

7433 GREENBACK LANE
CITRUS HEIGHTS, CA
4,371 SF CAFE SPACE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

COMPLETELY REMODELED

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ETHAN CONRAD PROPERTIES, INC.
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FEATURES:

- 4,341 SF Cafe suite with some FF&E
- Building has excellent visibility on Greenback Lane at signalized intersection
- Convenient access to and from I-80
- Monument signage available facing Greenback Lane

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 RATE:

\$5,639.00, NNN (\$1.29 PSF)

NNN costs are approximately \$0.34 PSF



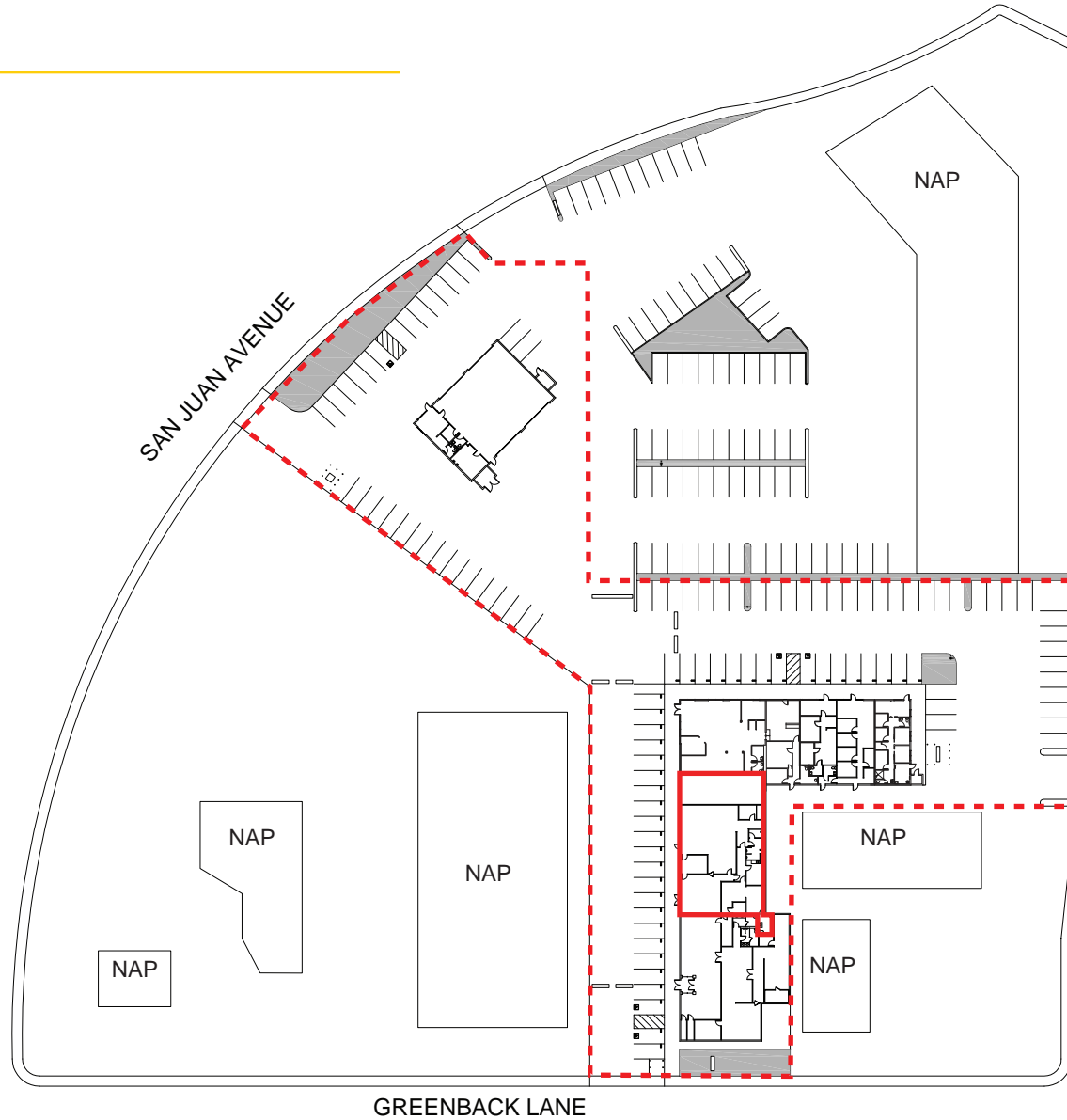
DEMOGRAPHICS:

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

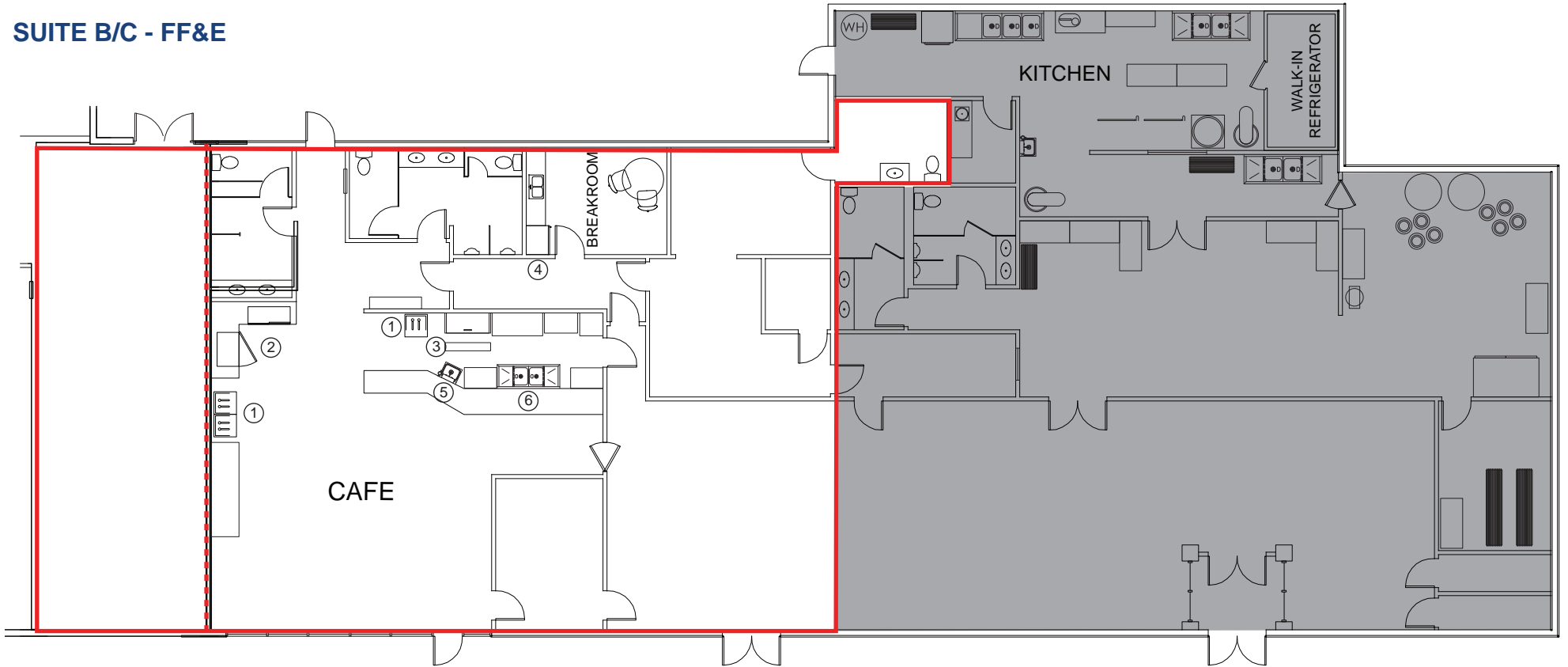
DAILY TRAFFIC COUNTS:

Greenback Lane 42,829
San Juan Ave 26,798

SITE PLAN

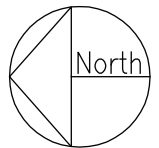


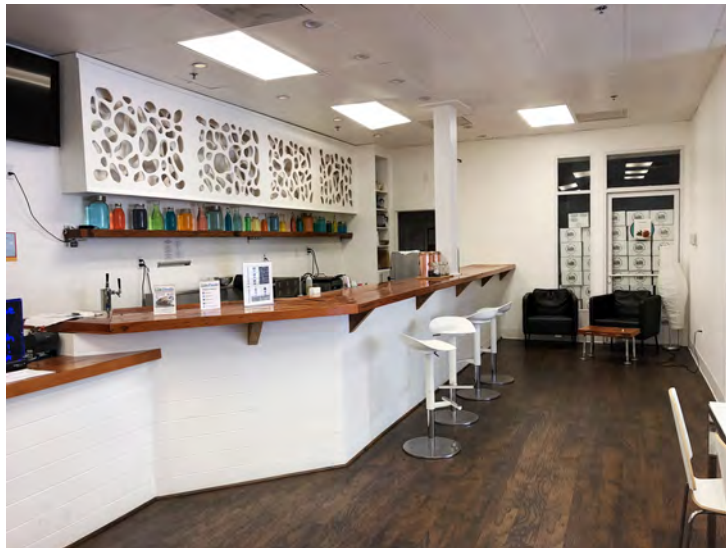
SUITE B/C - FF&E



Equipment List:

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





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