

GREENBACK OAKS
8800 - 8820 GREENBACK LANE
ORANGEVALE, CA
FOR LEASE
1,831 SF SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC



MAJOR REMODEL COMPLETE

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FEATURES:

- Prime retail location at signalized intersection of Greenback Lane and Beech Ave
- Excellent visibility on Greenback Lane
- Monument and building signage available
- Strong traffic count
- Ample parking, 4.29/1,000 SF parking ratio

PROPERTY DETAILS:

Center is anchored by Sacramento Public Library and Hot Off The Griddle. Neighboring tenants include Walmart Supercenter, Walgreens, WinCo Foods, Bank of America, Taco Bell, Mountain Mike's Pizza, CVS Pharmacy, US Post Office and Denny's.



LEASE RATE:

Suite B: 1,831 SF \$3,827.00 (\$2.09 PSF, NNN)

NNN costs are approximately \$0.52 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	13,782	101,216	266,721
2025 Average HH Income:	\$131,589	\$136,324	\$141,881
Traffic Count @ Greenback Lane:		16,743	

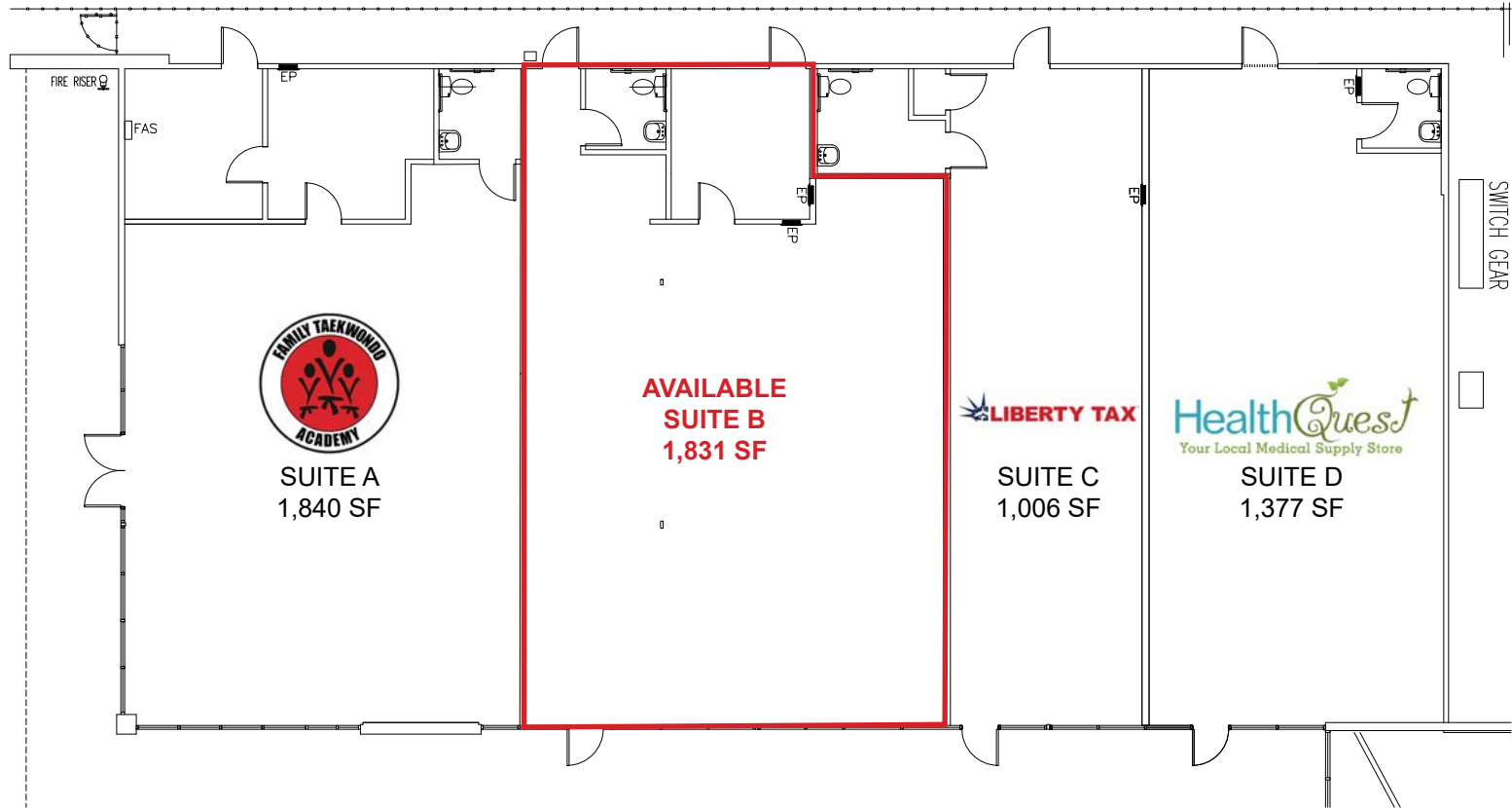
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FLOOR PLAN

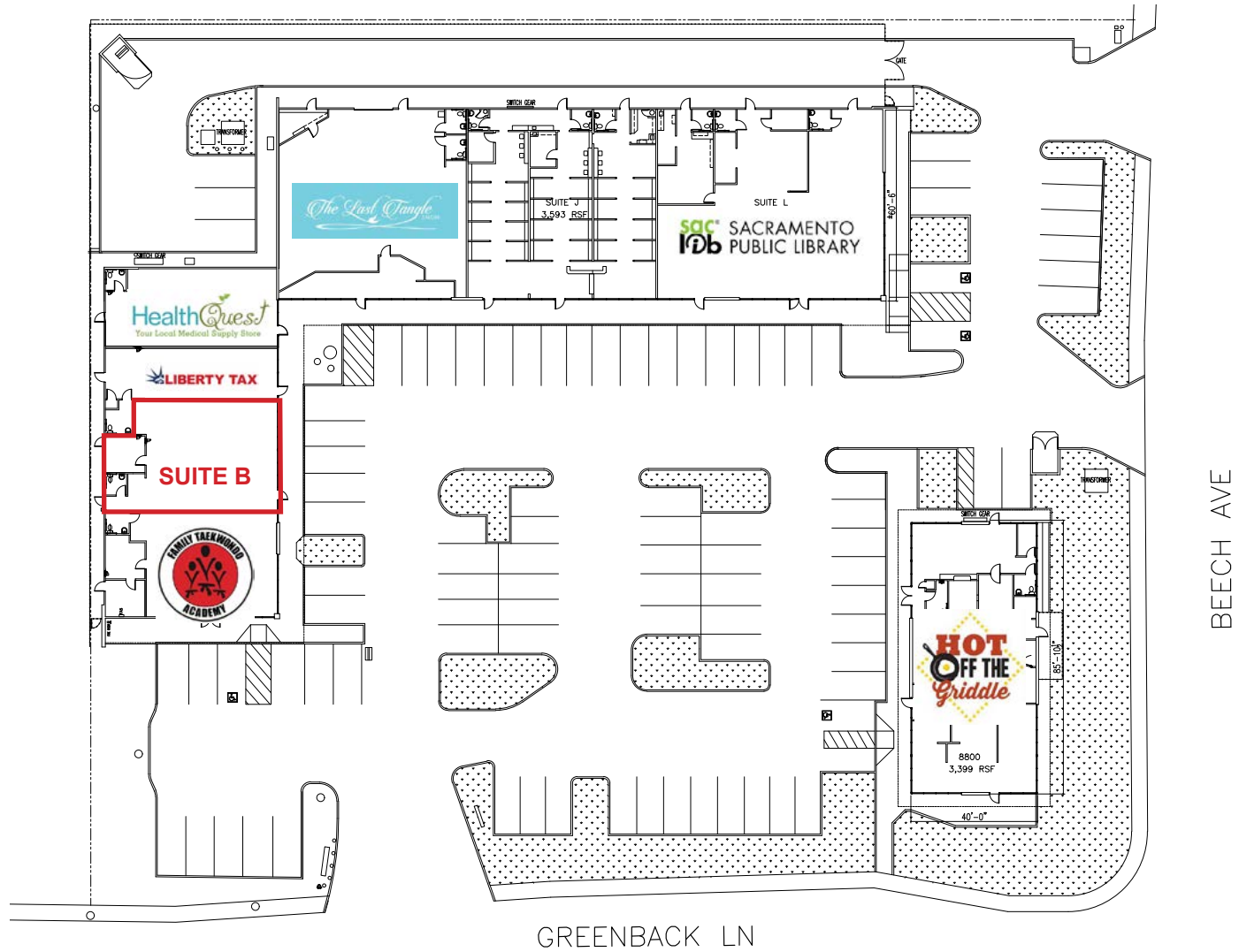


Suite	SF	Lease Rate	Monthly Rent
B	1,831	\$2.09 PSF	\$3,827.00
NNN costs are approximately \$0.52 PSF.			

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SITE PLAN



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