

**7433 GREENBACK LANE  
CITRUS HEIGHTS, CA**

**912 SF - 4,371 SF FOR LEASE  
4,371 SF CAFE/RESTAURANT SUITE**

**ETHAN CONRAD**  
PROPERTIES INC.

**COMPLETELY REMODELED**



FOR MORE INFORMATION CONTACT:

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**916.779.1000**



**FEATURES:**

- Building has excellent visibility on Greenback Lane at signalized intersection
- Convenient access to and from I-80
- Monument signage available facing Greenback Lane
- Cafe suite with some FFE (see equipment list on page 5)

**PROPERTY DETAILS:**

Retail building with excellent visibility on Greenback Lane and large pylon sign. Neighboring tenants include Safeway, Sam’s Club, Burlington Coat Factory, Kohl’s, Ross, Wells Fargo Rent A Center, DollarTree and O’Reilly Auto Parts. Within walking distance to San Juan High School.

**LEASE RATES:**

Please see page 4 of the flyer.

NNN costs are approximately \$0.34 PSF

**DEMOGRAPHICS:**

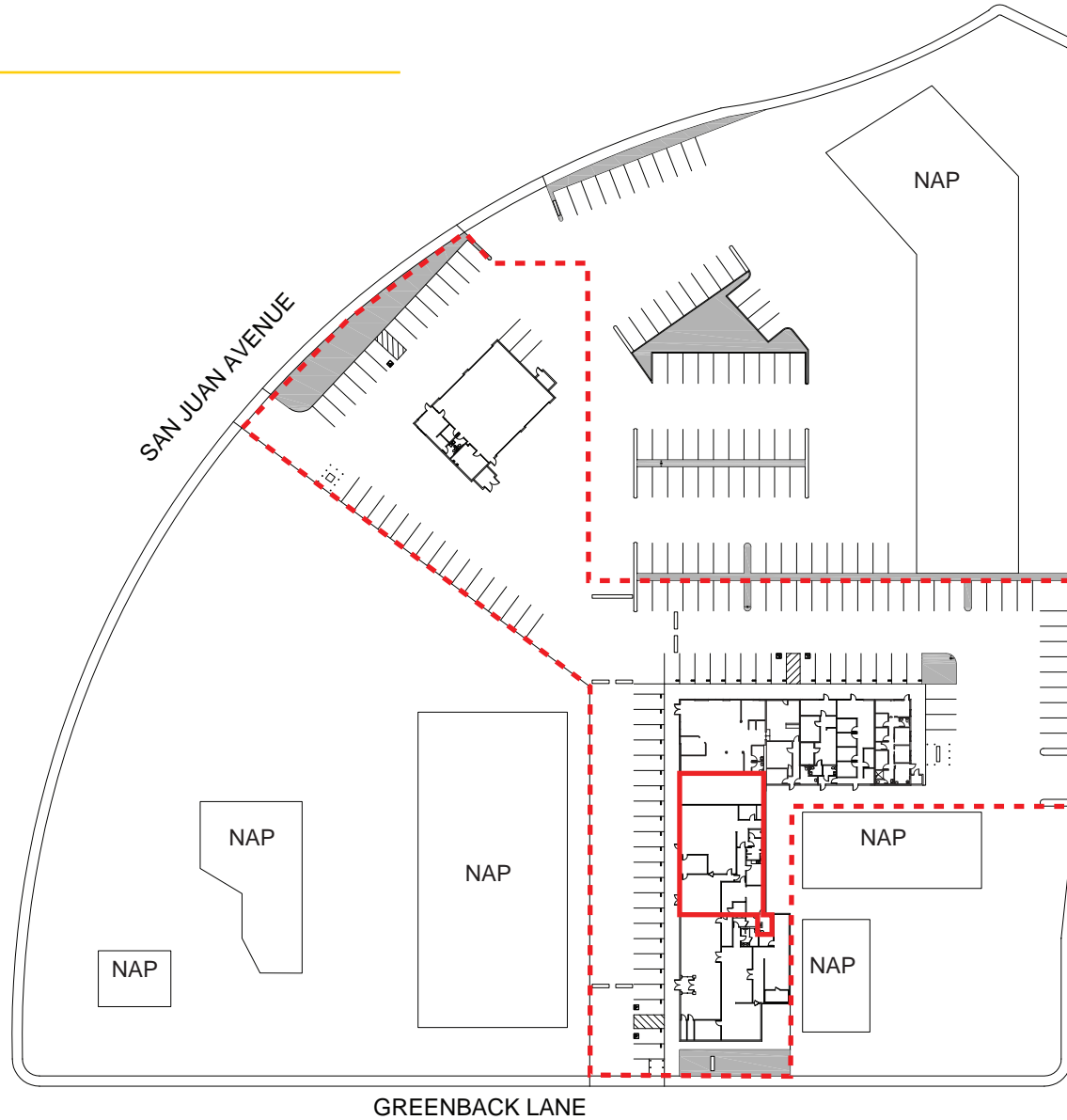
	1 Mile	3 Miles	5 Miles
2018 Population (est):	21,659	160,954	380,308
2018 HH Income:	\$65,753	\$76,433	\$80,514

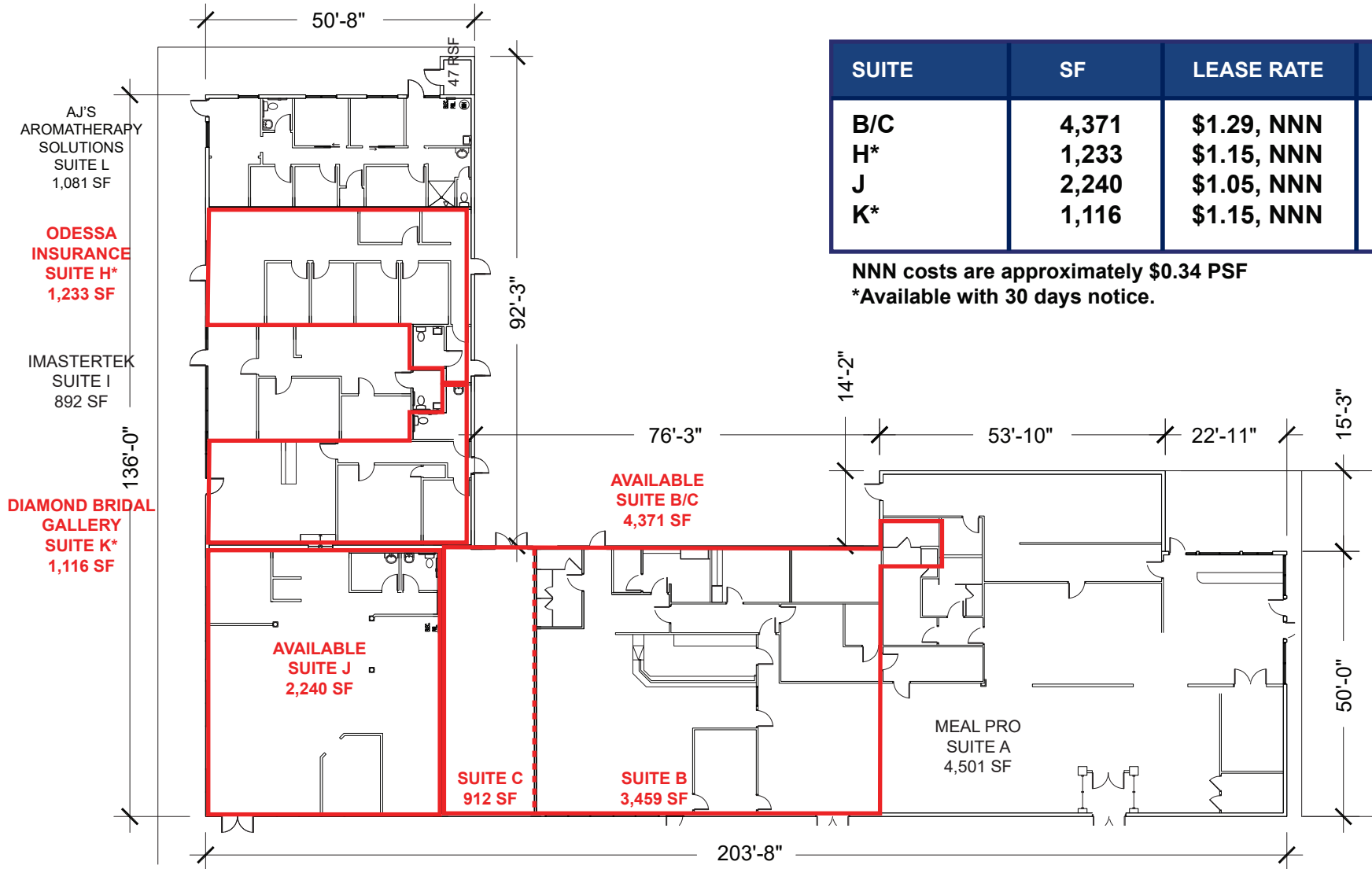
**DAILY TRAFFIC COUNTS:**

Greenback Lane 42,829  
San Juan Ave 26,798



SITE PLAN

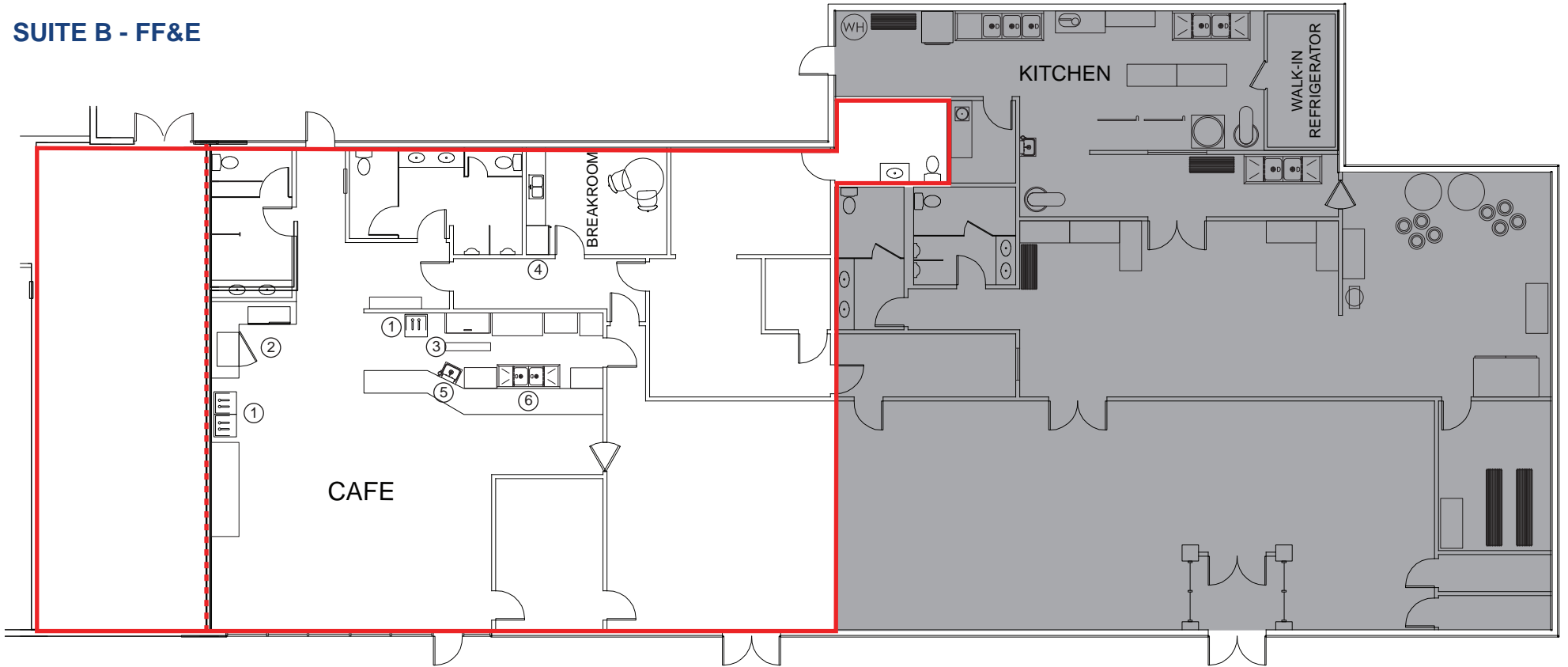




SUITE	SF	LEASE RATE	RENT
B/C	4,371	\$1.29, NNN	\$5,639.00
H*	1,233	\$1.15, NNN	\$1,418.00
J	2,240	\$1.05, NNN	\$2,352.00
K*	1,116	\$1.15, NNN	\$1,283.00

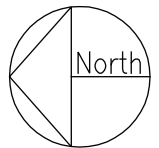
NNN costs are approximately \$0.34 PSF  
\*Available with 30 days notice.

SUITE B - FF&E



Equipment List:

- |                                 |                            |
|---------------------------------|----------------------------|
| 1. Kegco - Kegerator Tap Cooler | 4. Frigidaire Refrigerator |
| 2. Cooler                       | 5. Hand Sink               |
| 3. Prep Station                 | 6. 2 Basin Sink            |





**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

[www.ethanconradprop.com](http://www.ethanconradprop.com)

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