

**FOR  
OR SALE  
LEASE**

**7552 GREENBACK LANE,  
CITRUS HEIGHTS, CA**



**Greenback Ln - 45,572 ADT**

**+/- 3,065 SF RETAIL FREESTANDING BUILDING**

**3-D Tour  
Click Here** 

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**ROME**  
REAL ESTATE GROUP

# PROPERTY DETAILS:

AVAILABLE	SIZE	PRICING	SPACE NOTES:
FOR LEASE	+/- 3,065 SF building on an 8,045 SF parcel	\$4,500 per month + NNN*	Includes +/- 1,265 SF of office and showroom and +/- 1,800 SF of warehouse, 1 Roll-Up Door, Kitchen/Breakroom, 1 Restroom. Please see floor plan on Page 3
FOR SALE	+/- 3,065 SF building on an 8,045 SF parcel	\$825,000 (\$269 PSF)	Excellent Owner-User Opportunity to own/occupy a standalone retail building with a roll-up door fronting Greenback Lane.

\*Taxes and Insurance are approximately \$0.30 PSF, per month. Tenant to self-maintain building and property, as well.

- **Signage:** Excellent building signage is visible from Greenback Lane (+/- 45,000 cars per day)
- **Prime Location:** Situated on a busy retail corridor of Greenback Lane, between San Juan Avenue and Sunrise Blvd. Across the street from San Juan High School.
- **Functional Space:** Flex building with showroom/warehouse and one roll-up door.
- **Demographics:** Located in a densely populated area of Citrus Heights, CA with strong day and evening demographics.
- **Retailers:** Surrounded by a high concentration of retailers including Safeway, Sam's Club, Ross, Burlington, Super Walmart, Target, Raising Canes, Texas Roadhouse, and Red Lobster.
- **Proximity:** Just one mile west of the Sunrise Mall and three miles east of Interstate 80.



AVERAGE  
\$92,804  
WITHIN 3 MILES  
HOUSEHOLD INCOME



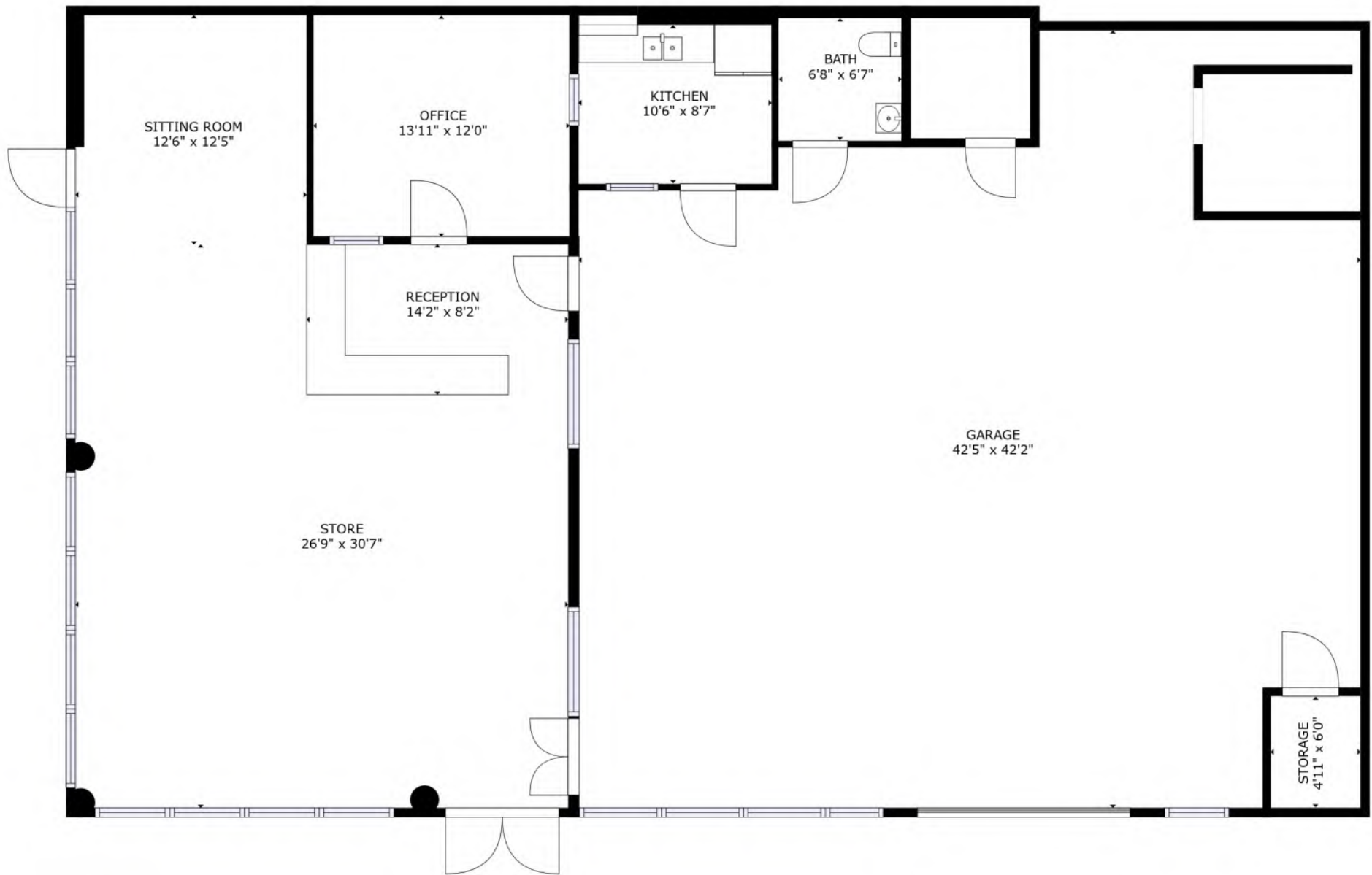
LC PROPERTY ZONING  
LIMITED  
COMMERCIAL  
SACRAMENTO COUNTY



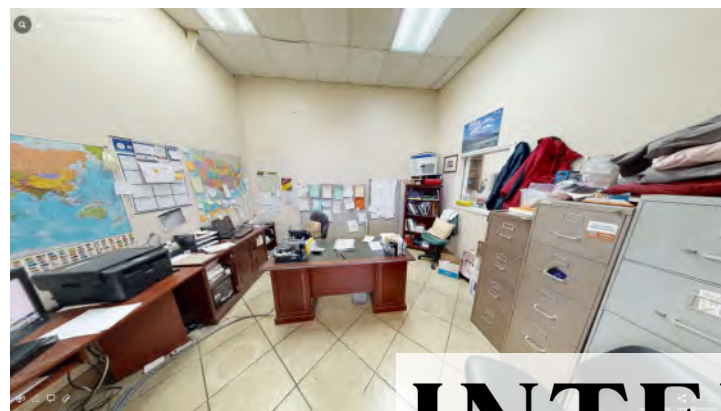
STRONG TRAFFIC COUNTS  
GREENBACK LN: 37,226 ADT  
SAN JUAN AVE: 26,280 ADT

# FLOOR PLAN

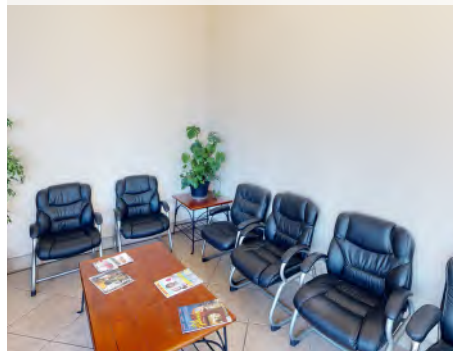
[3-D Tour  
Click Here](#) 



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# INTERIOR PICTURES





# EXTERIOR PICTURES



# RETAIL AERIAL

PROPERTY LOCATION



Sam's Club  
SAFeway  
**KOHL'S**  
**ROSS**  
DRESS FOR LESS®  
Burlington  
DOLLAR TREE

Shell  
CHUCK E. 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

GREENBACK LN

99¢ only STORES  
CRUNCH

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

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

BELLA VISTA BRONCOS  
BELLA VISTA HIGH SCHOOL

MADISON AVE

SAFeway  
CVS pharmacy

ARCO  
DUTCH BROS Coffee

Raley's  
planet fitness  
T  
Goodwill

NORTH RIDGE  
Country Club

SUNRISE BLVD.

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

# DEMOGRAPHIC SUMMARY REPORT

7552 GREENBACK LANE, CITRUS HEIGHTS, CA 95610



## POPULATION

### 2023 ESTIMATE

1-MILE RADIUS	25,698
3-MILE RADIUS	160,288
5-MILE RADIUS	377,604

## POPULATION

### 2028 PROJECTION

1-MILE RADIUS	26,469
3-MILE RADIUS	164,371
5-MILE RADIUS	386,551



## HOUSEHOLD INCOME

### 2023 AVERAGE

1-MILE RADIUS	\$80,415.00
3-MILE RADIUS	\$92,804.00
5-MILE RADIUS	\$94,087.00

## HOUSEHOLD INCOME

### 2023 MEDIAN

1-MILE RADIUS	\$67,861.00
3-MILE RADIUS	\$74,760.00
5-MILE RADIUS	\$73,725.00



## POPULATION

### 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	17,783	132,314	298,414
BLACK	1,025	7,060	22,552
HISPANIC ORIGIN	4,767	26,742	68,676
AM. INDIAN & ALASKAN	299	2,076	5,226
ASIAN	1,090	8,312	27,042
HAWAIIAN & PACIFIC ISLAND	156	1,028	2,655
OTHER	1,367	10,056	24,697

# CONTACT US!

FOR MORE INFORMATION ABOUT  
THIS RETAIL BUILDING



*Chase Burke*

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