

AVAILABLE  
**FOR LEASE**

**7340 GREENBACK LN.**

Citrus Heights, CA 95621

+/- 1,250 SF

**KOHL'S**

**Burlington**

**ROSS**  
DRESS FOR LESS®

**AVAILABLE**

SHUPE DR  
5700

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**CENTURY 21**  
Select Real Estate, Inc



**GREENBACK LN. 45,000 VPD**

**RETAIL 365**

**Front & Center Retail Space Available - Greenback Ln. & San Juan Ave.**

# THE PROPERTY

7340 GREENBACK LN. CITRUS HEIGHTS, CA 95621

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



CITRUS HEIGHTS  
CITY OF CITRUS  
HEIGHTS



+/- 1,250 SF



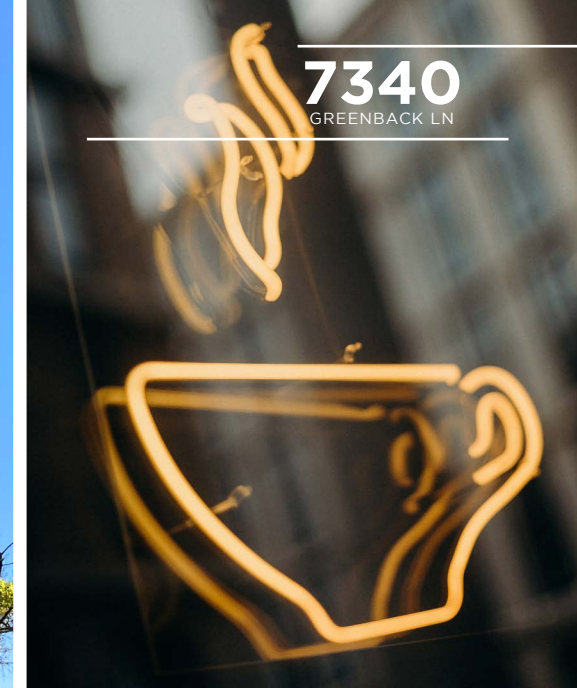
SC - Shopping  
Center



QSR  
RETAIL  
CAFE



NEGOTIABLE



7340  
GREENBACK LN



Great Clips



HAPPY MART

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**T Mobile**



**RETAIL 365**

7340  
GREENBACK LN



# THE BUILDING

This premier location has +/-1,250 SF of available retail space. The building sits at the intersection of Greenback Ln. & San Juan Ave. which accumulates approximately 45,000 vehicles per day. There are several national retail and restaurant tenants in this building such as Subway, Great Clips, and Pizza Guys. This property

offers monument signage available along Greenback Ln. going towards San Juan Ave. There is also building signage available which would be in between Great Clips and Pizza Guys. This building is positioned adjacent to several other national retailers drawing thousands of customers to this location.





## THE AREA

This property is located at the major intersection of Greenback Ln. & San Juan Ave. in Citrus Heights, CA 95621. The building is surrounded by dense residential developments and accompanied by several national retailers in all directions, such as Sam's Club, Costco, Safeway, Khol's, Green Acres, Raising Cane's, and several others. The nearest freeway is HWY 80 to the west which is less than 3 miles away. Demographics show that 30% of the surrounding residents have a Bachelor's degree or a higher level of education. Over 60% of the homes in the 95621-zip code were recently built beginning in 1990 with a majority of the residents generate between \$75,000 - \$125,000 of monthly house hold income. Roughly 72% of the residents own their homes with an immediate 2-mile population of roughly.



Tuesday Morning

SAS

Pacific Coast Food

BANK OF THE WEST  
BNP PARIBAS

GREENBACK LN. 45,000 VPD

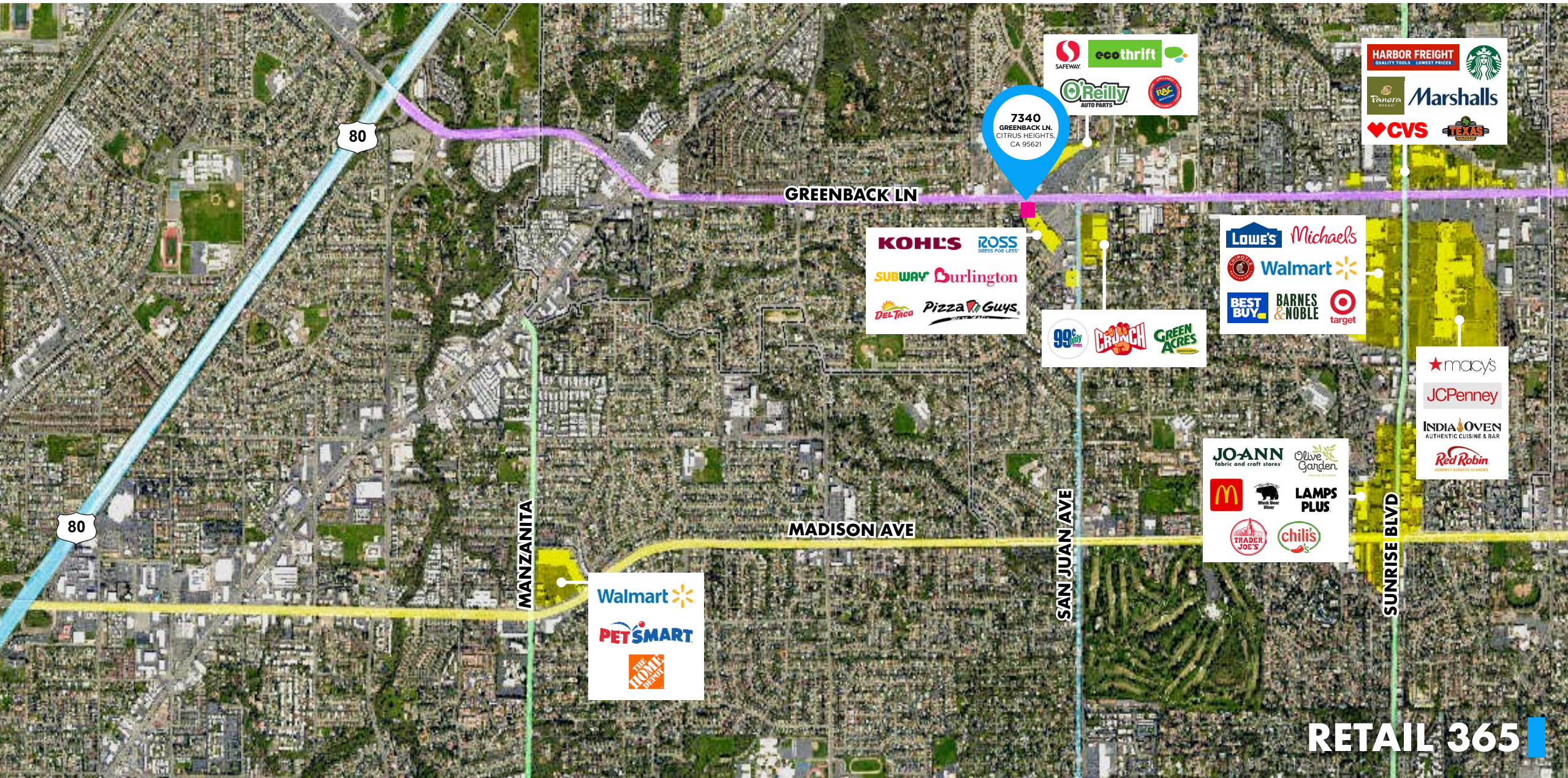
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SHUPE DR



80

80

7340  
GREENBACK LN.  
CITRUS HEIGHTS,  
CA 95621

GREENBACK LN

MANZANITA

MADISON AVE

SAN JUAN AVE

SUNRISE BLVD

Walmart

PET SMART

THE HOME DEPOT

KOHL'S ROSS DRESS FOR LESS

SUBWAY Burlington

DEL TACO Pizza Guys

99c ONLY

CRUNCH

GREEN ACRES

LOWE'S Michaels

Walmart

BEST BUY BARNES & NOBLE target

JO-ANN fabric and craft stores Olive Garden

McDonald's Black Bear Diner LAMPS PLUS

TRADER JOE'S chili's

macy's

JCPenney

INDIA OVEN AUTHENTIC CUISINE & BAR Red Robin

SAFEWAY ecothrif

O'Reilly AUTO PARTS

REC

HARBOR FREIGHT QUALITY TOOLS • LOWEST PRICES Starbucks

Tanera Marshalls

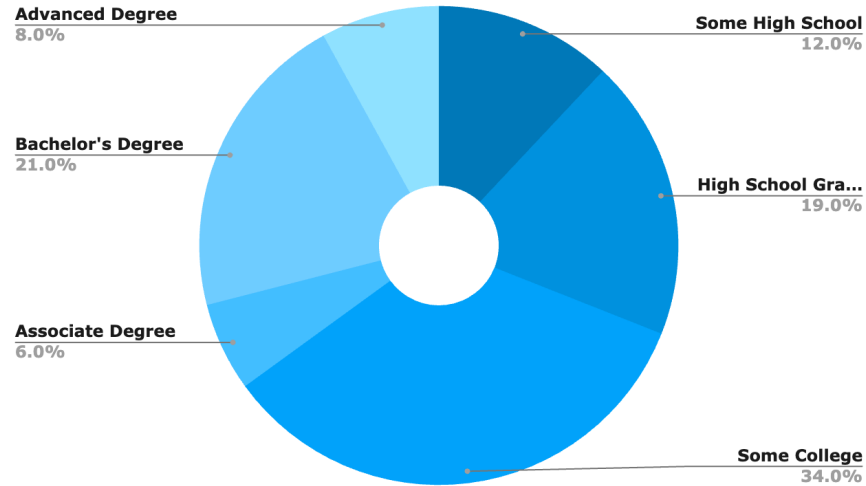
CVS TEXAS

RETAIL 365

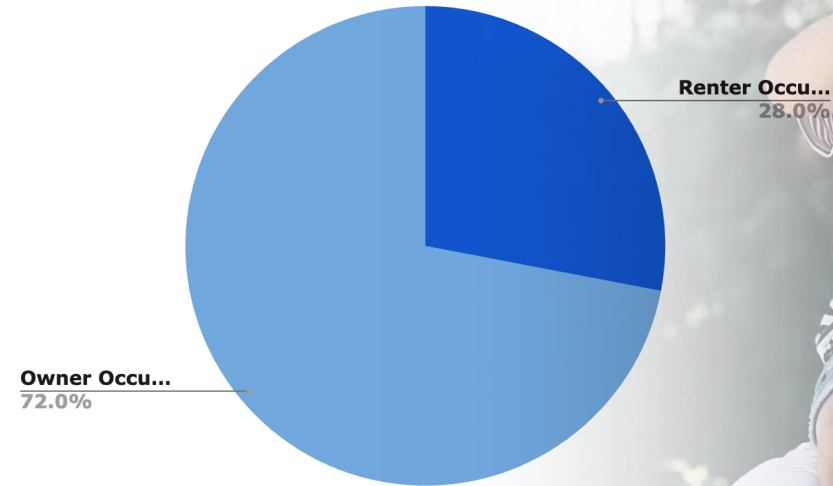
# DEMOGRAPHICS

EDUCATION  
HOUSING

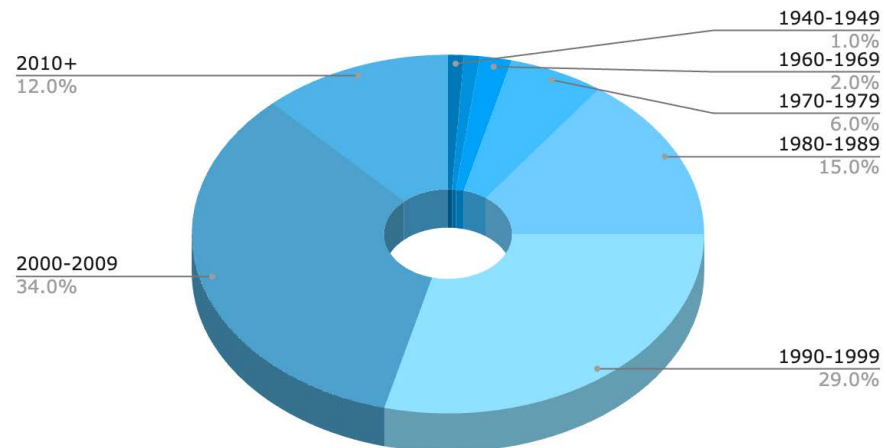
## EDUCATIONAL ATTAINMENT



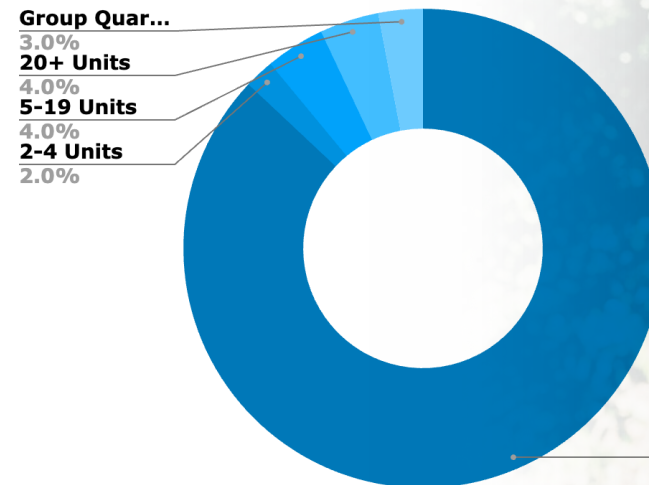
## HOUSING OCCUPANCY



## HOMES BUILT BY YEAR



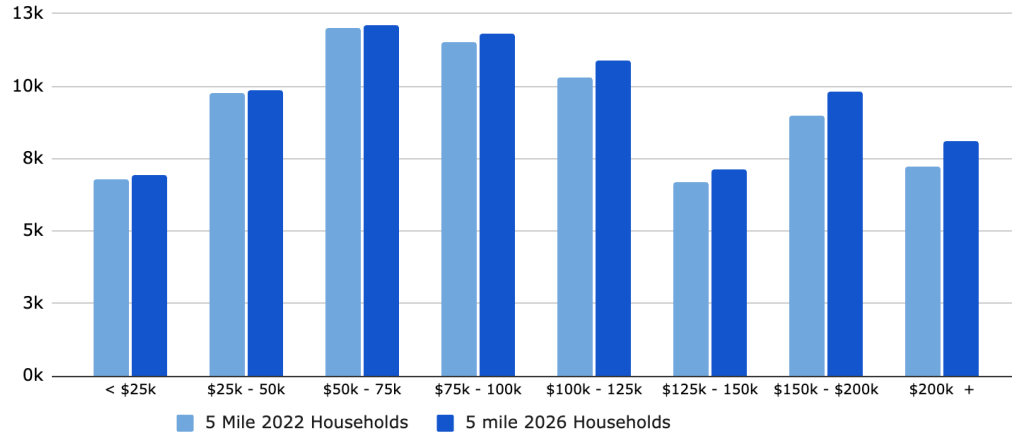
## HOUSING TYPE



# DEMOGRAPHICS

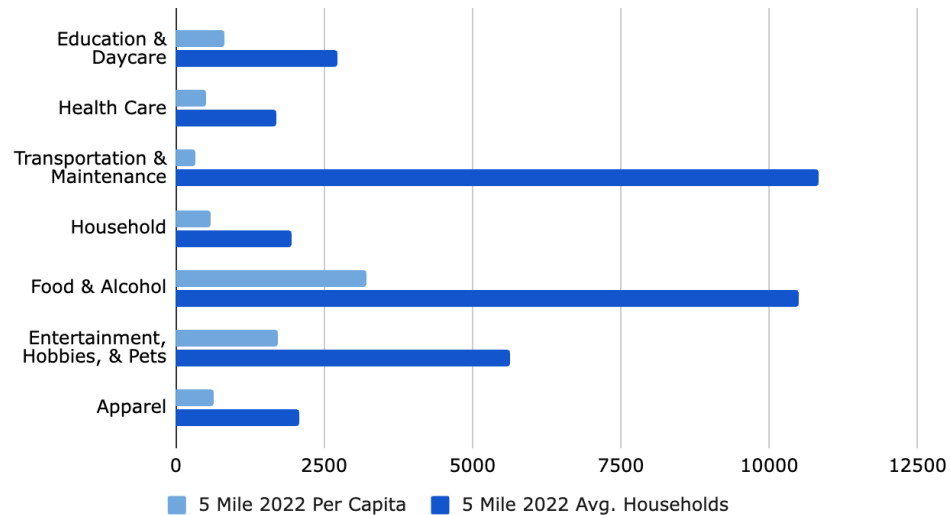
INCOME  
POPULATION

## MONTHLY HOUSE HOLD INCOME

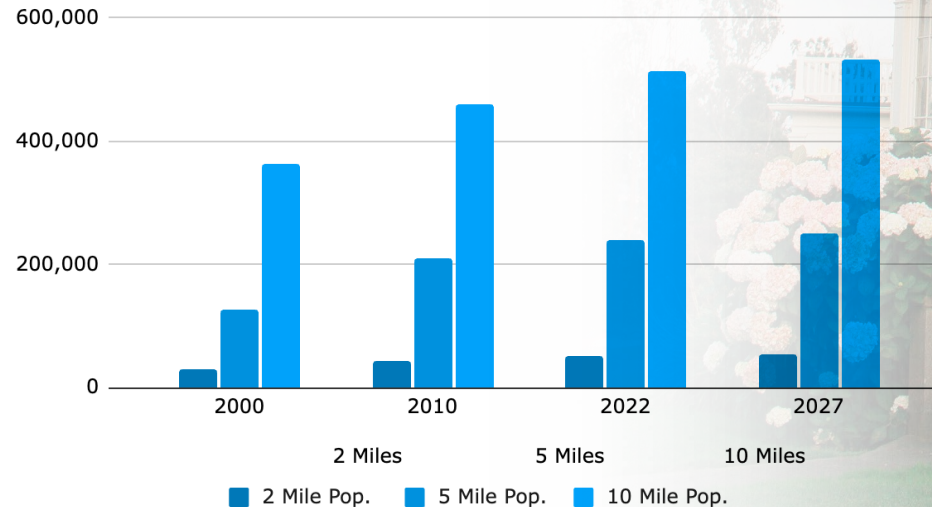


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	28,765	127,890	362,027
2010	43,432	208,895	460,440
2022	51,387	239,338	513,519
2027	53,812	249,465	533,077

## PER CAPITA & AVG. HOUSEOLD SPENDING



## POPULATION





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