

AVAILABLE FOR SALE - EXCELLENT OWNER/USER OPPORTUNITY

8040 Greenback Lane

CITRUS HEIGHTS, CA 95610

RETAIL



PROPERTY HIGHLIGHTS

- + **ASKING PRICE: \$1,950,000**
- + Located on Greenback Lane, one of Citrus Height's busiest thoroughfares
- + Ample amount of parking located directly in front of the store front
- + Within two blocks of the Sunrise Mall and Sunrise Marketplace that encompasses over 100 retailers
- + Easy access into the Center from both sides of Greenback Lane

Size **% Occupied** **Cap Rate***

14,400 SF 67% 8.5%

*If 100% occupied at proforma rates

2019 ESTIMATED DEMOGRAPHICS

Radius	1-mile	3-mile	5-mile
Population	20,113	133,400	304,852
Avg. Household Income	\$73,217	\$84,648	\$87,644
Daytime Population	9,231	36,528	112,772

Source: Fast Report

2019 TRAFFIC COUNTS

Greenback Lane	46,474 ADT
Fair Oaks Boulevard	16,619 ADT

Source: CoStar



RENT ROLL

Suite	Size	Lease Start/End Date	Rent PSF	Annual Rent
Valencia's Caniceria & Taqueria	4,800 SF	12/16/01-8/31/22	\$1.16 NNN	\$67,981.44
Suite D	1,600 SF	Vacant	\$1.00 NNN	\$19,200.00
Suite E	1,600 SF	Month to Month	\$1.00 NNN	\$19,200.00
Del Campo Insurance	1,600 SF	3/1/19-5/31/22	\$1.00 NNN	\$19,200.00
Suite G	1,600 SF	Vacant	\$1.15 NNN	\$22,080.00
Fidelina's Furniture	3,200 SF	3/11/20-6/11/25	\$0.50 NNN	\$19,056.00
Total				\$166,717.44

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