

# OWNER/USER OPPORTUNITY

**5959 GREENBACK LANE, BLDG #300**

Citrus Heights (Sacramento), CA

**PERFECT FOR: LASIK / EYE SURGERIES,  
MEDICAL, OR DENTAL!!!**



**CUSHMAN &  
WAKEFIELD**

OFFERING MEMORANDUM

**UNIQUE BUILDING FEATURE:  
Includes Medical-Approved  
Ambulatory Surgical Center (ASC)**



# Offering Memorandum & Confidentiality Agreement

Cushman & Wakefield (“Agent”) has been engaged as the exclusive agent for the sale of **5959 GREENBACK LANE, BLDG #300** (the “Property”) located in Citrus Heights, CA by the owner of the Property (“Seller”).

The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Cushman & Wakefield as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, expressed or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or make available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Cushman & Wakefield.

**Exclusively Listed By:**

**LISA STANLEY**  
Executive Director  
+1 916 403 1815

[lisa.stanley@cushwake.com](mailto:lisa.stanley@cushwake.com)  
CA License #01340056

**RICK RYAN**  
Executive Director  
+1 916 716 9201

[rick.ryan@cushwake.com](mailto:rick.ryan@cushwake.com)  
CA License #01440204

# Table of Contents

Executive Summary	3
Property Description	5
Interior Photos	7
Location/Market Analysis	8
Financial Analysis	9

— 5959 GREENBACK LANE, BLDG #300 —  
includes a 2-room, state-of-the-art, Medicare-  
Approved Ambulatory Surgical Center (ASC)



# Executive Summary

## Investment Opportunity

**CUSHMAN & WAKEFIELD**, as exclusive agent, is excited to present the opportunity to acquire 5959 Greenback Lane, Building #300 (the “Property”) in Citrus Heights, CA. The building’s main address is known as 6337 Matheny Way. Built in 1986, the Property is  $\pm 6,250$  square feet and currently leased to two subsidiaries of NVISION Eye Centers until January 2028. **NVISION has vacated the property and is open to a lease termination for an owner/user to be able to occupy the property.**

The Property includes a  $\pm 2,152$  SF Surgery Center, which is a fully functional, 2-room, state-of-the-art Medicare-approved Ambulatory Surgical Center (ASC).  $\pm 1,000$  SF of the clinic/office space is within the 2-hour firewall of the ASC and could be incorporated as part of the ASC.



# Executive Summary

## Executive Summary

<b>Property:</b>	5959 Greenback Lane, Bldg #300
<b>Address:</b>	5959 Greenback Lane, Bldg #300 Citrus Heights, CA 95621 (AKA 6337 Matheny Way)
<b>Square Footage:</b>	±6,250 SF, including ±2,152 SF Surgery Center
<b>Site Size:</b>	±0.50 Acres (±21,780 SF)
<b>Year Built:</b>	1986
<b>Occupancy:</b>	Vacant - Tenant interested in a lease termination/ potential buyout

Valuation Summary	
<b>Price:</b>	\$1,625,000
<b>Price per Square Foot</b>	\$260



# Executive Summary

## OWNER/USER OR INVESTMENT OPPORTUNITY

### Investment Highlights




#### Perfect Owner/User Opportunity – Below Replacement Cost

- Costs an estimated \$2M to \$3.5M to build out a similar ASC to meet Conditions for Coverage (CfC) for Medicare and other insurers.
- The estimated cost to recertify this Surgery Center with Medicare are estimated to be only \$100,000 to \$150,000 if Buyer would like to recertify the surgery center.

#### Ideal Location for ASC

- Close proximity to Interstate 80.
- 175,547 people live in 3-mile radius.
- Potential for LASIK / eye surgeries, medical, dental, etc.

### Demographics Summary

CITRUS HEIGHTS, CA   3-MILE RADIUS		
2024 Population	Average Household Income	Median Household Income
		
180,320	\$87,409	\$71,376



# Property Description



DIVISION

# Property Description

## Site Data

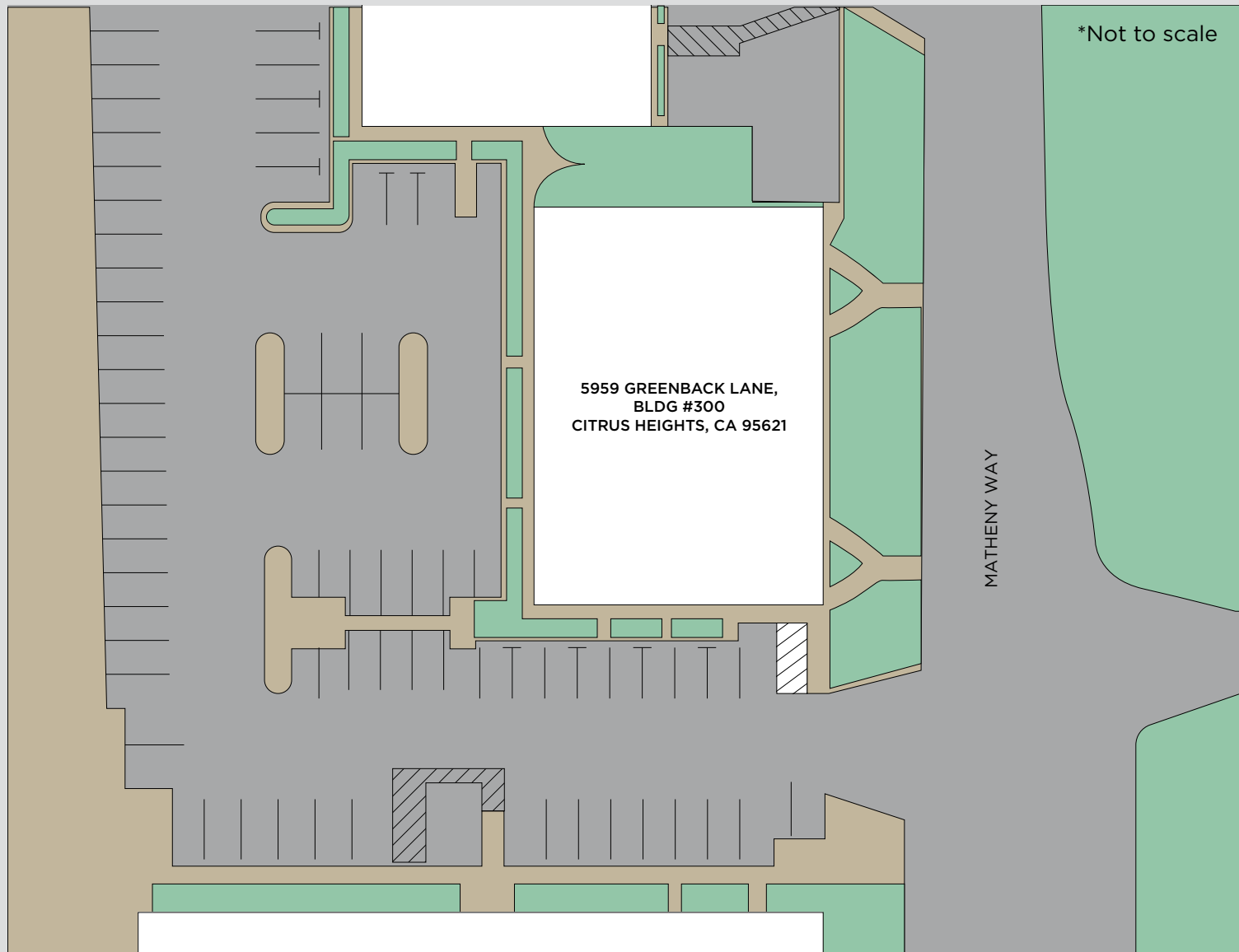
<b>Property Type:</b>	Free-standing medical office building
<b>Address:</b>	5959 Greenback Lane, Bldg #300 Citrus Heights, CA 95621 (AKA 6337 Matheny Way)
<b>Region:</b>	Sacramento County
<b>Location:</b>	Near the intersection of Greenback Lane and Matheny Way, approximately 1-mile from Interstate 80, and next to a Grocery Outlet, Petco, and Dollar Tree anchored retail center.
<b>Site Size:</b>	±0.50 Acres (±21,780 SF)
<b>Square Footage:</b>	±6,250 SF, including ±2,125 SF Surgery Center and ±3,125 SF Clinic/Office and plus another ±1,000 SF of office
<b>Access:</b>	3 access points via Matheny Way
<b>Number of Buildings:</b>	1
<b>Number of Floors:</b>	1
<b>Year Built:</b>	1986
<b>Parking Ratio:</b>	27 surface parking stalls (4.07/1,000 SF)
<b>Signage:</b>	2 monument signs and building signage
<b>Public Utilities:</b>	Water - Citrus Heights Water District Sewer - Sacramento Area Sewer District Gas - PG&E Electricity - SMUD
<b>Zoning:</b>	Business Professional

## Assessor's Parcel Map/Number & Traffic Counts



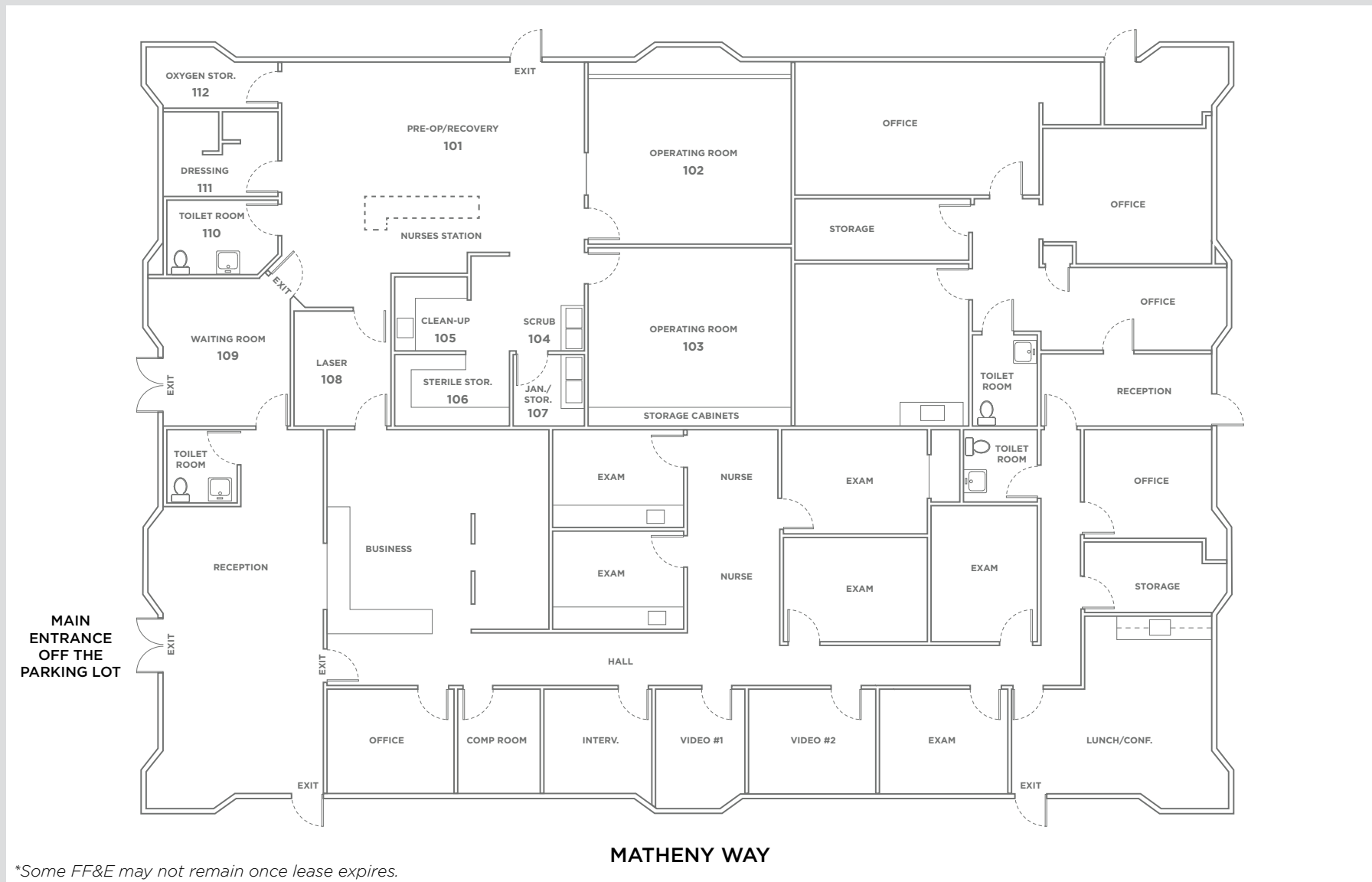
# Property Description

## Site Plan



# Property Description

## Floor Plan



# Interior Photos



# Interior Photos



# Location / Market Analysis



## Citrus Heights

### Location

15-miles northeast of California's capital, the plains of the Sacramento Valley begin their gradual rolling ascent to the Sierra Nevada foothills. For 19th-century pioneers, the sight of the gently folded landscape meant they had arrived at the promised land. The Transcontinental railroad and the Lincoln Highway later brought new waves of travelers through our area. Today, Interstate 80, the main transcontinental highway connecting New York and San Francisco, serves businesses and the 89,000 residents who call Citrus Heights home.

### Becoming a City

Remaining predominantly rural through the 1960s, Citrus Heights began its emergence as a regionally important retail destination in the 1970s with the opening of the Sunrise Mall and Birdcage Walk shopping centers. The seismic stability of Citrus Heights that distinguishes it from much of coastal California, undoubtedly contributed to its growth and maturation. After existence as an unincorporated area of northeastern Sacramento County for nearly 100 years, Citrus Heights became an independent city offering local municipal services in January 1997.

### Mission Statement

The City of Citrus Heights is committed to providing high quality, economical, responsive city services to the community.

### Vision Statement

Citrus Heights will be the city of choice for residents and businesses to prosper and thrive and a model of neighborhood engagement.

*\*Source: [www.citrusheights.net](http://www.citrusheights.net)  
and Citrus Heights Chamber of Commerce*

# Location / Market Analysis

## Citrus Heights Office Market Q2 2025

INVENTORY (SF)	1,361,040
SUBLET VACANT (SF)	0
DIRECT VACANT (SF)	96,801
OVERALL VACANCY RATE	8.60%
YTD OVERALL NET ABSORPTION (SF)	-25,412
YTD LEASING ACTIVITY (SF)**	2,400
UNDER CONSTRUCTION (SF)	0

## Demographics | Citrus Heights, CA

2024		
POPULATION	3-Miles	10-Miles
Total Population	180,320	996,822
Households	66,578	366,208
Owner Occupied Households	37,189	218,817
Renter Occupied Households	29,619	155,348
Proj. Population 2029	181,010	1,018,481
Ann. Population Growth 2024-2029	0.1%	0.4%
INCOME		
Average Household Income	\$87,409	\$107,866
Median Household Income	\$71,376	\$83,979

**Traffic Counts:** Greenback Lane @ Matheny Way = +/-53,294 ADT  
Greenback Lane @ I-80 = +/-221,558 ADT (1-mile away)





*Exclusively Listed By:*

**LISA STANLEY**

Executive Director

+1 916 403 1815

[lisa.stanley@cushwake.com](mailto:lisa.stanley@cushwake.com)

CA License #01340056

**RICK RYAN**

Executive Director

+1 916 716 9201

[rick.ryan@cushwake.com](mailto:rick.ryan@cushwake.com)

CA License #01440204

5959  
GREENBACK  
EAST

---

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

---