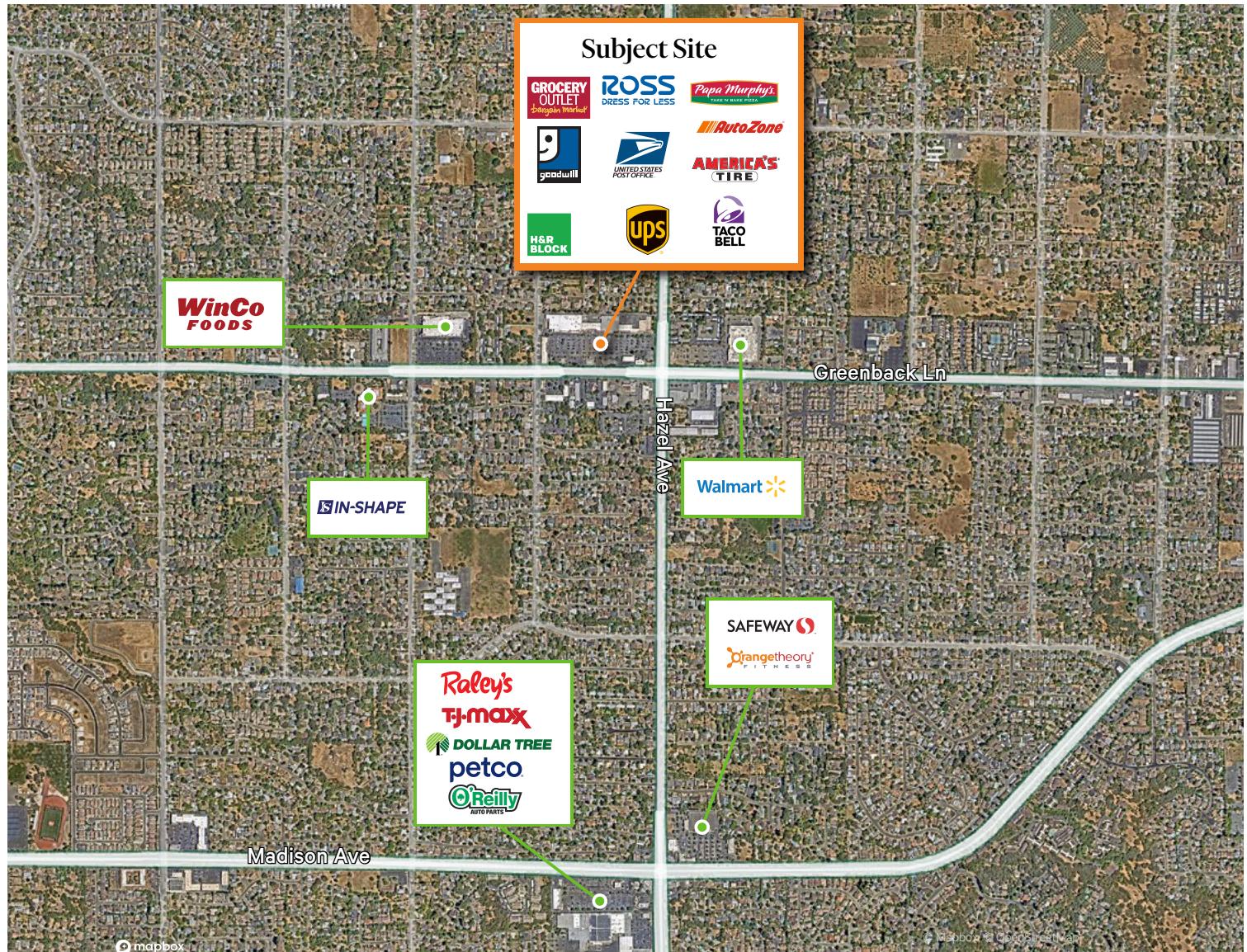
Not to scale. All dimensions are approximate.



Conceptual Space Plan

Not to scale. All dimensions are approximate.





Contact Us

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