

**GREENBACK OAKS**  
**8800 - 8820 GREENBACK LANE**  
**ORANGEVALE, CA**  
FOR LEASE  
1,006 SF - 6,044 SF RETAIL SUITES

**ETHAN CONRAD**  
PROPERTIES INC



**GREENBACK OAKS PLAZA**  
**AVAILABLE 779-1000**  
**8800 & 8820**  
*The Last Tango*  
**HOT OFF THE GRIDDLE**  
SACRAMENTO PUBLIC LIBRARY  
Orangevale  
**AVAILABLE 779-1000**  
**AVAILABLE 779-1000**  
**AVAILABLE 779-1000**    **AVAILABLE 779-1000**  
NO PARKING FIRE LANE

**MAJOR REMODEL COMPLETE**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

**Chase Burke**  
DRE: #01879336  
chase@romecre.com  
916-705-8132

**Andy Jonsson**  
DRE: #02076108  
andy@romecre.com  
916-813-8409

**Ellis Thomas**  
DRE: #02207868  
ellis@romecre.com  
707-712-6916

**ROME**  
REAL ESTATE GROUP

**916.779.1000**

**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:**

\$1.55 - \$2.09 PSF, NNN

NNN costs are approximately \$0.47 PSF.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
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	

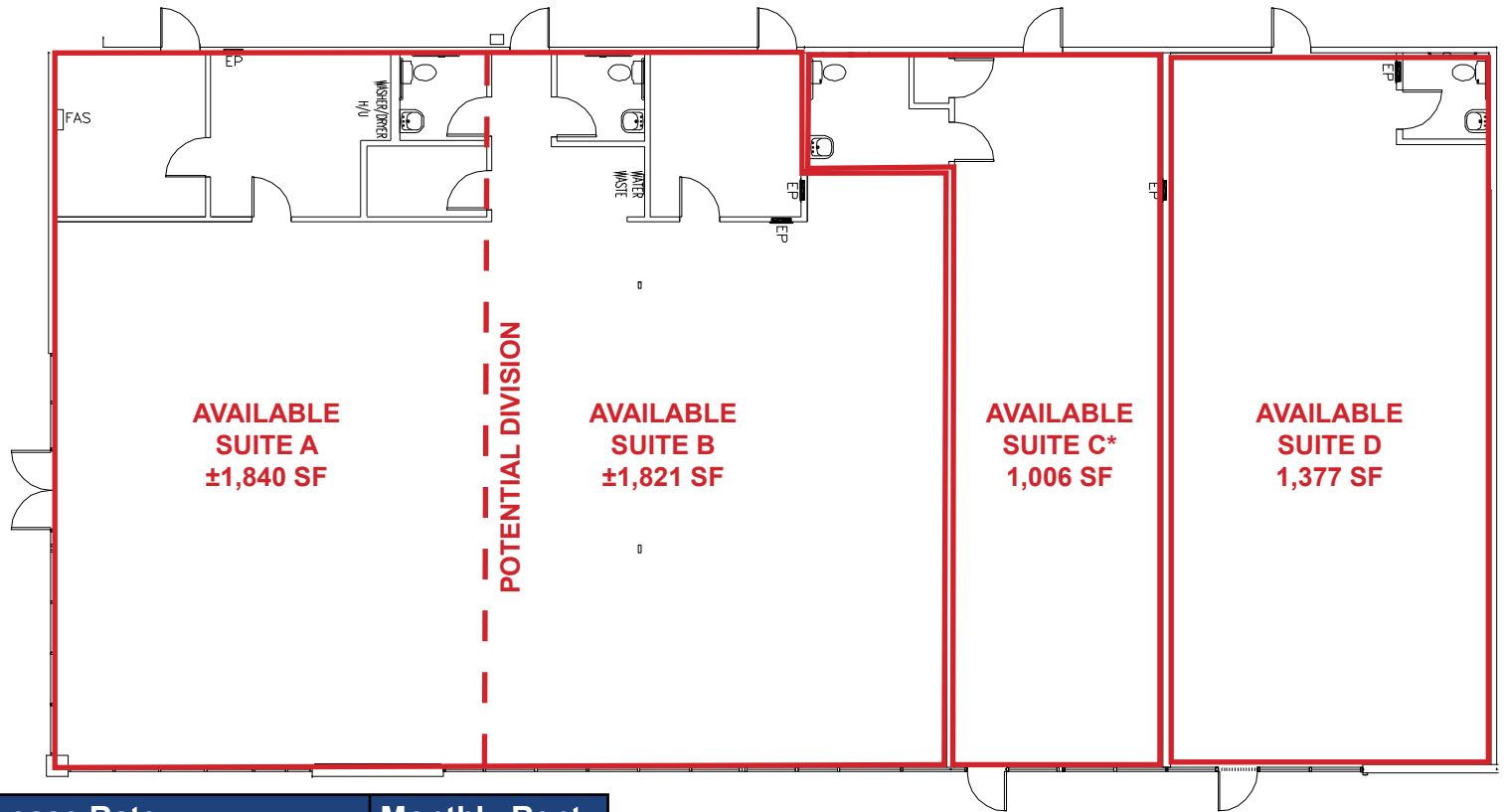
**ETHAN CONRAD PROPERTIES, INC.**

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

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

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



**VIEW VIRTUAL TOUR**

Suite	SF	Lease Rate	Monthly Rent
A-D	6,044	\$1.59 PSF, NNN	\$9,610.00
A-B	1,821-3,661	\$1.69-\$2.09 PSF	\$6,187.00
C*	1,006	\$1.75 PSF, NNN	\$1,761.00
D	1,377	\$1.55 PSF, NNN	\$2,134.00

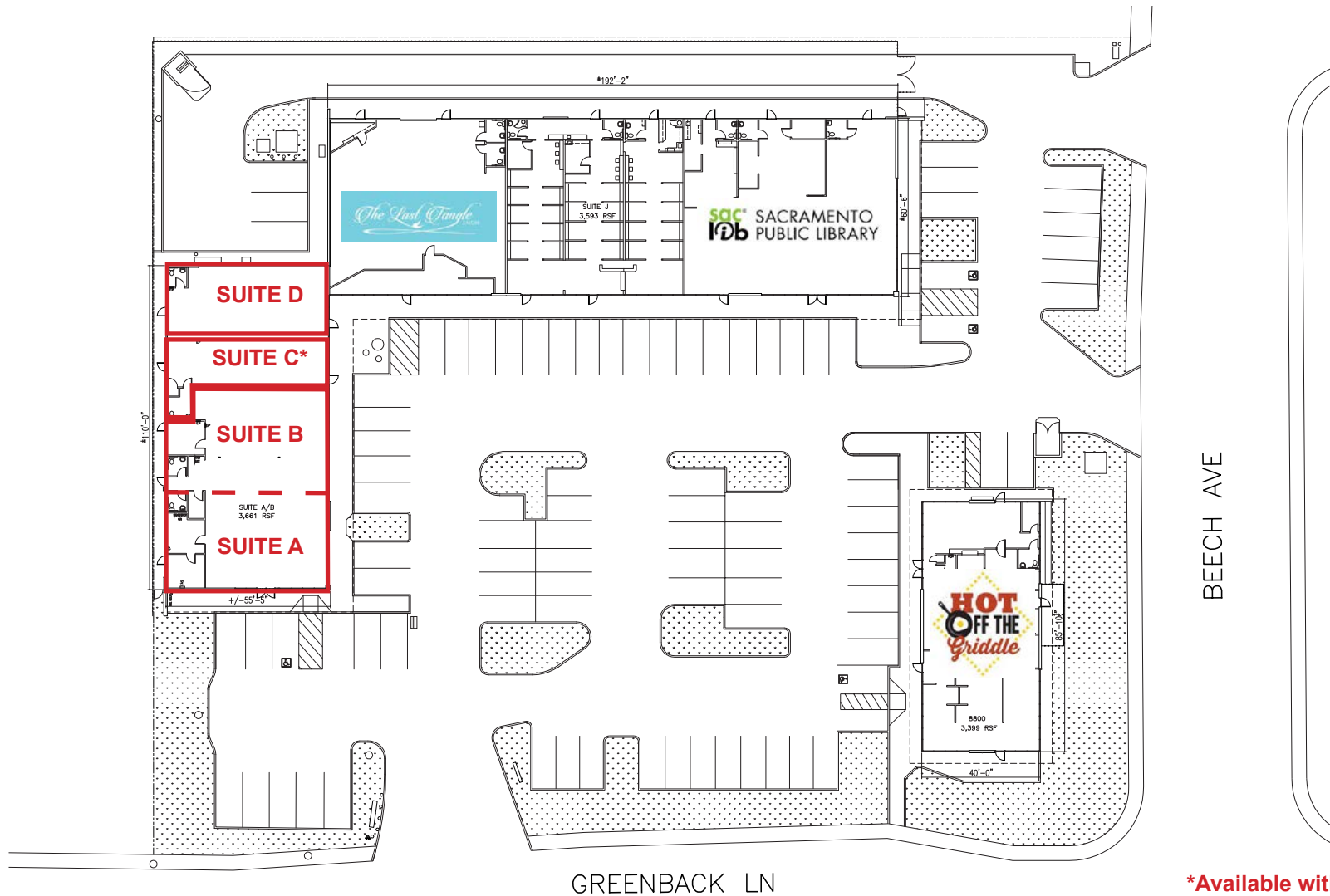
NNN costs are approximately \$0.47 PSF.

\*Available with 30 days' notice.

**ETHAN CONRAD PROPERTIES, INC.**  
 1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
 www.ethanconradprop.com

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.

**SITE PLAN**



**ETHAN CONRAD PROPERTIES, INC.**

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

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

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.



**ETHAN CONRAD PROPERTIES, INC.**  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

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.

FOR LEASE

**GREENBACK OAKS**  
**8800 - 8820 GREENBACK LANE**  
ORANGEVALE, CA



**ETHAN CONRAD PROPERTIES, INC.**

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

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

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.