

**FOR  
LEASE**

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

**+/- 1,166 SF - 1,816 SF RETAIL SUITES AVAILABLE**



**3-D Tour  
Click Here**

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**ROME**  
REAL ESTATE GROUP

# SAN JUAN PLAZA SHOPPING CENTER



## PROPERTY HIGHLIGHTS:

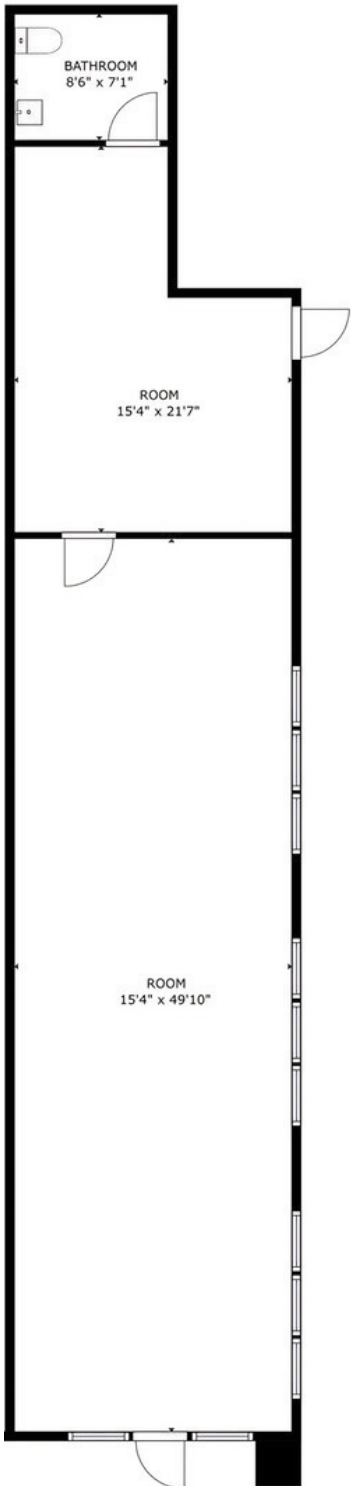
- **Strategically Positioned:** Nestled between two bustling grocery-anchored centers.
- **High-Profile Out-Parcel:** Adjacent to the renowned San Juan Plaza.
- **Exceptional Accessibility:** Just 2 miles from the I-80 interstate.
- **Prime Location:** Situated on Greenback Lane, a major thoroughfare 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 Suites



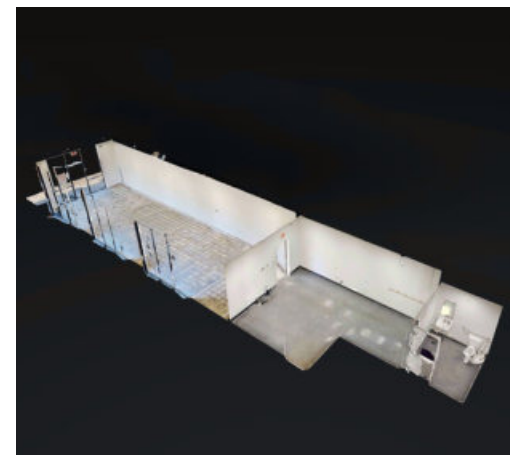
Monument Signage:  
Available Spaces

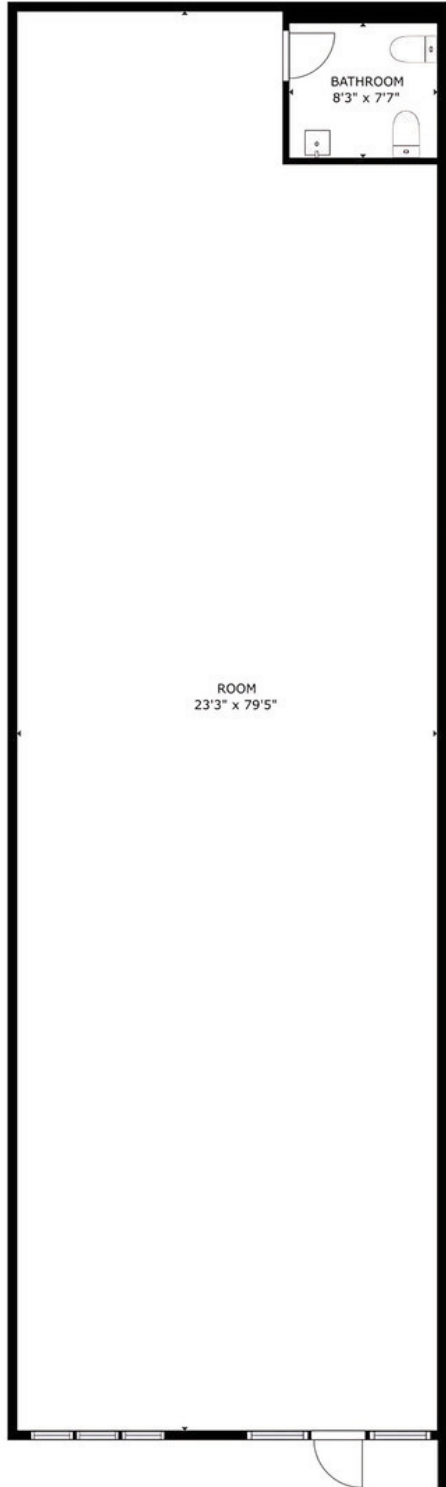


**SUITE 1:**  
**+/- 1,116 SQ. FT**

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

- The suite features an open floor plan, with back room for storage and restroom.





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

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



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





# EXTERIOR PICTURES





PROPERTY LOCATION



IMMEDIATE RETAIL AERIAL

# RETAIL AERIAL

PROPERTY LOCATION



Sam's CLUB  
KOHLS  
ROSS  
DRESS FOR LESS  
Burlington  
SAFEWAY  
O'Reilly  
DOLLAR TREE

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  
Goodwill

NORTH RIDGE  
Country Club

SUNRISE BLVD.

DUTCH BROS  
Fair Oaks  
EXCEL  
FITNESS  
FAIR OAKS  
American River  
WOOD · VINYL · CARPET · TILE  
FLOORING  
KOVAR'S  
SATORI ACADEMY  
MARTIAL ARTS & FITNESS  
Pitch & Fiddle  
SACRAMENTO, CA





# 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



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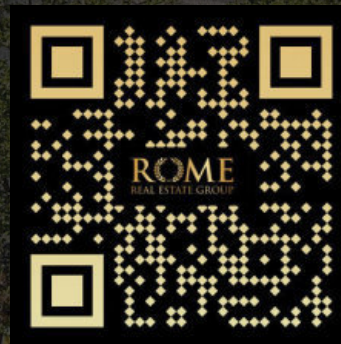
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