

6104 San Juan Ave, Citrus Heights, CA 95610



3,000 SF | | FOR LEASE (\$1.35/SF) RETAIL SPACE | | HIGH VISIBILITY NEIGHBORHOOD CENTER



STUDIO 1 OF 2



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Investment Overview

Prime opportunity to lease a versatile 3,000-square-foot retail space in a highly visible area of Citrus Heights. This space features two full-sized studios, a practice studio, pocket offices, and noise-dampening capabilities, making it an ideal choice for businesses in the fitness, wellness, or medical-adjacent sectors. It is also well-suited for specialty training or retail-service tenants who desire a suburban setting with excellent visibility. The property is strategically located at the intersection of San Juan Avenue and Greenback Lane, which sees traffic of over 80,000 vehicles daily. This prime location offers direct connectivity to Fair Oaks, Orangevale, and the Sunrise Marketplace, enhancing access and convenience for both businesses and their clients.



Reception Area



Practice Studio



Office Spaces

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6104 San Juan Ave: Surrounding Stores



- Multiple coffee shops, pharmacies, restaurants, gyms, salons, and medical offices

6104 San Juan Ave
Citrus Heights, CA

Average Daily Traffic Counts

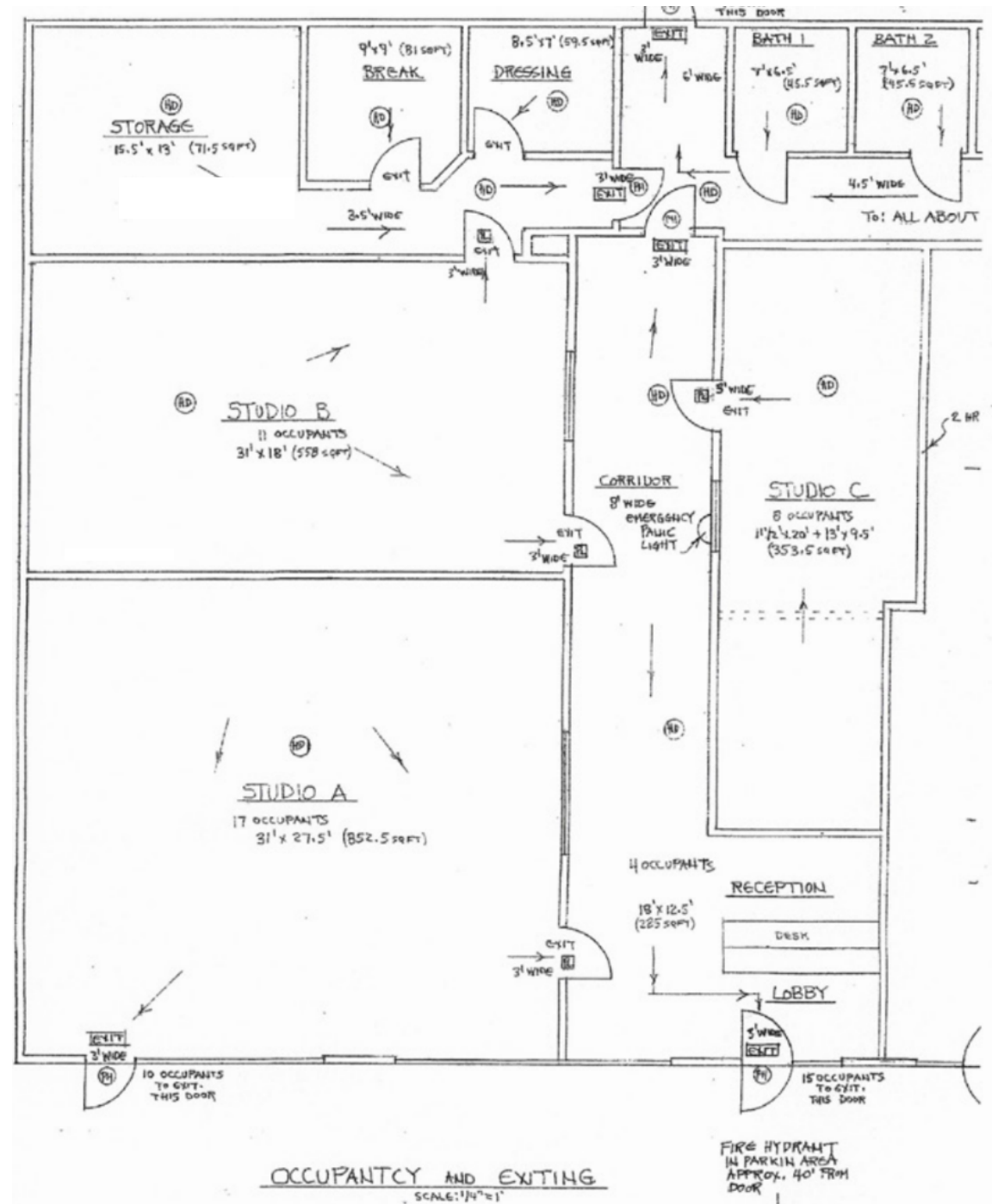
- Greenback Ln: 41,727 (2023)
- San Juan Ave: 21,388 (2019)
- TOTAL: 63,115 cars daily

3-Mile Radius

- Population: 159,459
- Average Household Income: \$92,000+

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Dense mix of families, retirees, and long-term residents. Prime for wellness, active-aging, kids fitness, and community-driven studio concepts. Close proximity to Interstate 80.



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