

POSSIBLE INCENTIVES  
FOR QUALIFIED TENANT

1,000 - 6,098  
+/- SQ FT

AVAILABLE  
**FOR LEASE**

**GREENFAIRE VILLAGE NWC**

GREENBACK LANE & FAIR OAKS BOULEVARD

CITRUS HEIGHTS, CA

1,000 - 6,098 +/- SF

FAIR OAKS BLVD.

ADT 166,000

GREENBACK LANE  
ADT 218,000

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**CENTURY 21**

Select Real Estate, Inc.



PREMIER MAIN AND MAIN RETAIL OPPORTUNITY AVAILBALE IN CITRUS HEIGHTS, CA

# THE PROPERTY

GREENFAIRE VILLAGE NWC GREENBACK LANE & FAIR OAKS BOULEVARD CITRUS HEIGHTS, CA

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



CITRUS HEIGHTS



1,000 -  
6,098 +/- SF  
DIVISIBLE



SC - SHOPPING  
CENTER



RETAIL  
HARD INTERSECTION  
AMPLE PARKING



\$1.25 NNN



HOUSING

KB HOME OAKS AT MITCHELL VILLAGE

**GREENBACK SQUARE**

GREENBACK LANE ADT 218,000

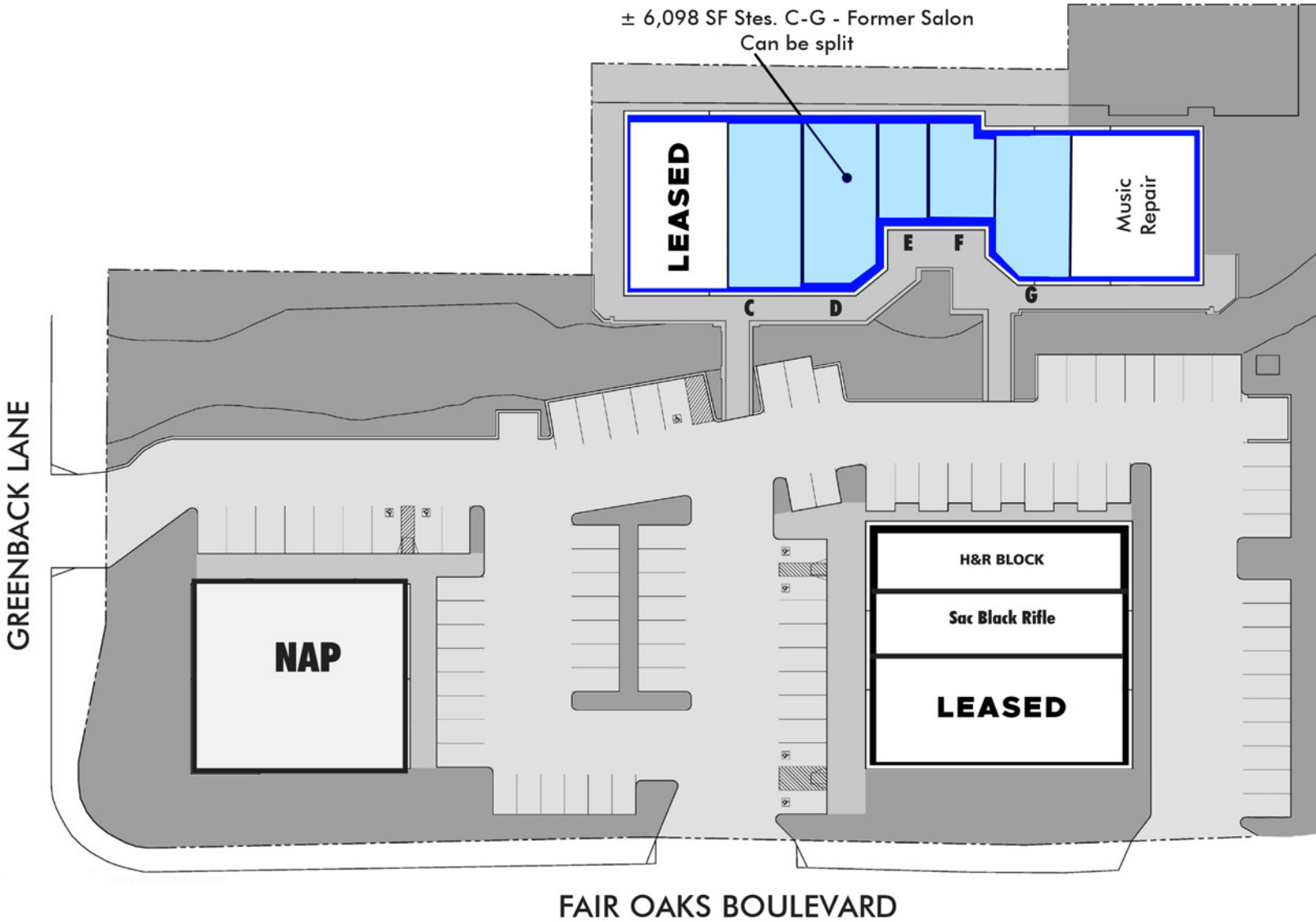
FAIR OAKS BLVD. ADT 166,000

SUBJECT

SIX THOUSAND SIXTY BUILDING



# FLOOR PLAN



# GREENFAIRE

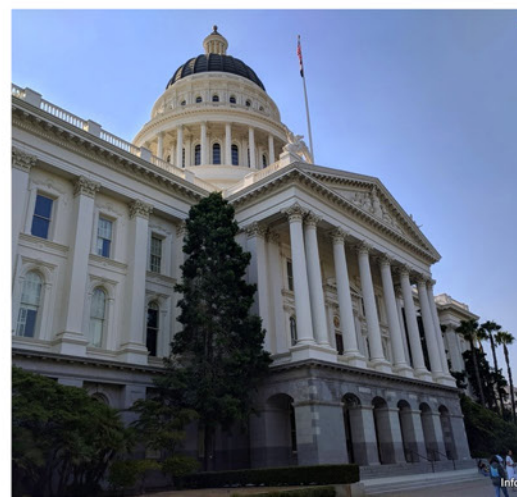
VILLAGE NWC



## 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 destina-

tion 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

The City of Citrus Heights incorporated on January 1, 1997. Although it may seem as if the City of Citrus Heights is relatively young after just celebrating its 25-year anniversary, the Citrus Heights area has a deep-rooted history dating back to the late 1800's and the Gold Rush days. Citrus Heights, with a population of 87,910 (United States Censes Bureau) is a unique established community in Sacramento County and is centrally located within the greater Sacramento region. Citrus Heights is a short commute to nearly all major employment zones in greater Sacramento, including Rancho Cordova, Folsom, Natomas, and South Placer County. The City has established itself as an important suburb in the Sacramaneot region with its solid base of small businesses, retail chains, and food service establishments. With an ongoing commitment to providing high-quality, economical, responsive services to the local community, the City is well positioned for future commercial redevelopment, neighborhood enhancements, and positive changes. The Citrus Heights community is family oriented with great schools, beautiful parks, a wide offering of youth programs and many community events, in addition to lots of nearby shops and restuarants. Citrus Heights is definitely a great place to live, work and play!



CENTURY 21  
Smart. Fast. Ready.™



GREENBACK  
VILLAGE NWC



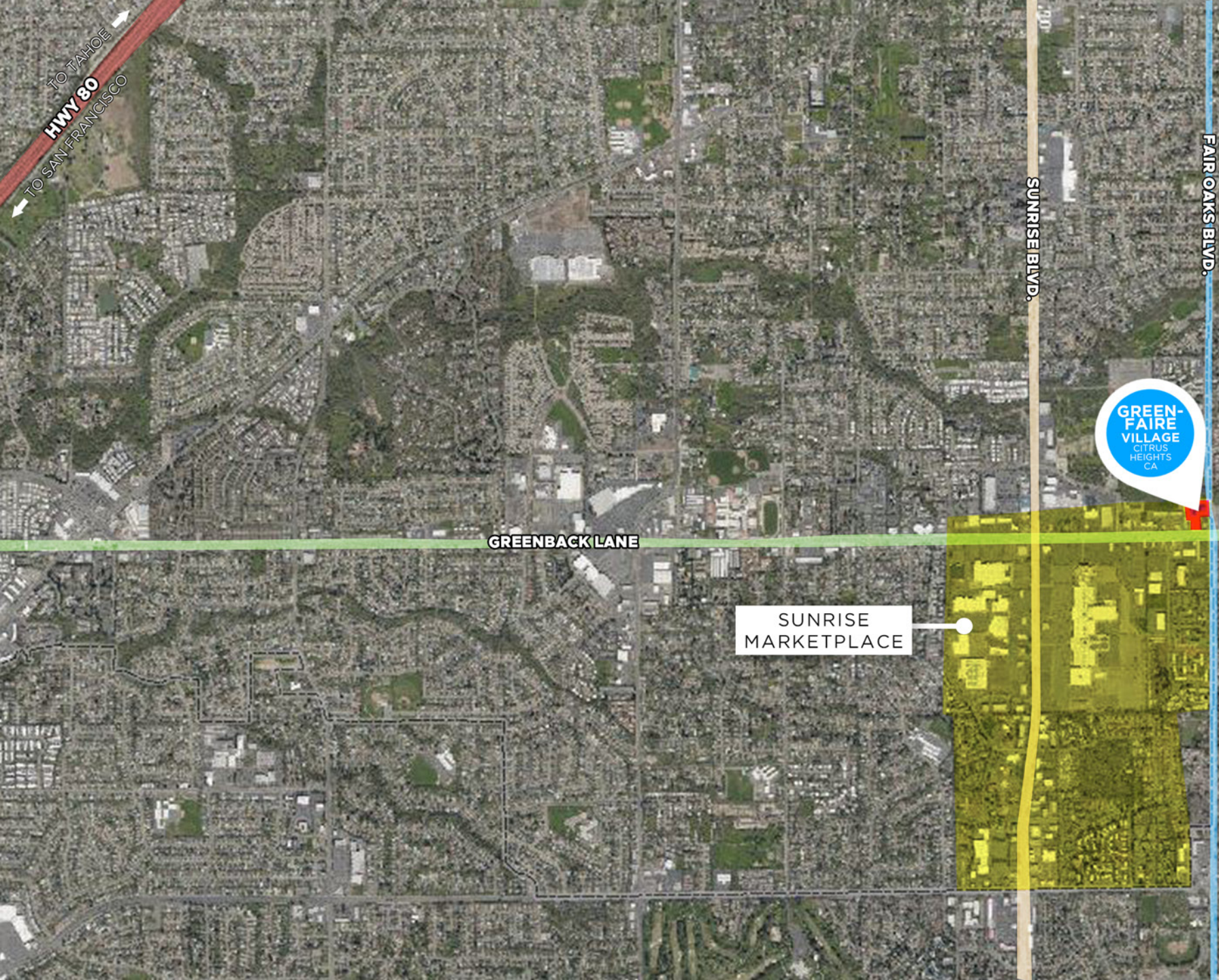
M  
MUELLER  
COMMERCIAL  
TEAM



## THE REGION

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.

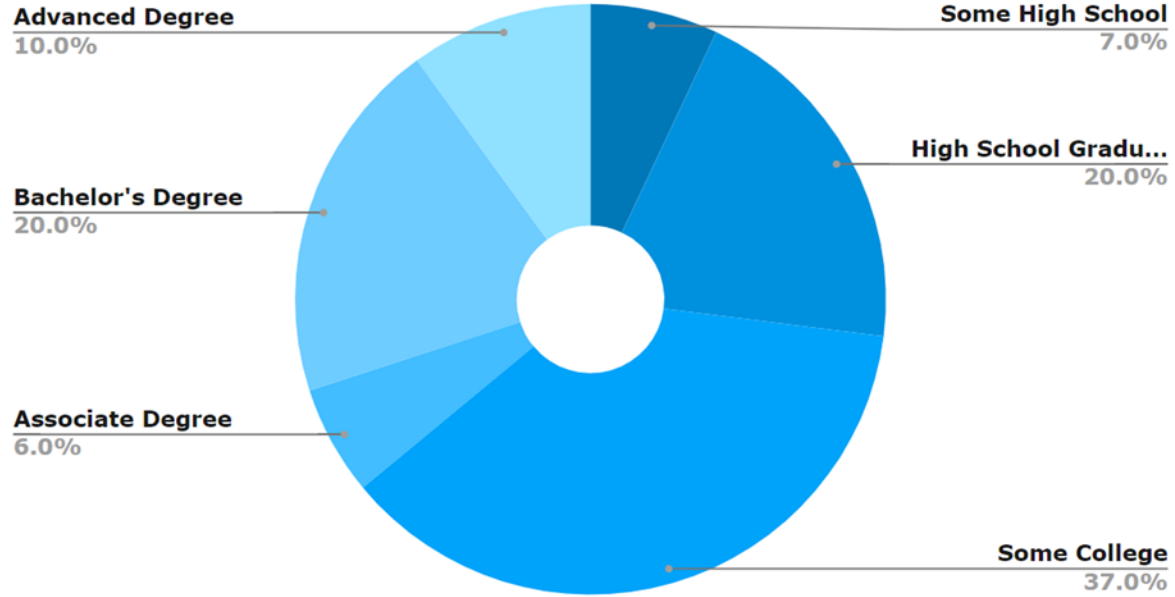




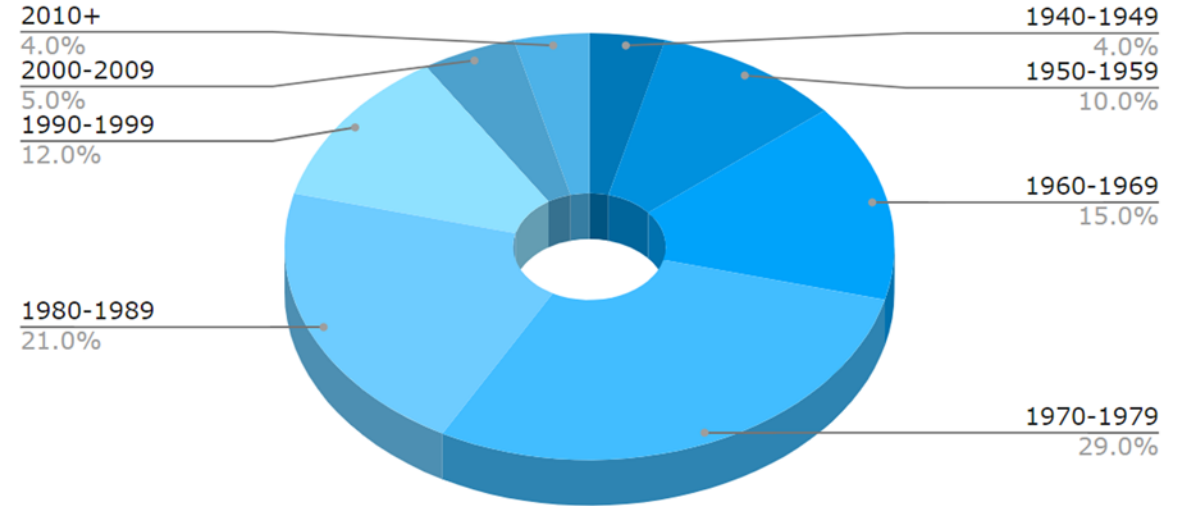


# DEMOGRAPHICS

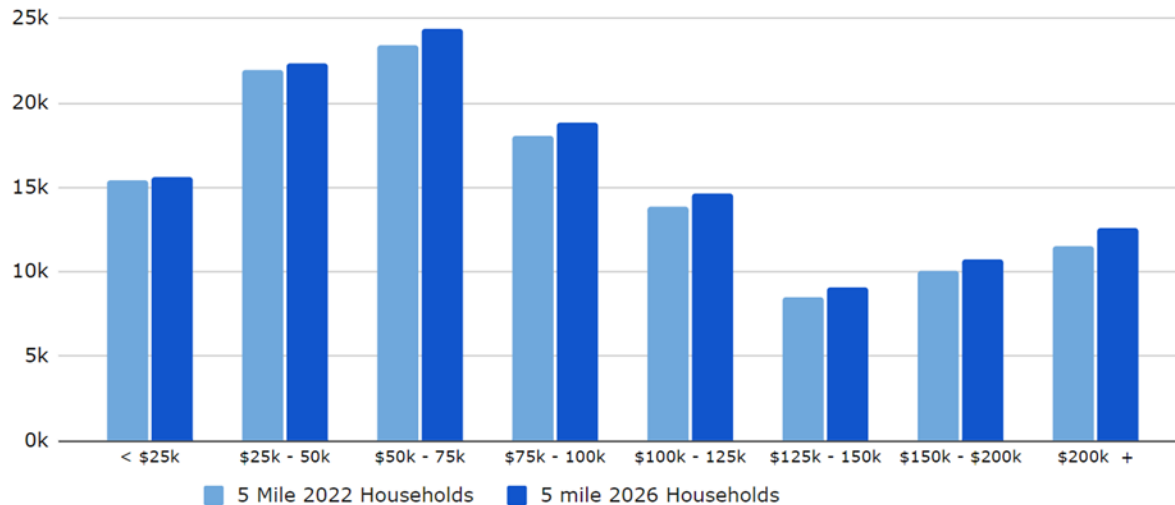
## Educational Attainment



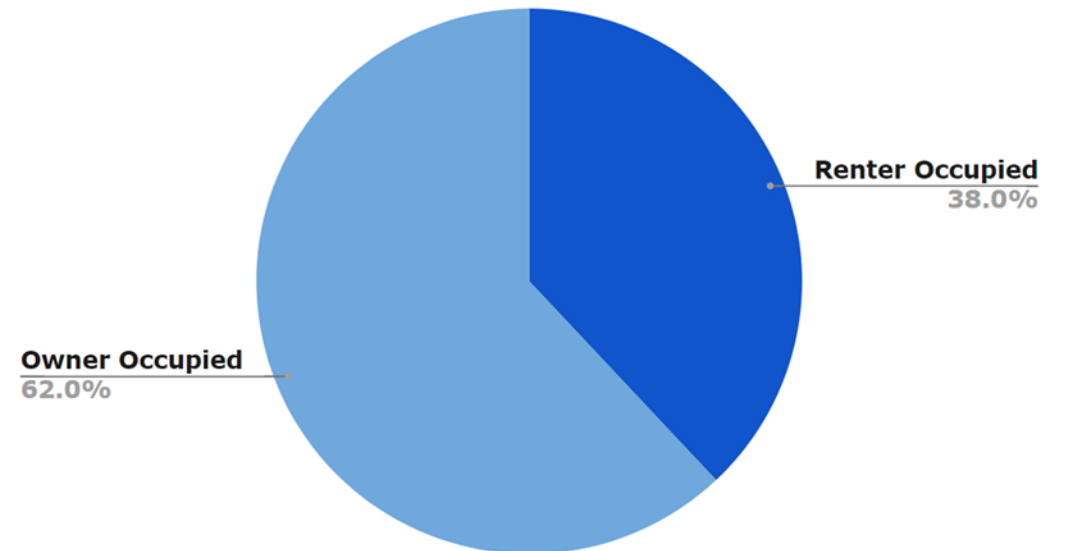
## Homes Built By Year



## Monthly House Hold Income

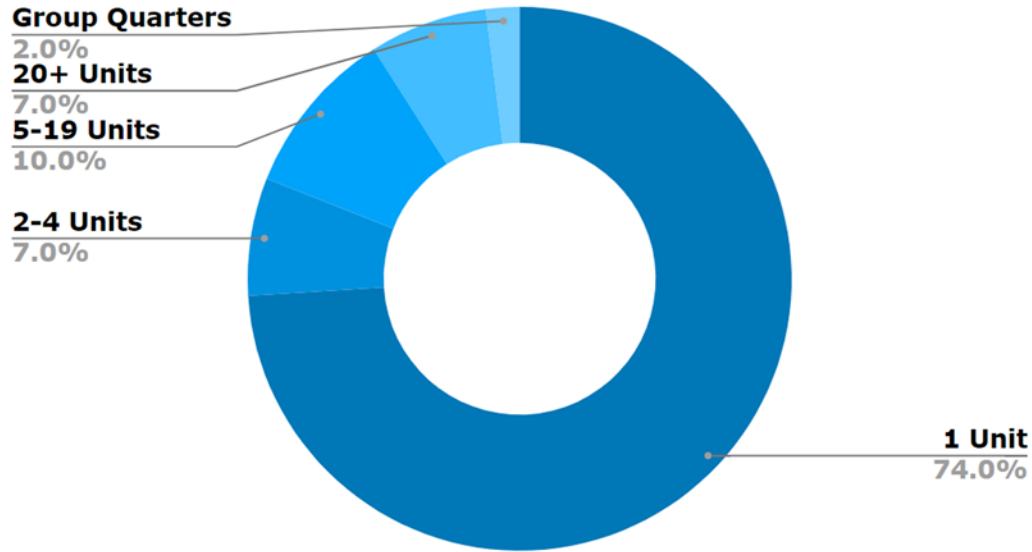


## Housing Occupancy



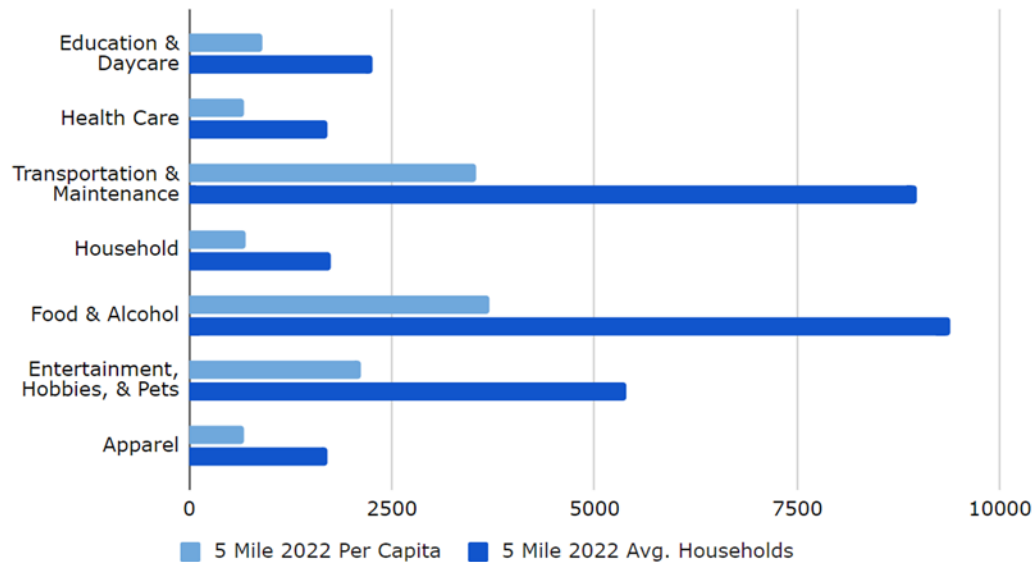
# DEMOGRAPHICS

## Housing Type

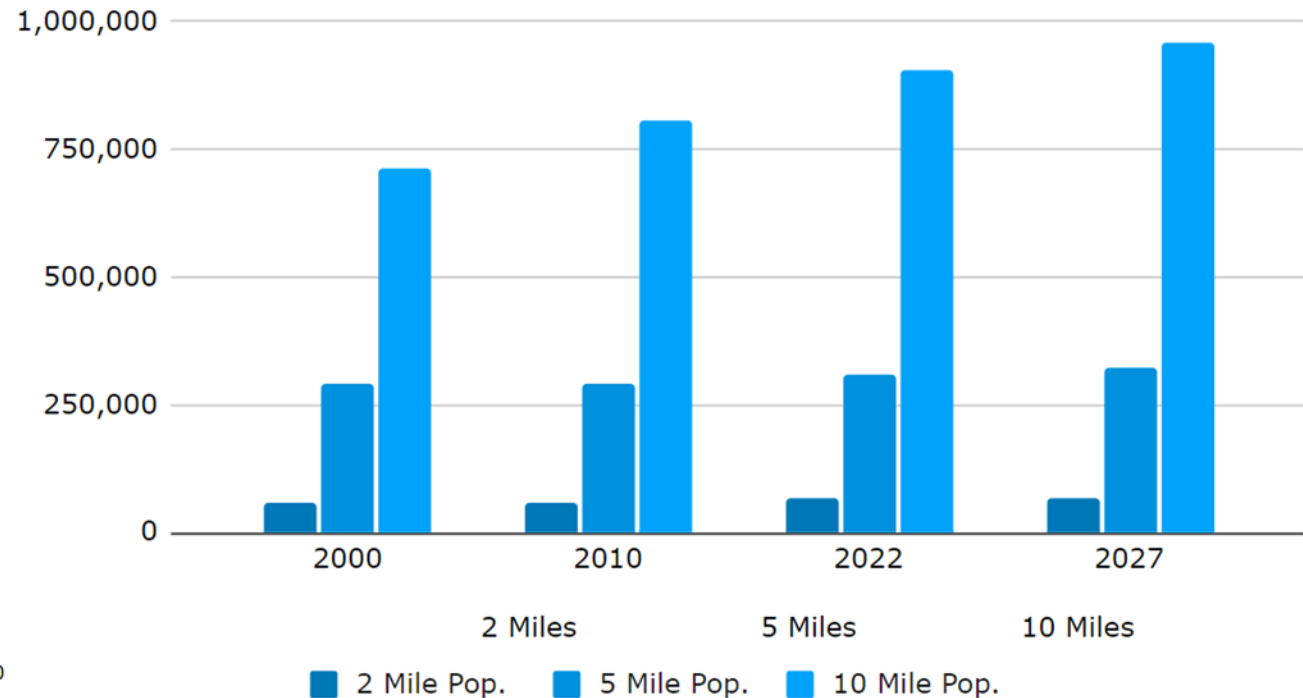


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	60,812	291,482	710,688
2010	60,715	291,151	806,051
2022	65,842	311,184	906,023
2027	68,475	324,876	958,108

## Per Capita & Avg. Household Spending



## Population



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+/- SQ FT

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