

**FOR
LEASE**

**7291 GREENBACK LN,
CITRUS HEIGHTS, CA**

+/- 1,816 SF RETAIL SUITE AVAILABLE



**3-D Tour
Click Here**

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ROME
REAL ESTATE GROUP

SAN JUAN PLAZA SHOPPING CENTER

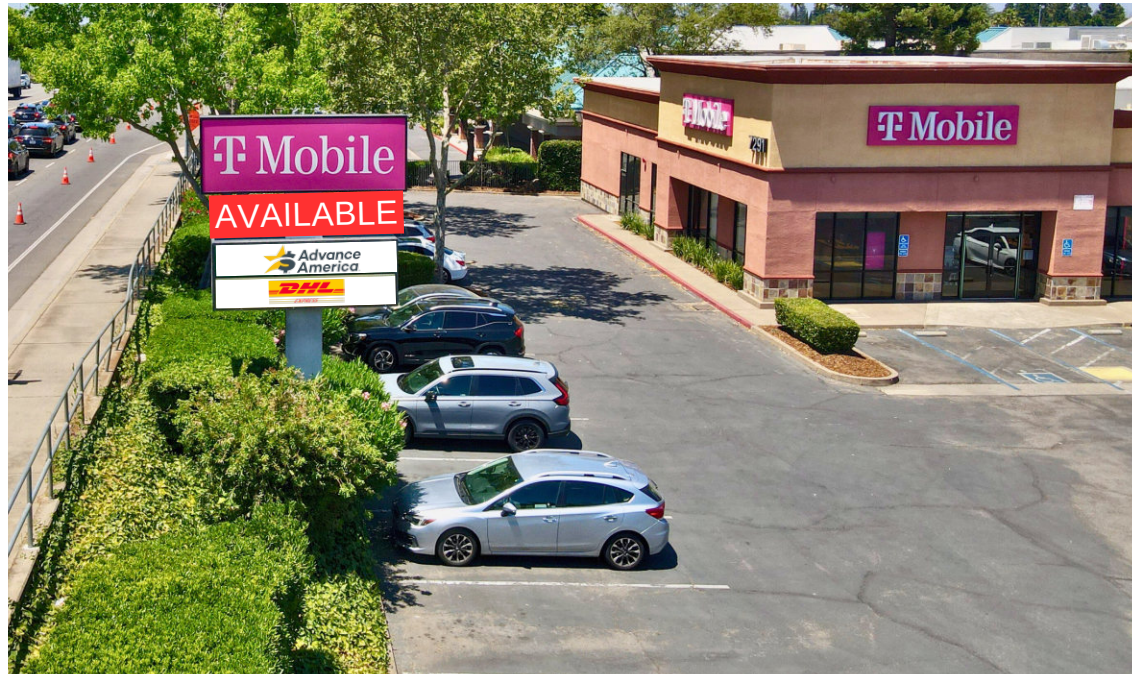


PROPERTY HIGHLIGHTS:

- **Strategically Positioned:** Nestled between two bustling grocery-anchored centers.
- **High-Profile Out-Parcel:** Adjacent to the renowned San Juan Plaza.
- **Exceptional Accessibility:** Just 2 miles from the I-80 interstate.
- **Prime Location:** Situated on Greenback Lane, a major thoroughfare with over 44,000 vehicles passing daily.
- **Outstanding Visibility:** Prominent corner at the intersection of Greenback Lane and San Juan Avenue.
- **Retail Powerhouse:** Surrounded by national retailers such as Safeway, Sam's Club, Ross, Burlington Coat Factory, Kohl's, and Dollar Tree.
- **Affluent Trade Zone:** Located within one of Sacramento's most prosperous retail areas.

SAN JUAN PLAZA SHOPPING CENTER

Site Plan:
Available Suite



Monument Signage



SUITE 3:
+/- 1,816 SQ. FT

LEASE RATE: CONTACT BROKER
NNN COSTS: \$1.08 PSF

3-D Tour
Click Here 

- The suite features an open floor plan, with a restroom in the back.

ROOM
23'3" x 79'5"





EXTERIOR PICTURES





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

NORTH RIDGE Country Club

SUNRISE BLVD.

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

DEMOGRAPHIC SUMMARY REPORT

7291 GREENBACK LN, CITRUS HEIGHTS, CA 95621



POPULATION

2023 ESTIMATE

1-MILE RADIUS	21,643
3-MILE RADIUS	162,643
5-MILE RADIUS	395,296

HOUSEHOLD INCOME

2023 AVERAGE

1-MILE RADIUS	\$80,113.00
3-MILE RADIUS	\$90,474.00
5-MILE RADIUS	\$92,717.00



POPULATION

2028 PROJECTION

1-MILE RADIUS	22,142
3-MILE RADIUS	166,149
5-MILE RADIUS	404,647

HOUSEHOLD INCOME

2023 MEDIAN

1-MILE RADIUS	\$66,164.00
3-MILE RADIUS	\$73,328.00
5-MILE RADIUS	\$72,731.00



POPULATION

2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	17,815	132,665	307,374
BLACK	959	7,770	24,831
HISPANIC ORIGIN	4,212	27,711	73,101
AM. INDIAN & ALASKAN	278	2,131	5,567
ASIAN	1,076	8,618	28,622
HAWAIIAN & PACIFIC ISLAND	151	1,064	2,871
OTHER	1,365	10,395	26,030

CONTACT US!

TO LEARN MORE ABOUT THESE RETAIL SUITES



Chase Burke

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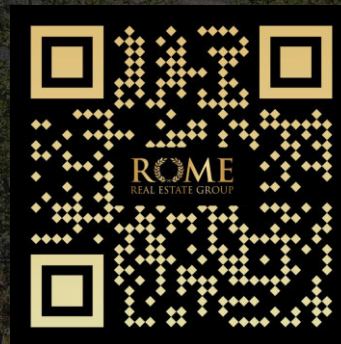
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