

FOR SALE | GREENBACK MEDICAL CONDOS

**5959 GREENBACK LN
CITRUS HEIGHTS, CA 95621**

**AN ASSEMBLAGE OF MEDICAL CONDO UNITS WITH
QUICK EASY ACCESS TO THE I-80 FREEWAY**



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3400 Douglas Blvd, Suite 190,
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About the Property

An Assemblage of Medical Condo Units Available for Purchase. Located in the Citrus Heights / Orangevale Office Submarket with Quick and Easy Access to Interstate 80. Surrounded by Dense Neighborhoods and Many Retailers. The Area has Strong Demographics within a 3 Mile Radius Including an Estimated Average Household Income of \$102,222.

Investment Highlights

- Quick Easy Access to Freeway
- Close to Many Retail Amenities
- Other Medical Users Located in the Business Park
- Individual Condos up to the Entire Building Possible for Purchase
- Public Transportation Available
- Strong Demographics

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EXECUTIVE SUMMARY

ADDRESS: 5959 Greenback Ln
Citrus Heights, CA 95621

SALES PRICE: Call for Pricing Information

SUITES AVAILABLE: Suite 120: ±1,160 SF
Suite 130: ±1,826 SF
Suite 140: ±917 SF
Suite 230: ±1,859 SF
Suite 250: ±629 SF

APN'S: Suite 120: 229-0010-032-0002
Suite 130: 229-0010-032-0008
Suite 140: 229-0010-032-0009
Suite 230: 229-0010-032-0006
Suite 250: 229-0010-032-0007

PARKING: Ample Parking with 175 Spaces

ZONING: SPA: Allowing Multiple Different Uses

YEAR BUILT: 1982

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PROPERTY PHOTOS



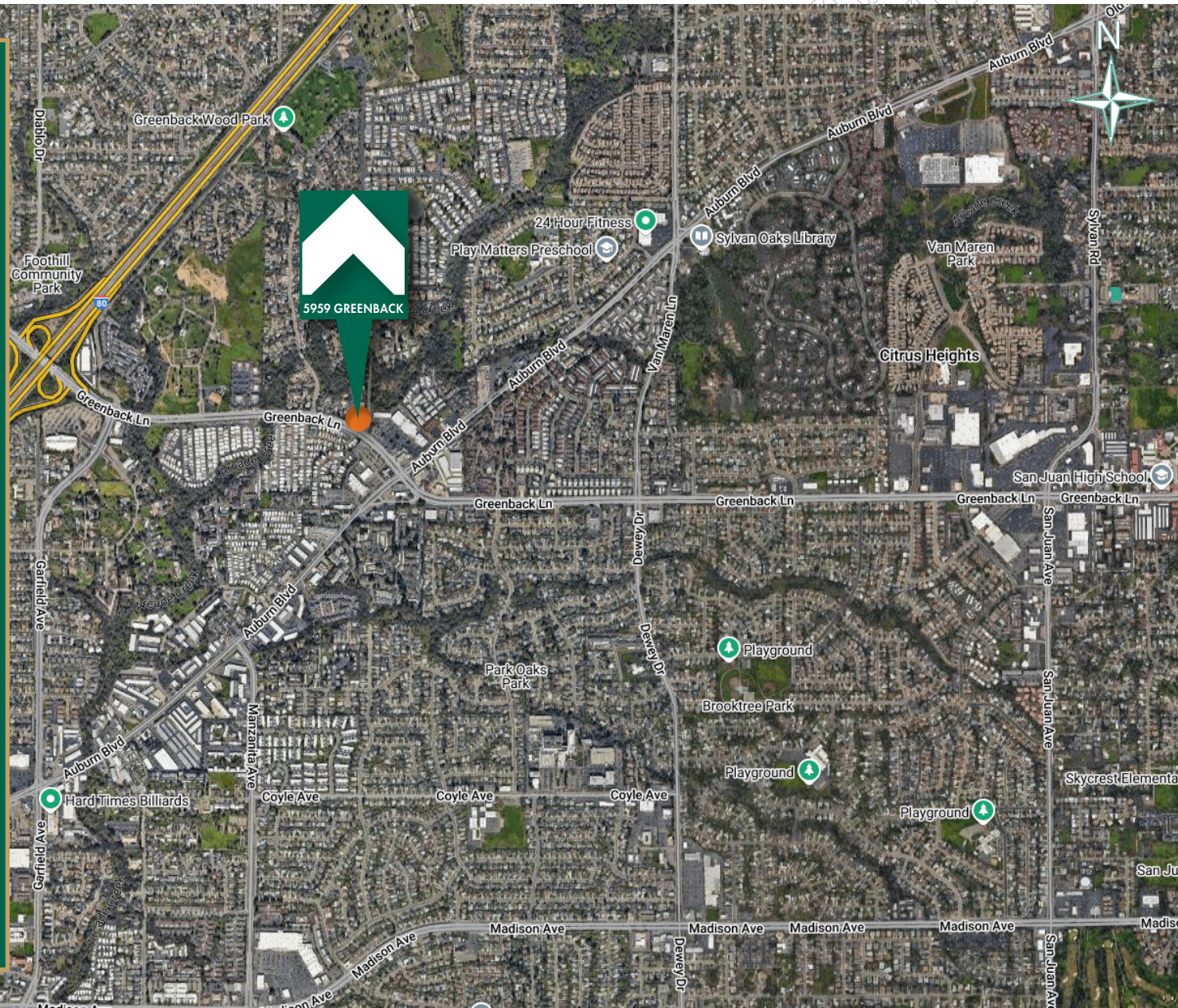
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LOCATION OVERVIEW

Citrus Heights/Orangevale office submarket comprises 2.0 million SF of inventory and has a vacancy rate of 7.5%. This vacancy rate is 2.9% lower than it was this time last year. Rents have increased by 2.0% in the past 12 months and have increased by 8.4% over the past three years, higher than the Sacramento market average of 3.6%. Nothing is under construction in the Citrus Heights/Orangevale office submarket.

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.

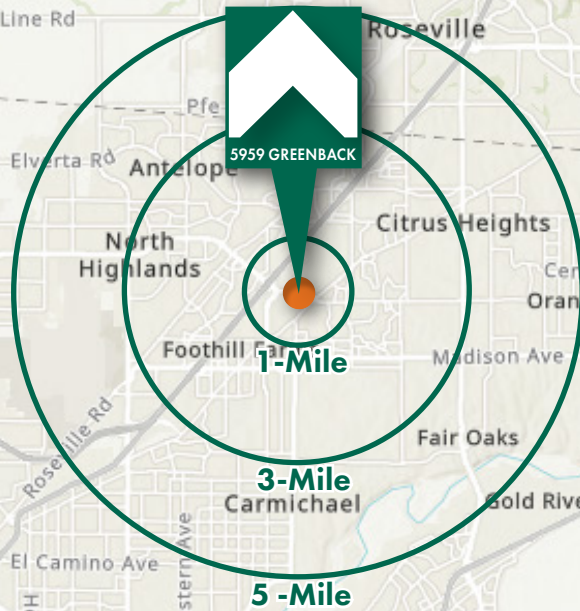
“Solid roots. New growth.” This slogan highlights the City’s strong leadership and collaborative community spirit that has kept us in a strong financial position despite no access to property tax and continues to be the foundation for our community’s growth today. Our new growth is evident in the over \$100 million in infrastructure improvements completed, a Community Center and City Hall that was built with no debt and a new Dignity Health medical office building.



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DEMOGRAPHIC REPORT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	20,454	182,197	378,206
Households	8,994	69,036	143,295
Average Household Income	\$98,594	\$102,222	\$113,593
Median Age	41.1	37.7	38.7
Total Businesses	548	4,408	11,053
Daytime Demographics 16+	10,613	89,442	203,624
White Collar Workers	60.3%	57.1%	60.1%
Blue Collar Workers	39.7%	42.9%	39.9%



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ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.

www.tricommercial.com