

# SAN JUAN SHOPPING CENTER

7350 Greenback Lane, Citrus Heights

FOR LEASE  
1 SPACE REMAINING  
•±2,800 SF

YOUR NAME HERE

**NEWMARK**  
PACIFIC

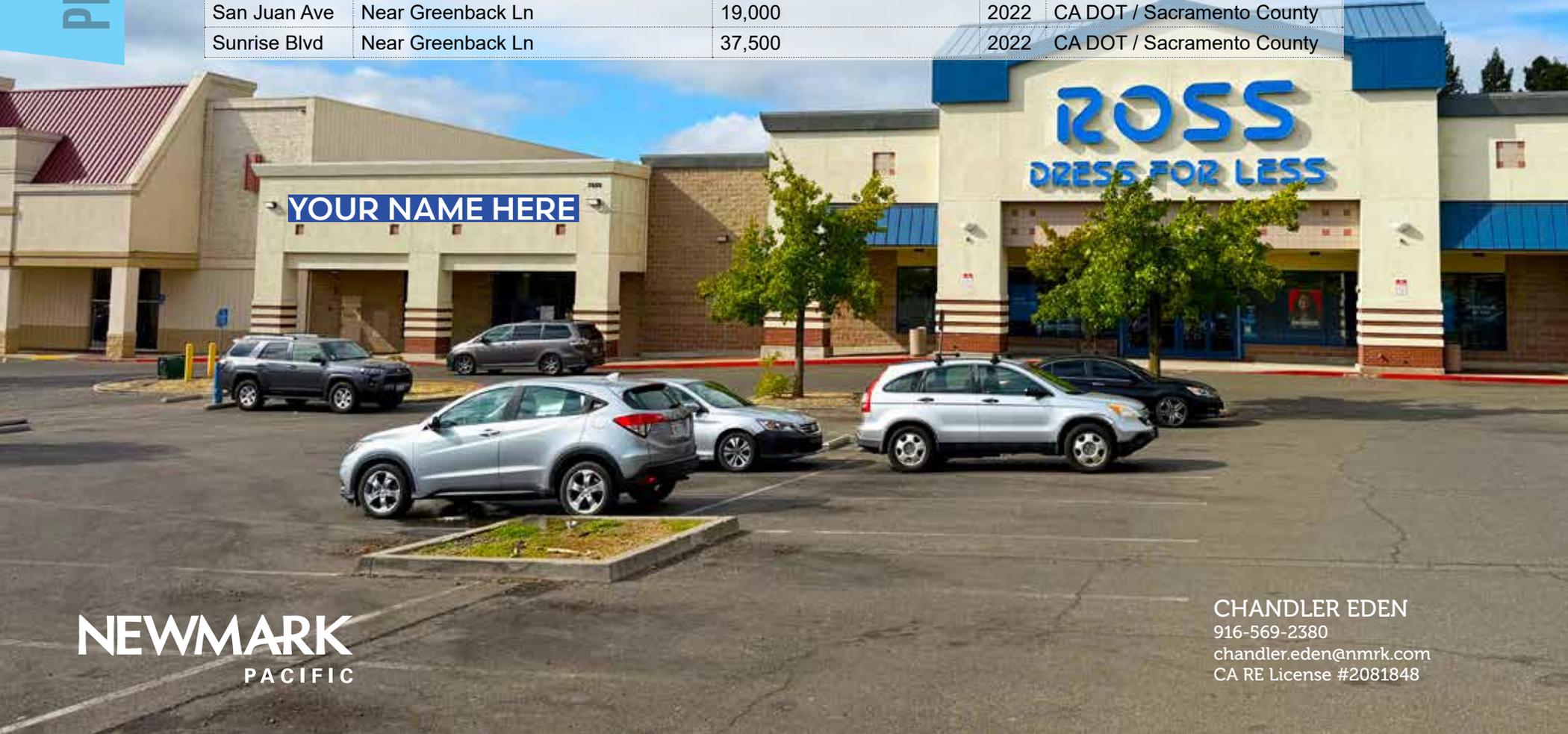
**CHANDLER EDEN**  
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CA RE License #2081848

PROJECT HIGHLIGHTS

- Located on a prominent, high-visibility corridor with substantial traffic flow
- Conveniently positioned between Interstate 80 and Sunrise Blvd.
- Anchored by Ross Dress for Less, Burlington Coat Factory and Kohl's
- Situated in a prime retail hub in Citrus Heights, neighboring major traffic generators like Sam's Club, Safeway, Green Acres Nursery, and other well-known retailers
- Monument signage available
- Traffic Counts:

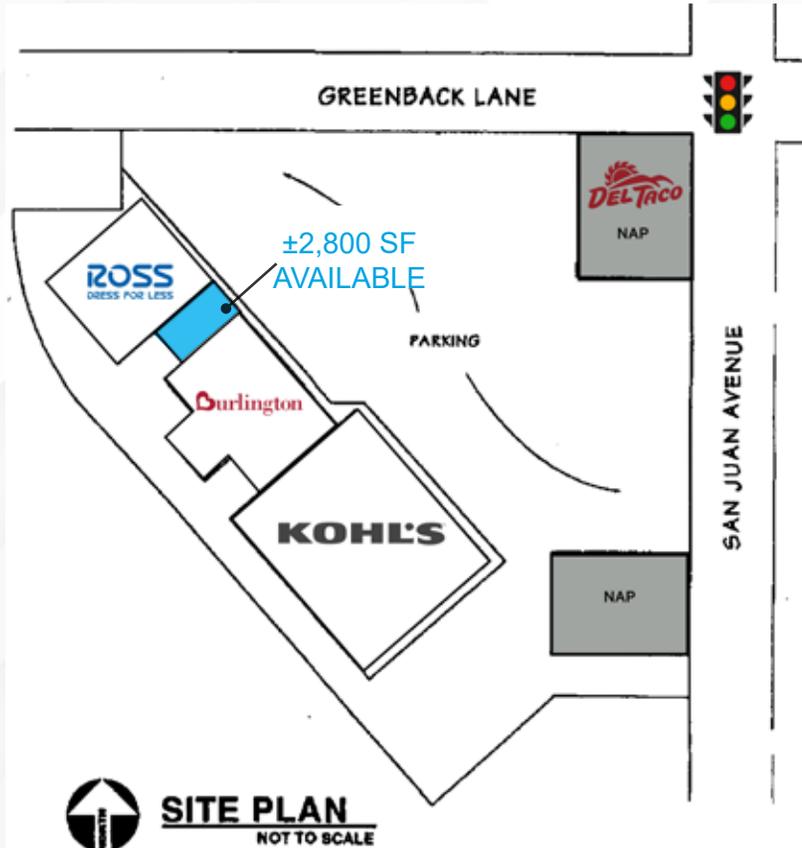
Roadway	Cross Streets	Traffic Count (Vehicles/Day)	Year	Source
Greenback Ln	Between San Juan Ave & Sunrise Blvd	44,000	2022	CA DOT / Sacramento County
San Juan Ave	Near Greenback Ln	19,000	2022	CA DOT / Sacramento County
Sunrise Blvd	Near Greenback Ln	37,500	2022	CA DOT / Sacramento County

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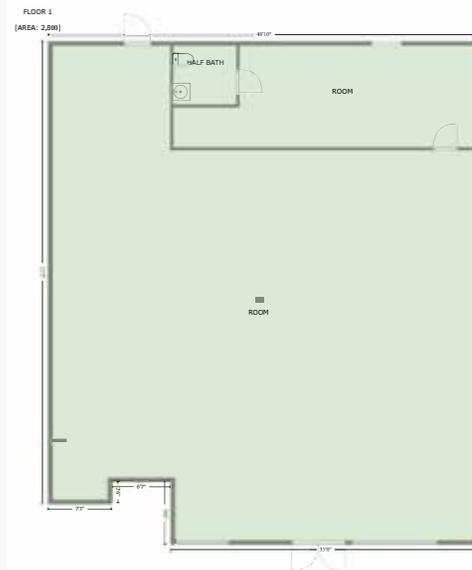


# SITE PLAN

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## FLOOR PLAN



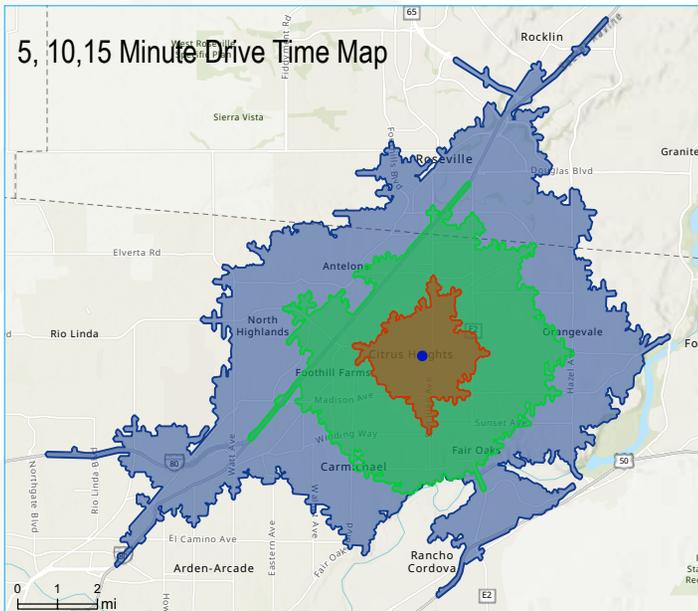
# AMENITIES

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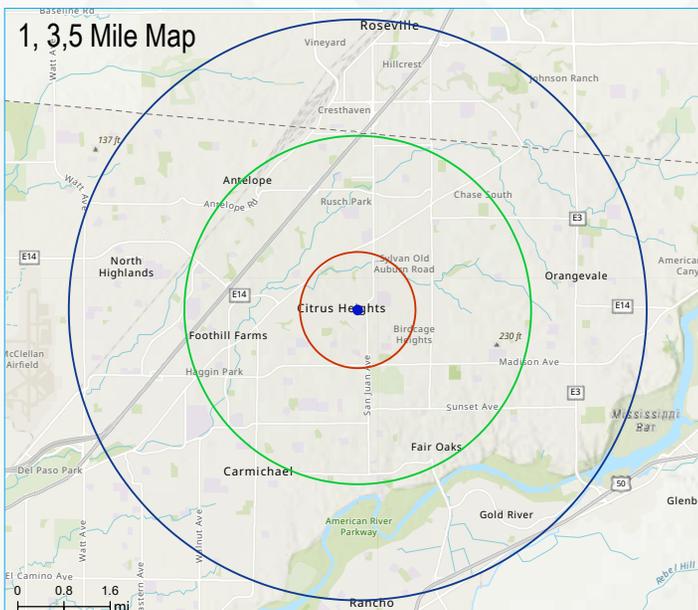


# DEMOGRAPHICS

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	5-MINUTES	10-MINUTES	15-MINUTES
2025 Population	33,834	167,105	402,799
2025 Avg. HH Income	\$94,971	\$109,465	\$111,458
2025 Avg. Home Value	\$576,001	\$584,959	\$589,296
2025 Median Age	39.5	40.3	39.8



	1-MILE	3-MILE	5-MILE
2025 Population	20,200	160,237	389,021
2025 Avg. HH Income	\$91,825	\$108,059	\$112,422
2025 Avg. Home Value	\$576,789	\$575,823	\$592,955
2025 Median Age	40.3	40.2	39.9