

AVAILABLE FOR LEASE

# 7680 Greenback Lane

CITRUS HEIGHTS, CA

RETAIL



## PROPERTY HIGHLIGHTS

- + Free-standing building at SEC Greenback Lane and Patterson Lane
- + Property located on Greenback Lane, one of the busiest streets in Citrus Heights which sees over 40,000 cars a day
- + Located less than a mile from Birdcage Marketplace, Citrus Town Center, San Juan Shopping Center, and Sunrise Mall – all the main retail centers in Citrus Heights
- + Easy access from east bound or west bound Greenback Lane
- + 2" gas line; ¼ lb pressure (1 million BTU load)
- + 600 AMP; 208 V/3 Phase/60 Hz
- + 1.5" Water supply
- + Zoned: LC

## 2017 ESTIMATED DEMOGRAPHICS

Radius	1-mile	3-mile	5-mile
Population	19,425	145,979	342,939
Avg. Household Income	\$57,750	\$74,541	\$78,104
Daytime Population	11,583	39,996	106,399

## 2015 TRAFFIC COUNTS

Greenback Lane	43,815 ADT
Sunrise Boulevard	39,907 ADT

Source: Costar

## CONTACT US

### Chris Campbell

Executive Vice President  
+1 916 446 8760  
chris.campbell@cbre.com  
www.cbre.us/chris.campbell  
Lic. 01204114

### Jason Read

Senior Vice President  
+1 916 446 8273  
jason.read@cbre.com  
www.cbre.us/jason.read  
Lic. 01341972

### Scott Carruth

Senior Vice President  
+1 916 446 8717  
scott.carruth@cbre.com  
www.cbre.us/scott.carruth  
Lic. 01372285

CBRE, Inc.  
500 Capitol Mall,  
Suite 2400  
Sacramento, CA 95814  
+1 916 446 6800  
www.cbre.us/sacramentodt

www.cbre.us

CBRE



AVAILABLE FOR LEASE

# 7680 Greenback Lane

CITRUS HEIGHTS, CA

RETAIL



© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

## CONTACT US

### Chris Campbell

Executive Vice President  
+1 916 446 8760  
chris.campbell@cbre.com  
www.cbre.us/chris.campbell  
Lic. 01204114

### Jason Read

Senior Vice President  
+1 916 446 8273  
jason.read@cbre.com  
www.cbre.us/jason.read  
Lic. 01341972

### Scott Carruth

Senior Vice President  
+1 916 446 8717  
scott.carruth@cbre.com  
www.cbre.us/scott.carruth  
Lic. 01372285

CBRE, Inc.  
500 Capitol Mall,  
Suite 2400  
Sacramento, CA 95814  
+1 916 446 6800  
www.cbre.us/sacramentodt

[www.cbre.us](http://www.cbre.us)

**CBRE**