

For Lease | 7817 Greenback Lane, Citrus Heights, CA

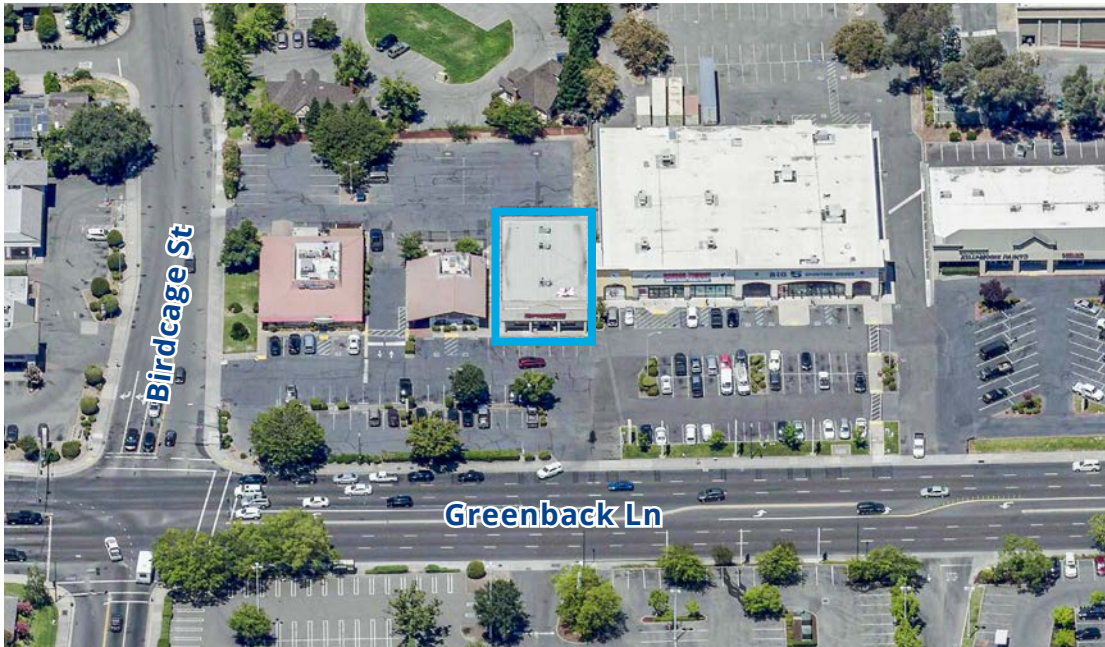
# ±4,316 SF Freestanding Retail Building



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# Property Highlights



2023 Demographics	1 Mile	3 Miles	5 Miles
Population	21,705	70,451	140,989
Households	8,836	28,355	56,234
Avg. Household Income	\$83,979	\$104,577	\$109,346
<b>Consumer Spending</b>			
Apparel and Services	\$16,062,698/yr	\$126,183,181/yr	\$304,640,890/yr
Entertainment & Recreation	\$25,720,637/yr	\$215,785,094/yr	\$304,640,890/yr
Food	\$76,100,807/yr	\$604,205,328/yr	\$1,455,677,382/yr
<b>Average Daily Traffic</b>	±215,900 vehicles on Interstate 80		
	±44,926 vehicles on Greenback Lane		
	±41,963 vehicles on Sunrise Boulevard		

Source: U.S. Census Bureau, Census Summary File 1. Esri current and 5 year forecasts.

## Lease Rate

**\$2.00/SF NNN**

## Highlights

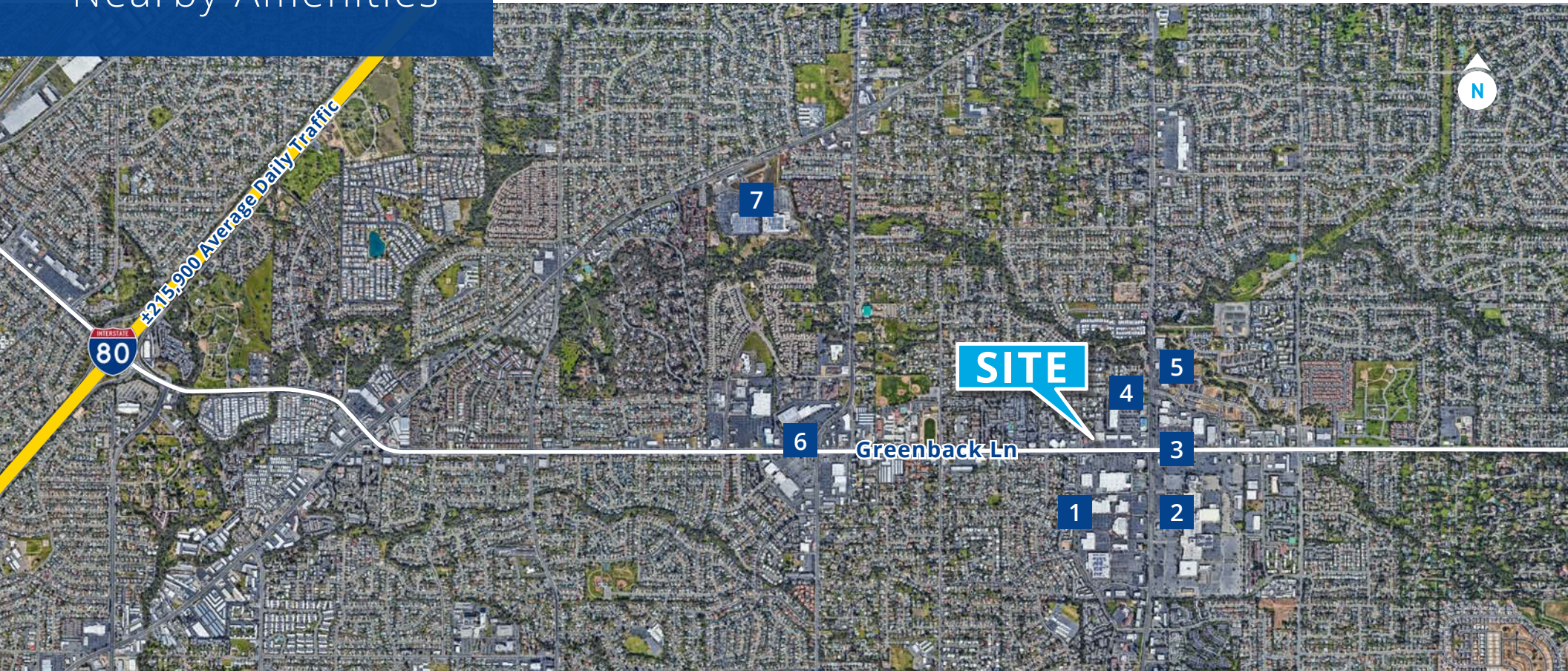
- › ±4,316 SF freestanding retail building
- › Adjacent to Marketplace at Birdcage and Citrus Town Center shopping centers
- › Greenback Lane street frontage with ±44,962 average daily traffic
- › High identity location near Sunrise Boulevard and Greenback Lane
- › Easy access to Interstate 80



# Property Photos



# Nearby Amenities



## 1 | Marketplace at Birdcage

- Best Buy
- Target
- Michaels
- Walmart
- Hobby Lobby
- Lowe's Home Improvement
- The Vitamin Store
- Old Navy
- Ulta Beauty
- Chuze Fitness
- Panda Express
- Chipotle

## 2 | Sunrise Mall

- Macy's
- JCPenny
- KAY Jewelers
- Tilly's
- Famous Footwear
- Spencers
- Vans
- Hot Topic
- Champs Sports
- Sunglass Hut
- MAC Cosmetics
- Luxury Perfumes
- Breakout
- Torrid

## 3 | Citrus Town Center

- Sprouts Farmer's Market
- Five Below
- Marshalls
- Skechers
- Panera Bread
- Wendy's
- Black Angus Steakhouse
- Round Table Pizze
- Half Price Books
- Party City

## 4

- Texas Roadhouse
- Chuck E Cheese
- Red Lobster
- Xfinity Store
- Buffalo Wild Wings
- Firestone Complete Auto Care

## 5

- Beach Hut Deli
- PetSmart
- Red Wing
- Pizza Hut
- Staples

## 6 | San Juan Plaza

- Safeway
- Eco Thrift
- Togos
- T-Mobile
- Awesome Blossom
- Bank of the West

## 7

- Costco Wholesale
- Walmart Supercenter
- Crumbl Cookies
- Applebee's Grill & Bar

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