



**MIKE SMITH**

916-569-2352 // [mike.smith@nmrk.com](mailto:mike.smith@nmrk.com)  
CA RE Lic. # 01504428

**IRINA SHPYRKA**

916-569-2360 // [irina.shpyrka@nmrk.com](mailto:irina.shpyrka@nmrk.com)  
CA RE Lic. # 02037207

**COLE CUMMINGS**

916-569-2366 // [cole.cummings@nmrk.com](mailto:cole.cummings@nmrk.com)  
CA RE Lic. # 02106833

AVAILABLE FOR SALE

±3,065 FREESTANDING  
RETAIL/INDUSTRIAL BUILDING

7552 GREENBACK  
LANE

Citrus Heights // California

**NEWMARK**

# PROPERTY INFORMATION

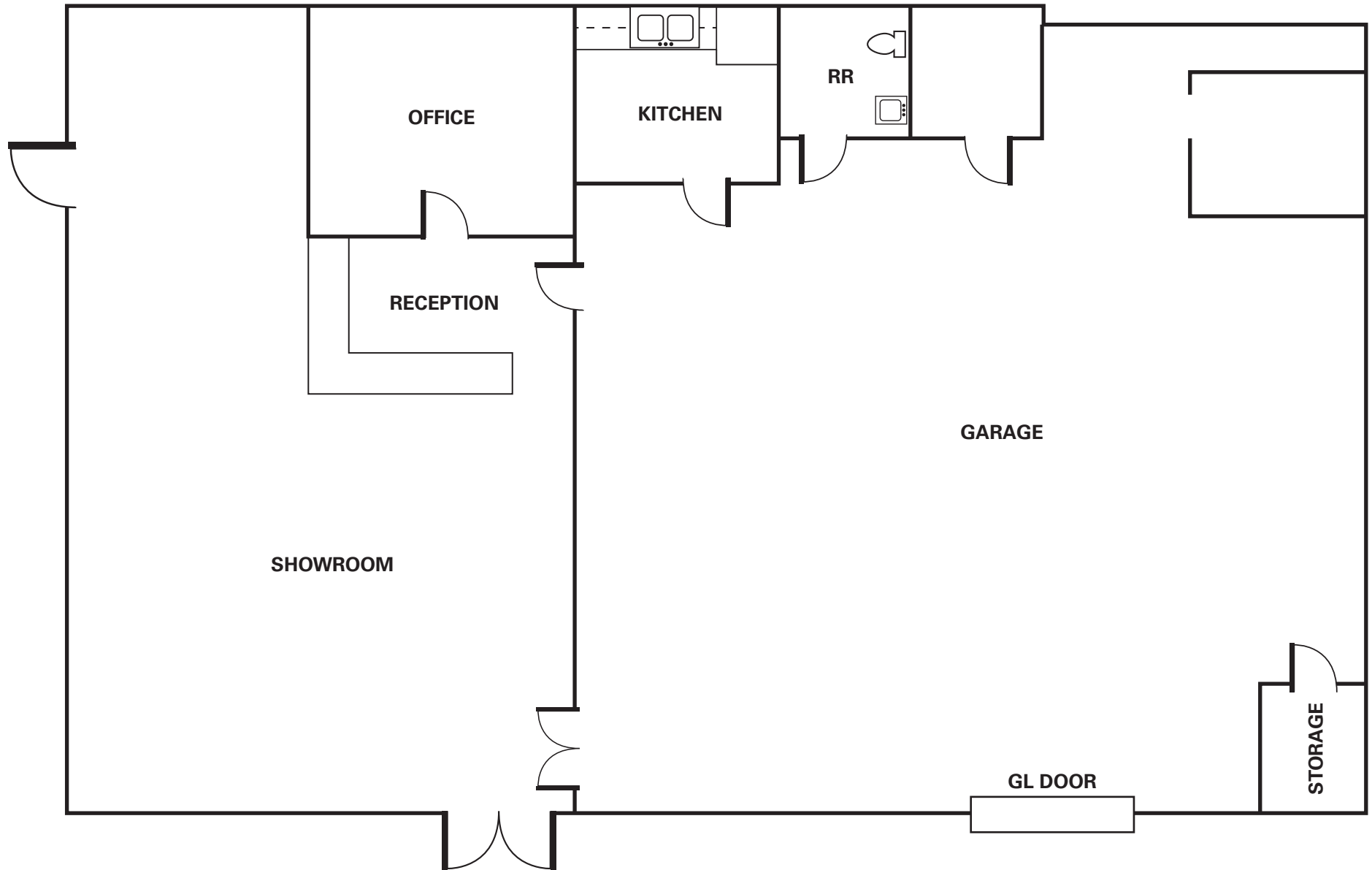
7552 GREENBACK  
LANE

**7552 Greenback Lane** offers an ideal space for any major auto service retail use, strategically located directly on Greenback Lane, one of the busiest thoroughfares in Sacramento County. Available for sale or lease, this property contains 1,265 square feet of showroom and office space, 1,800 square feet of warehouse area, a roll-up door, and a breakroom, all with excellent visibility on Greenback Lane. Situated just across from San Juan High School and minutes from Sunrise Mall and the Marketplace at Birdcage, this prime location is surrounded by major auto service retailers such as Firestone, Goodyear, Midas, O'Reilly Auto Parts, Autozone, Costco Tire Center, and more, offering endless opportunities for auto businesses to thrive.



# FLOOR PLAN

7552 GREENBACK  
LANE



# LOCAL RETAILERS

PROSPECT CENTER  
CAFE SPACE

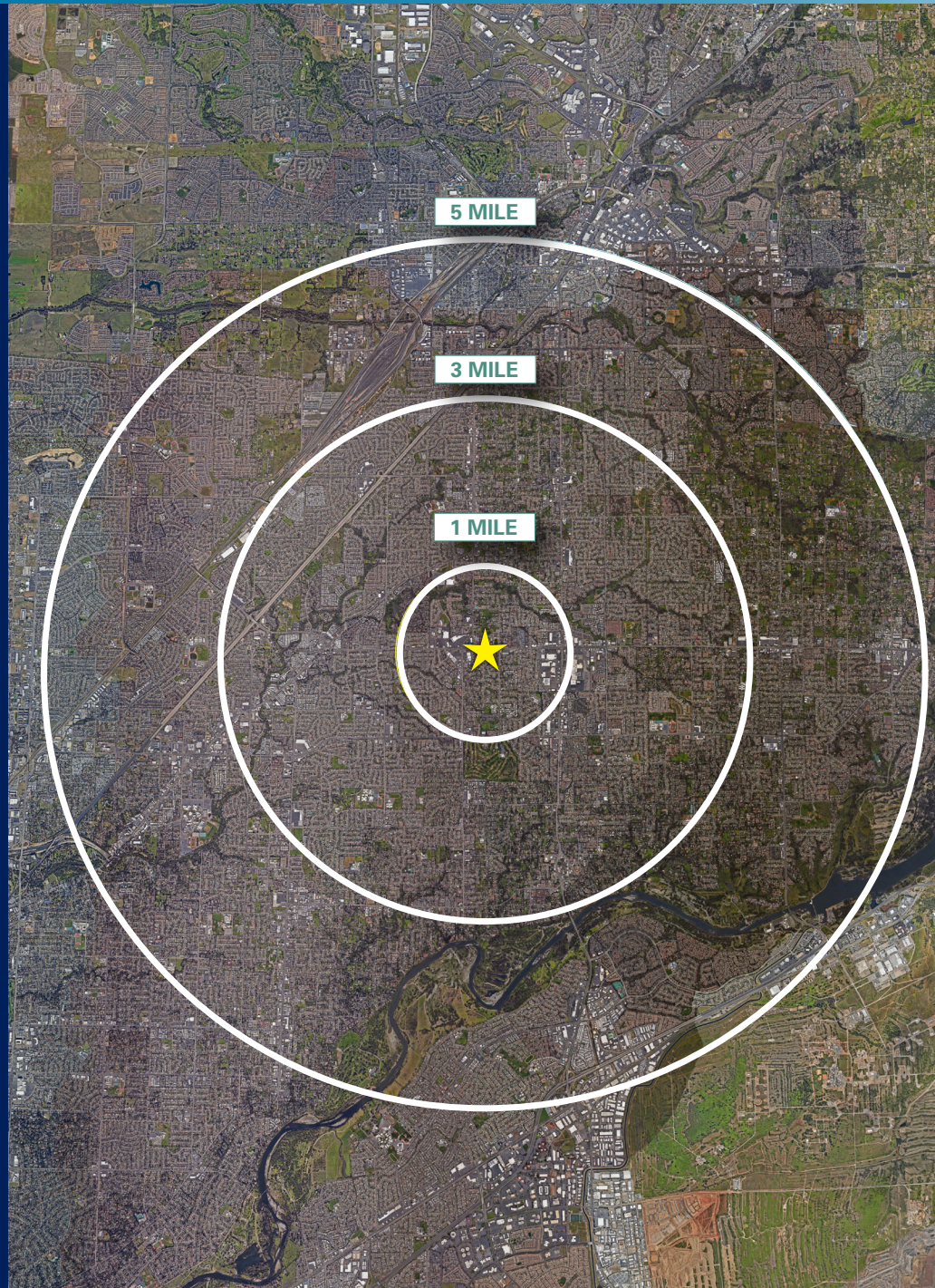


# DEMOGRAPHICS

7552 GREENBACK  
LANE

## KEY FEATURES

- **Signage:** Excellent building signage is visible from Greenback Lane
- **Excellent Location:** Situated on one of the busiest retail corridors in Sacramento County on Greenback Lane between San Juan Avenue and Sunrise Boulevard
- **Surrounding Retailers:** Surrounded by a high concentration of major retailers including Safeway, Kohl's, Burlington Coat Factory, Ross Dress for Less and Sam's Club, among others. Also located in very close proximity to the Sunrise Mall and Marketplace at Birdcage shopping center.



Miles	1 Mile	3 Mile	5 Mile
Population	25,698	160,288	377,604
Average HH Income	\$80,415	\$92,804	\$94,087
Daytime Population	7,819	40,012	98,184
Median Age	38.3	40.4	40.1



**INCOME**  
**1-Mile Radius**  
\$80,415



**POPULATION**  
**5-Mile Radius**  
160,288



**DAYTIME WORKERS**  
**3-Mile Radius**  
40,012



**TRAFFIC COUNTS**  
**Greenback Ln - 37,226**  
**San Juan Ave - 26,280**



**MIKE SMITH**  
916-569-2352 // [mike.smith@nrmk.com](mailto:mike.smith@nrmk.com)  
CA RE Lic. # 01504428

**IRINA SHPYRKA**  
916-569-2360 // [irina.shpyrka@nrmk.com](mailto:irina.shpyrka@nrmk.com)  
CA RE Lic. # 02037207

**COLE CUMMINGS**  
916-569-2366 // [cole.cummings@nrmk.com](mailto:cole.cummings@nrmk.com)  
CA RE Lic. # 02106833

**GREENBACK GLASS**  
WINDOW TINTING

AUTO GLASS WINDOW TINTING SUNROOF ALARM STEREO  
WINDOWS 727-3225 SHOWER DOORS BLINDS / SHUTTERS RV / MOTOR HOME  
CLOSED

AVAILABLE FOR SALE

±3,065 FREESTANDING  
RETAIL/INDUSTRIAL BUILDING

7552 GREENBACK  
LANE

Citrus Heights // California

**NEWMARK**

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.