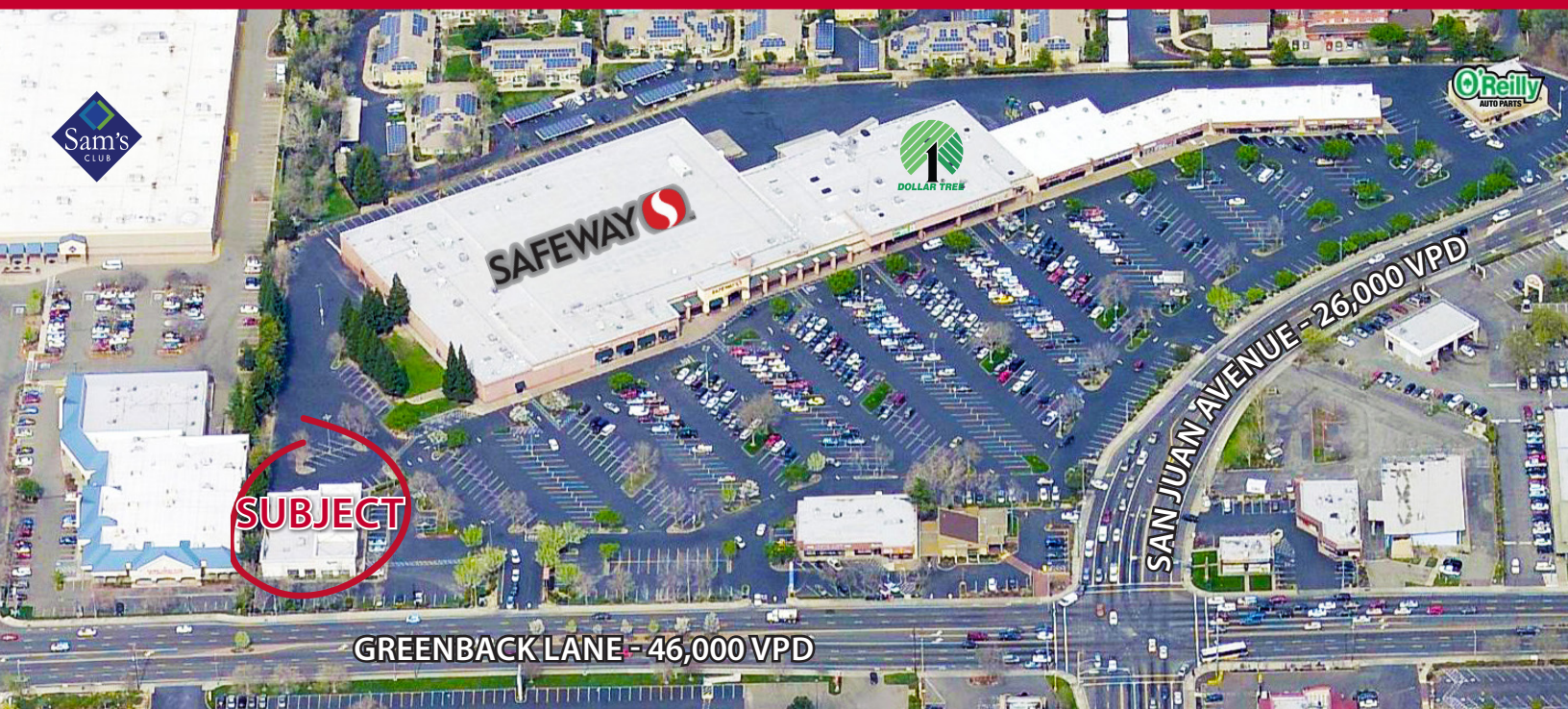


RETAIL/OFFICE SPACE FOR LEASE

7291 GREENBACK LANE
CITRUS HEIGHTS, CA 95610

- ± 1,816 SF of prime retail space available directly on heavily traveled Greenback Lane
- Excellent exposure at high traffic intersection
- High concentration of retail in immediate area
- Strong co-tenants within anchored center
- Densely populated trade area



Exclusively Listed By:

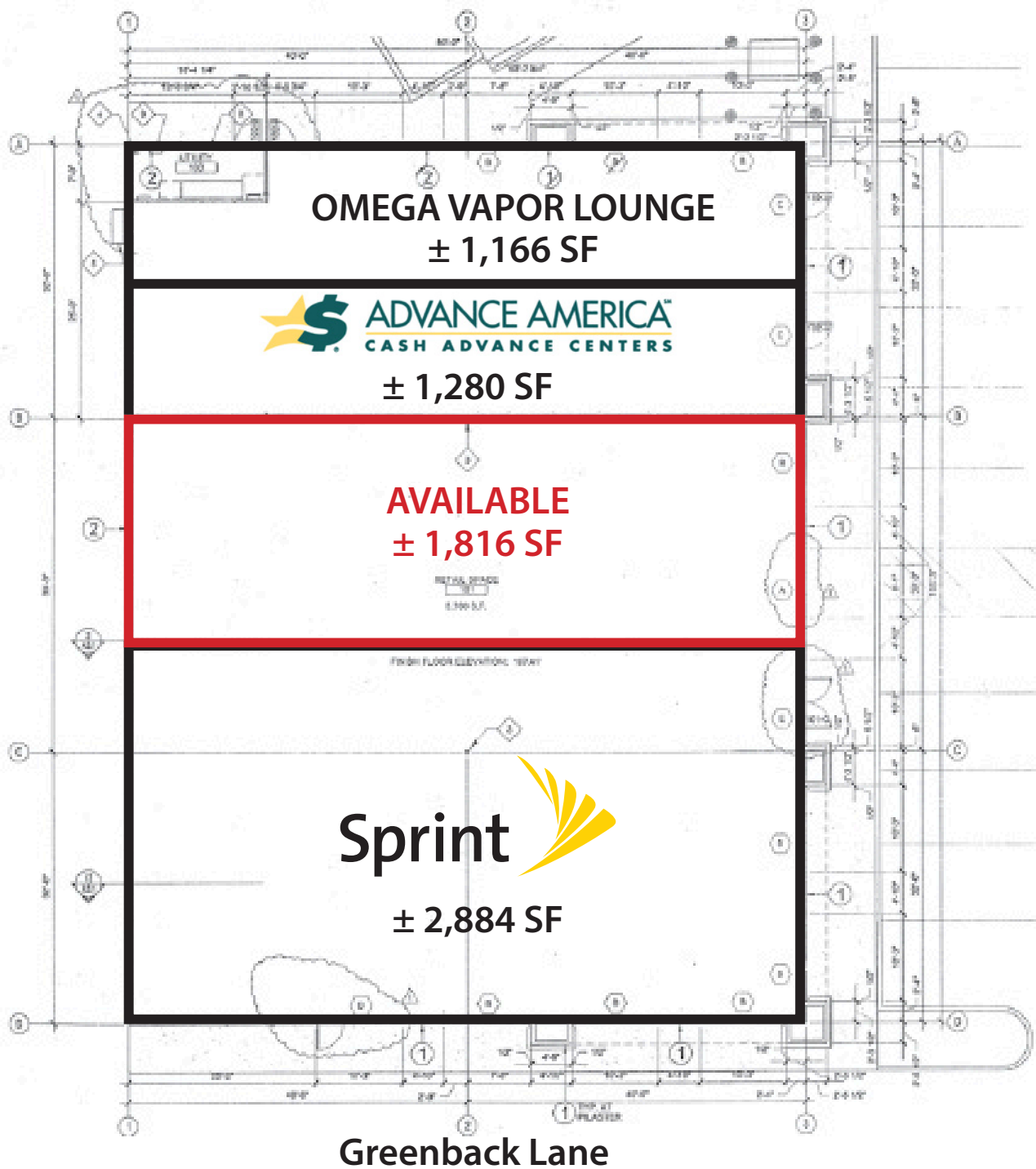
Dawn Bricker
db@corecre.com
916.274.4414
CA BRE #01507240

CORE

COMMERCIAL

2264 Fair Oaks Blvd, Suite 201
Sacramento, CA 95825
CA BRE #01904661

SITE PLAN



*Not to Scale

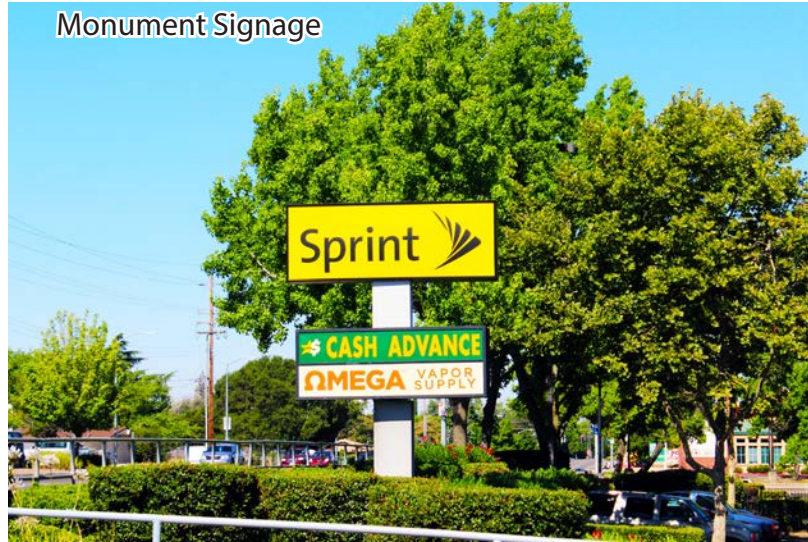
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CA BRE #01507240

SITE PHOTOS

Adjacent Safeway



Monument Signage



Subject Property



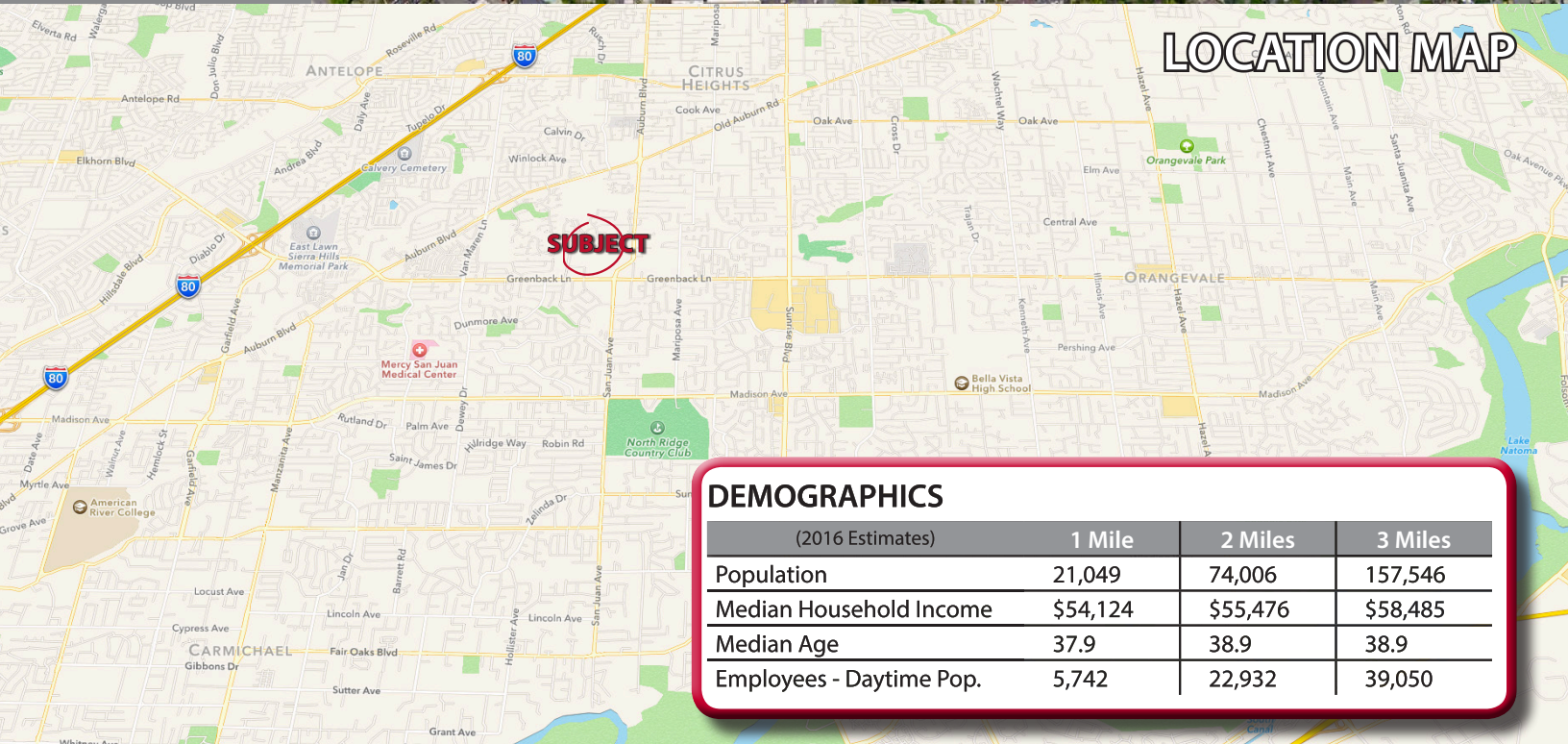
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RETAIL AERIAL



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 CA BRE #01507240

LOCATION MAP



DEMOGRAPHICS

(2016 Estimates)	1 Mile	2 Miles	3 Miles
Population	21,049	74,006	157,546
Median Household Income	\$54,124	\$55,476	\$58,485
Median Age	37.9	38.9	38.9
Employees - Daytime Pop.	5,742	22,932	39,050

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