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CENTURY 21  
Select Real Estate, Inc.

M MUELLER  
COMMERCIAL  
TEAM



AVAILABLE  
**FOR LEASE**

**GREENBACK SQUARE**  
8029-8087 GREENBACK LANE  
CITRUS HEIGHTS CA  
900 - 4,700 +/- SF

**PREMIUM RETAIL LOCATION IN THE HEART OF CITRUS HEIGHTS**



# THE PROPERTY

GREENBACK SQUARE 8029-8087 GREENBACK LANE CITRUS HEIGHTS CA

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



CITRUS  
HEIGHTS



900-4,700  
SF +/-



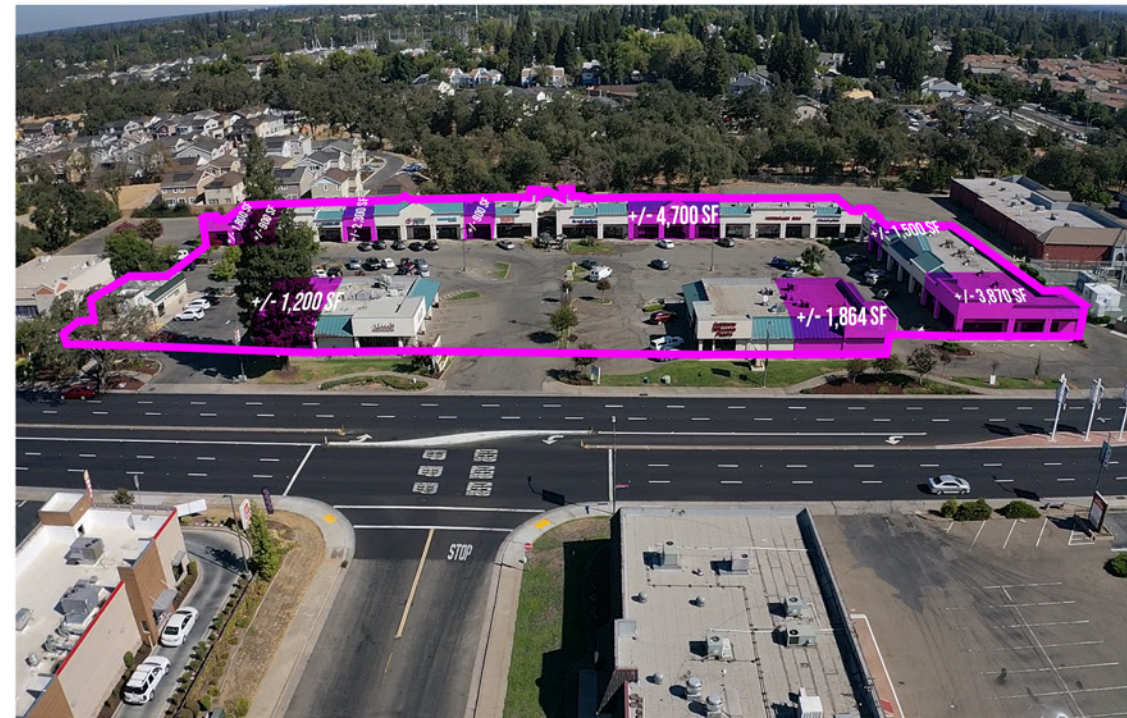
SHOPPING  
CENTER - SC



RETAIL  
STARBUCKS ANCHORED  
CONVENIENT  
INGRESS AND EGRESS



\$1.60 NNN



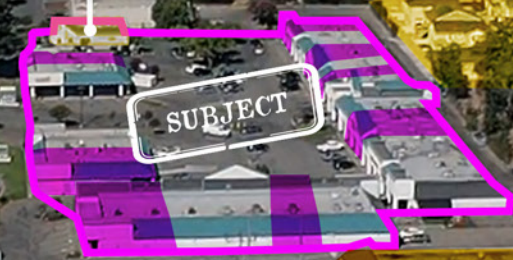


8029-8087  
GREENBACK SQUARE

HOUSING

KB HOME OAKS AT MITCHELL VILLAGE

GREENFAIRE VILLAGE



GREENBACK LANE ADT 218,000

FAIR OAKS BLVD. ADT 166,000

SIX THOUSAND SIXTY BUILDING

- TARGET
- SUNRISE MALL
- Public Storage
- FAMOUS footwear
- OLD NAVY
- WORLD MARKET
- Walmart
- Michaels
- WELLS FARGO
- HOBBY LOBBY
- LOWE'S
- RED ROBIN
- Indian oven
- Starbucks
- Wendy's
- Panera
- citrusTOWN
- Party City
- SKECHERS
- CVS pharmacy
- Jack in the box



# FLOOR PLAN



SPACE	SUITE #	TENANT	±SF
A	8033	AVAILABLE	1,800
B	8035	AVAILABLE	900
C	8037	EDWARD JONES & COMPANY	1,200
D	8039	WINE CONSULTANT	900
E	8041	CALIFORNIA HEARING AID	1,200
F	8043	AVAILABLE	2,300
H	8047	Q SALON & SPA	1,200
I	8049	JACKSON HEWITT	900
J	8051	AVAILABLE	900
K	8053	TOGO'S EATERY	1,800
L	8055	KABOB RESTAURANT	1,800
M	8063	AVAILABLE	4,700
N	8069	MONGOLIAN BBQ	3,000
O	8071	KIDS CAMP	2,400
P	8075	ALWAYS PERFECT	900
Q	8077	AVAILABLE	1,500
R	8083	MALY'S	3,230
S	8085	AVAILABLE	3,870
T	8067	SHERWIN WILLIAMS	4,000
U	8067	AVAILABLE	1,864
V	8031	WASABI HOUSE	2,400
W	8029	AVAILABLE	1,200
X	8027	STARBUCKS	2,200

 SITE PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.





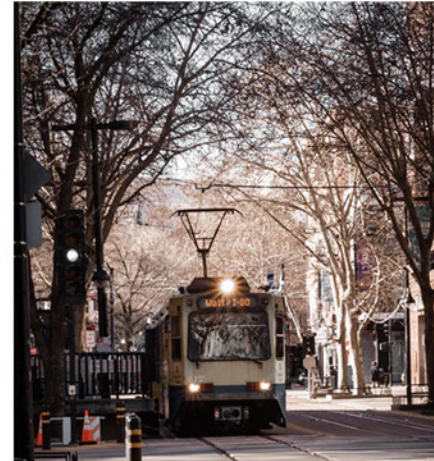
8029-8087  
GREENBACK SQUARE



# THE BUILDING

The subject property is located at the intersection of Greenback Lane and Fair Oaks Blvd in Citrus Heights, CA. The center offers a 360-degree draw in the heavily populated Citrus Heights/Orangevale/Fair Oaks area. The Sunrise Mall is located one block to the West. The property is situated in the Sunrise MarketPlace,

- a 10-block regional shopping destination including the Sunrise Mall which is anchored by Macy's, JC Penney, and Sears; and the Birdcage Centre which is anchored by Target, Lowe's, Best Buy, Barnes & Noble, and Michael's, the center offers high identity retail space and a truly exceptional opportunity for a multitude of retail users.











## THE AREA

Greater Sacramento straddles two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento is the largest city in the metropolitan area, home to approximately 500,000 people, making it the sixth-largest city in California and the 35th largest in the United States. It has been the state capital of California since 1851 and has played an important role in the history of California. Although it did not become the financial and cultural center of Northern California, titles that were given to San Francisco, Sacramento became the largest transportation hub of not only Northern California, but also the West Coast following the completion of the First Transcontinental Railroad. Sacramento today continues to be one of the largest rail hubs in North America, and its rail station is one of the busiest in the United States. In 2002, Time Magazine featured an article recognizing Sacramento as the most diverse and integrated city in America. Government (state and federal) jobs are still the largest sector of employment in the city and the city council does considerable effort to keep state agencies from moving outside the city limits. The remainder of Sacramento County is suburban in general with most of the working population commuting to Downtown Sacramento and with a smaller proportion commuting all the way to the Bay Area.



8029-8087

GREENBACK SQUARE

**FAIR OAKS BLVD. ADT 166,000**

**+/- 1,500 SF**  
**+/- 3,870 SF**  
**+/- 4,700 SF**  
**+/- 1,864 SF**  
**+/- 900 SF**  
**+/- 2,300 SF**  
**+/- 1,200 SF**  
**+/- 900 SF**  
**+/- 1,800 SF**

**GREENBACK LANE ADT 218,000**

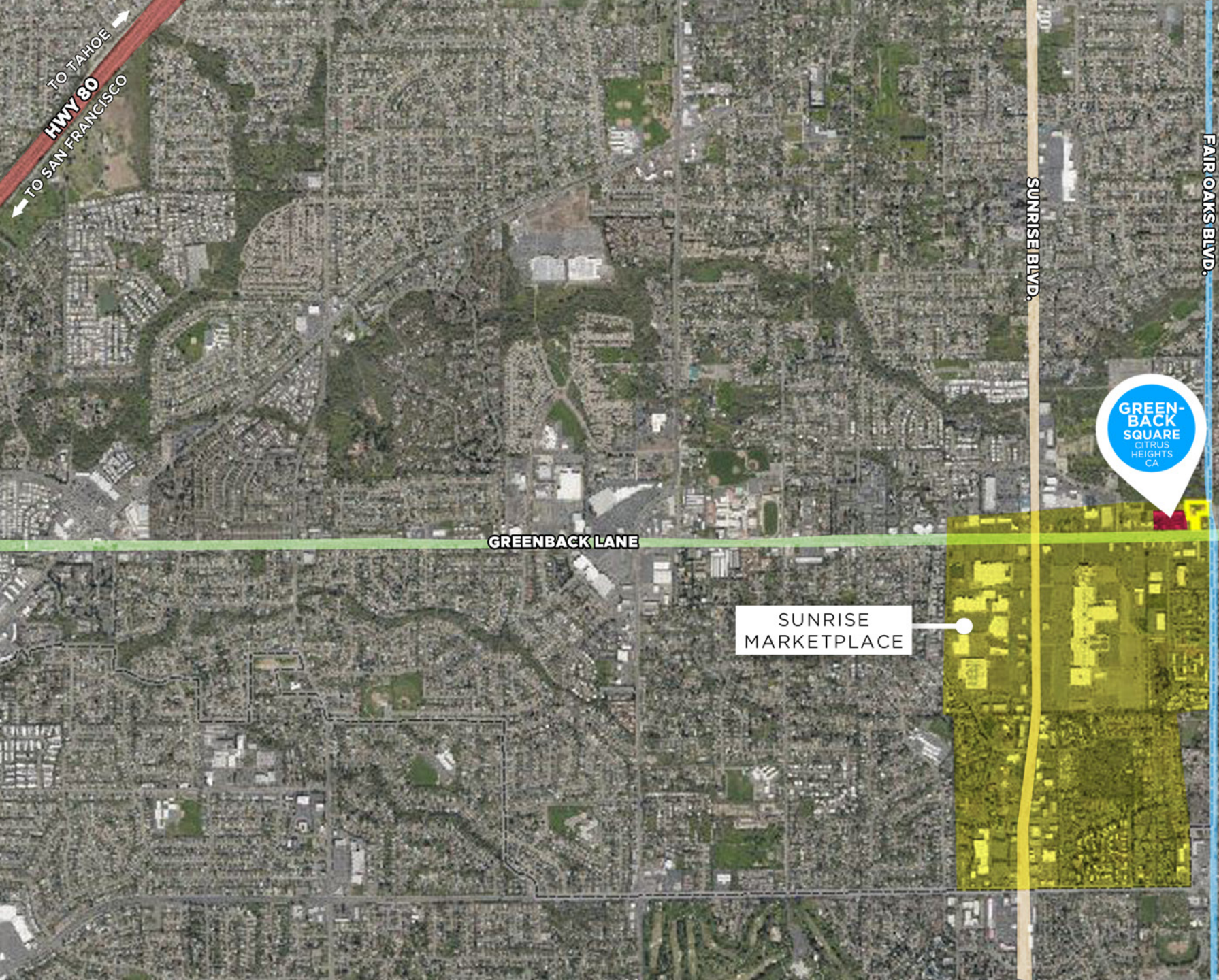
CENTURY 21











TO TAHOE  
**HWY 80**  
TO SAN FRANCISCO

FAIROAKS BLVD.

SUNRISE BLVD.

GREENBACK LANE

SUNRISE  
MARKETPLACE

GREEN-  
BACK  
SQUARE  
CITRUS  
HEIGHTS  
CA



8029-8087  
GREENBACK SQUARE

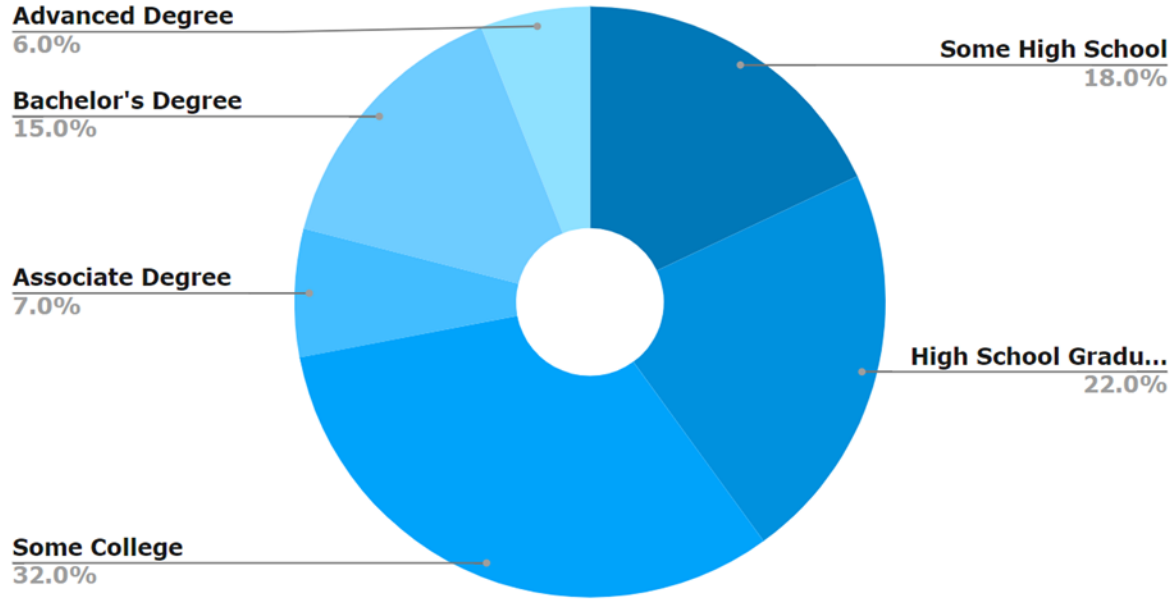


CENTURY 21  
MUELLER COMMERCIAL TEAM

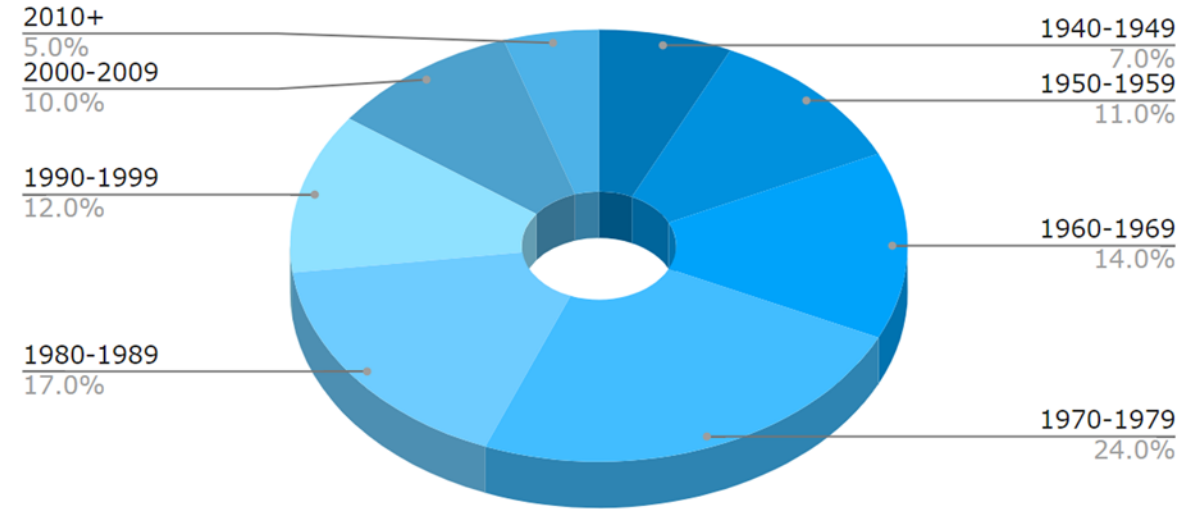


# DEMOGRAPHICS

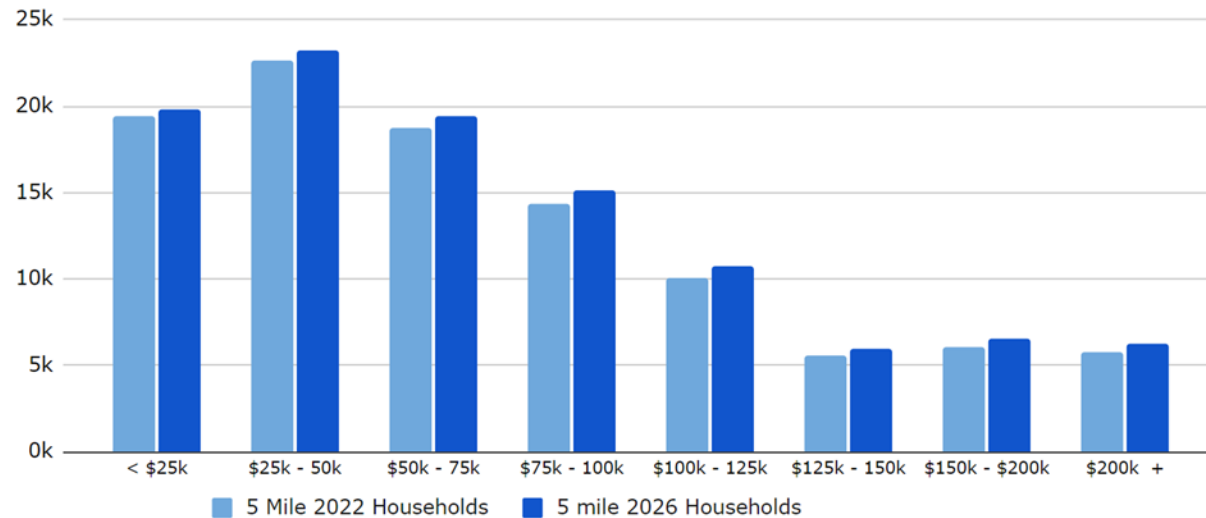
## Educational Attainment



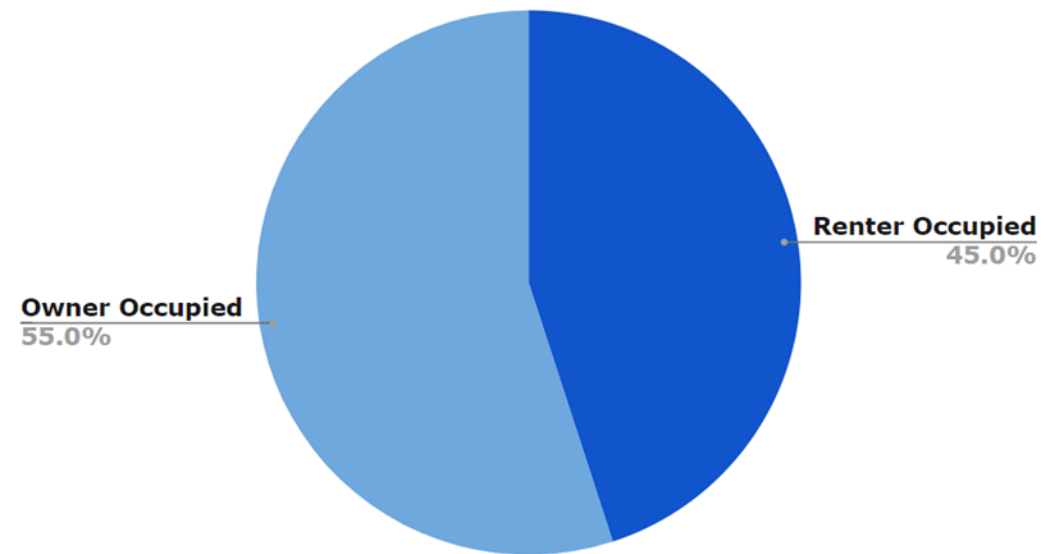
## Homes Built By Year



## Monthly House Hold Income



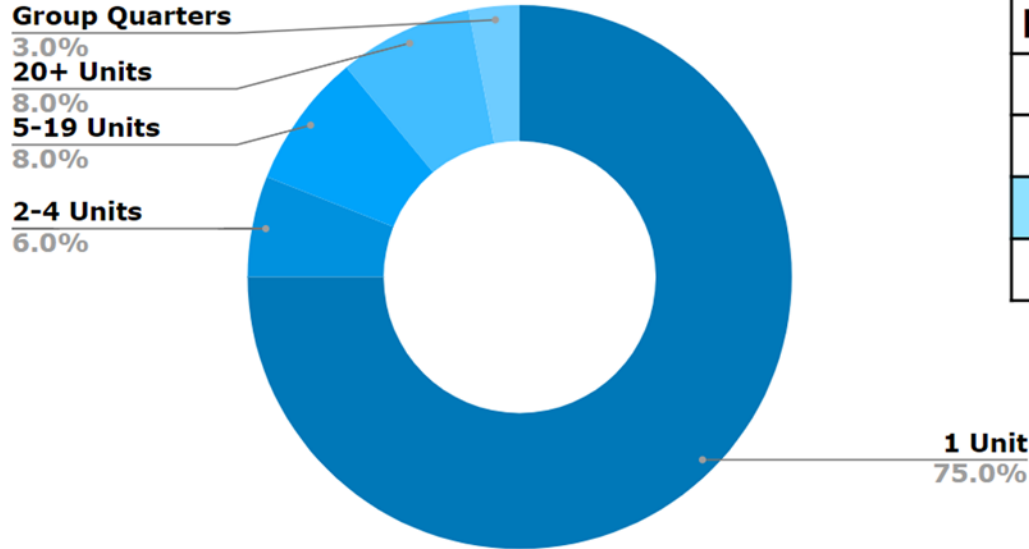
## Housing Occupancy





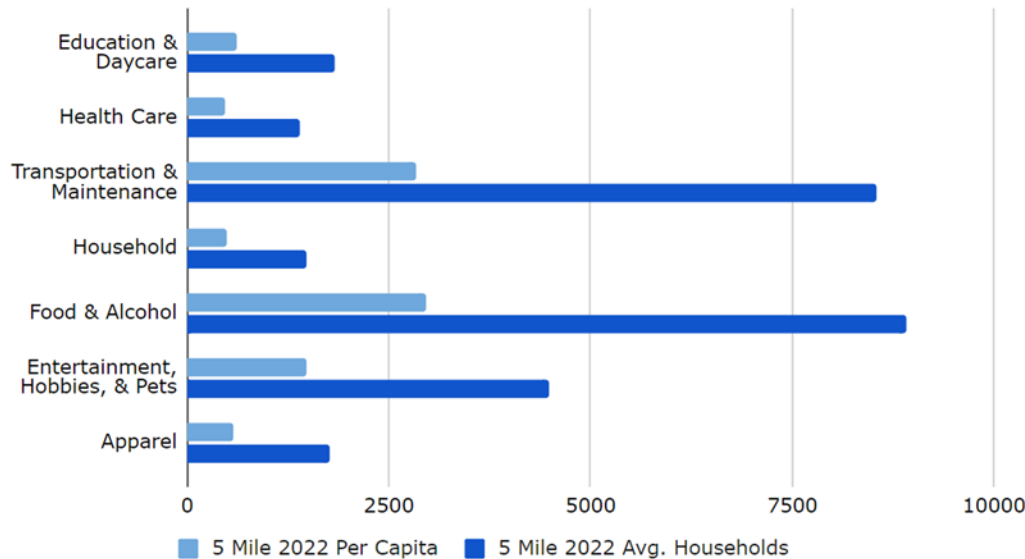
# DEMOGRAPHICS

## Housing Type

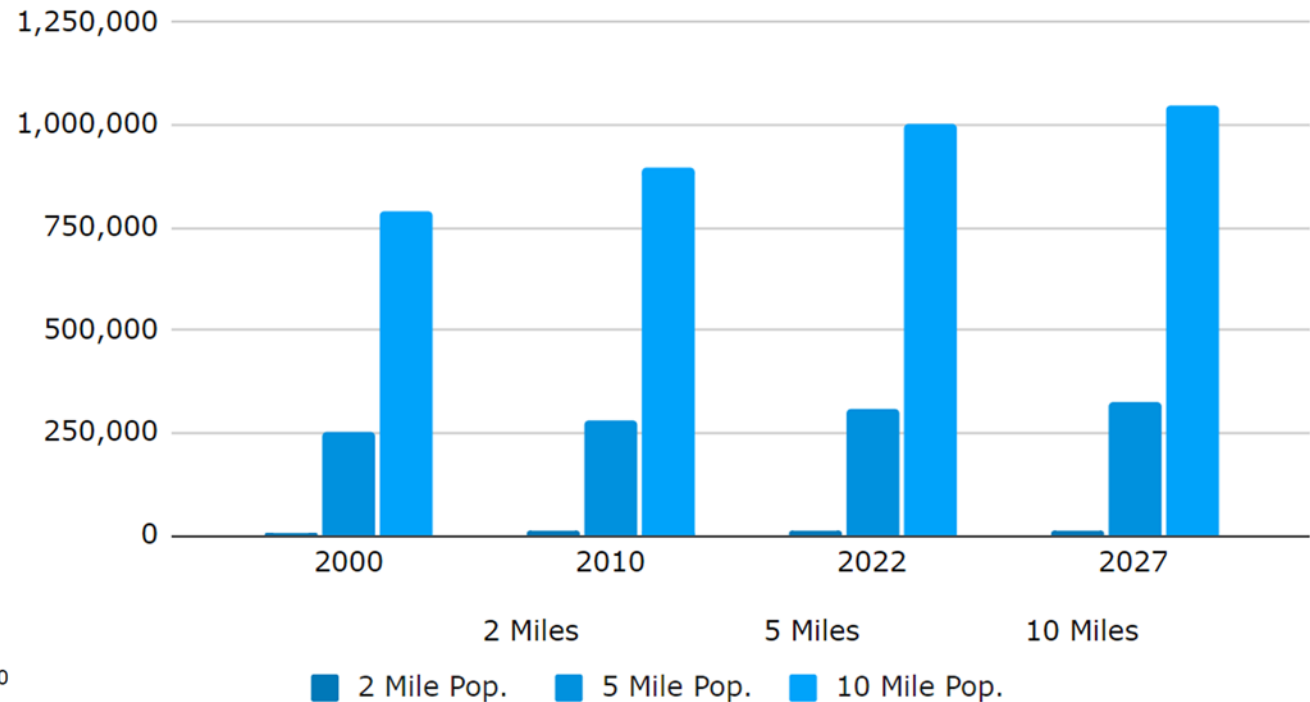


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	8,846	255,110	789,815
2010	9,396	280,259	898,526
2022	11,765	310,112	1,002,170
2027	12,493	323,520	1,045,932

## Per Capita & Avg. Household Spending



## Population







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# LEASE

**CENTURY 21**  
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