

GREENBACK OAKS
8800 - 8820 GREENBACK LANE
ORANGEVALE, CA

FOR LEASE
1,006 SF - 4,667 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



MAJOR REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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FEATURES:

- Prime retail location at signalized intersection of Greenback Lane and Beech Ave
- Excellent visibility on Greenback Lane
- Monument and building signage available
- Strong traffic count
- Ample parking, 4.29/1,000 SF parking ratio

PROPERTY DETAILS:

Center is anchored by Sacramento Public Library and Hot Off The Griddle. Neighboring tenants include Walmart Supercenter, Walgreens, WinCo Foods, Bank of America, Taco Bell, Mountain Mike’s Pizza, CVS Pharmacy, US Post Office and Denny’s.



LEASE RATES:

\$1.69 - \$2.09 PSF, NNN

NNN costs are approximately \$0.47 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	13,782	100,931	264,331
2023 Average HH Income:	\$98,893	\$105,280	\$108,326
Traffic Count @ Greenback Lane:		40,450	

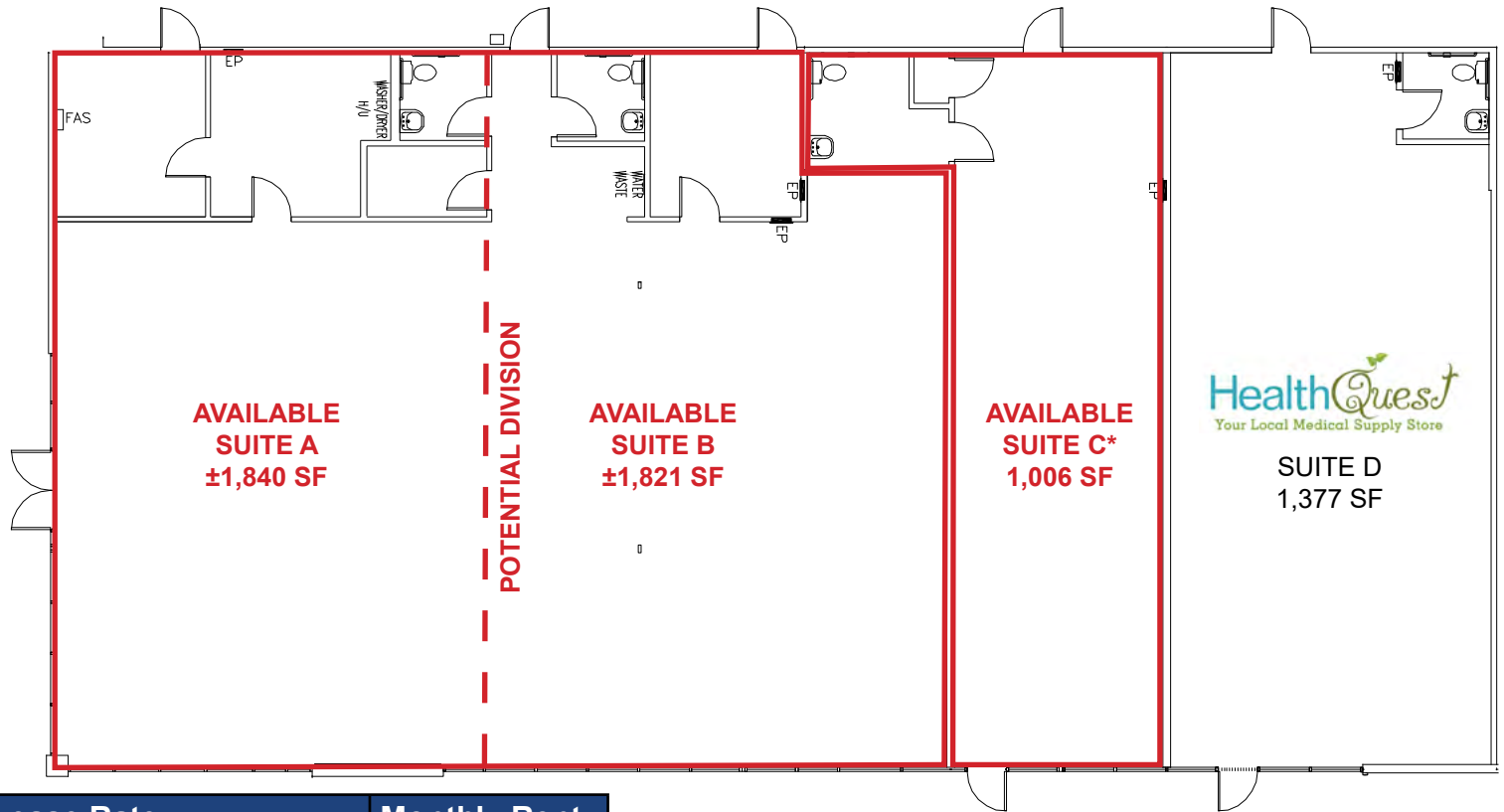
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN

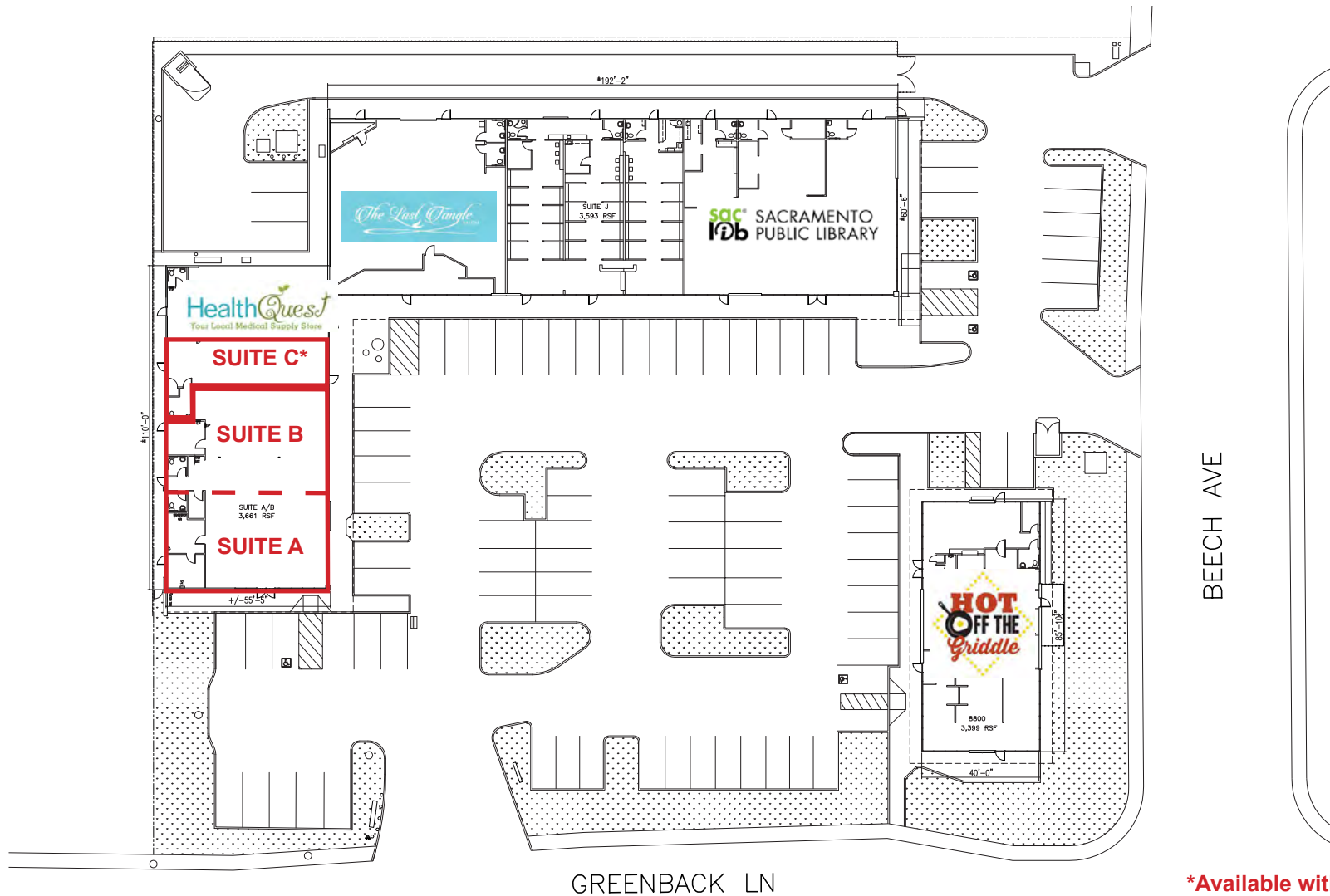


Suite	SF	Lease Rate	Monthly Rent
A-B	1,821-3,661	\$1.69-\$2.09 PSF	\$6,187.00
C*	1,006	\$1.75 PSF, NNN	\$1,761.00
NNN costs are approximately \$0.47 PSF. *Available with 30 days' notice.			

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SITE PLAN



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