

7433 GREENBACK LANE
CITRUS HEIGHTS, CA

RETAIL BUILDING

14,736 SF FOR SALE

891 SF - 13,969 SF FOR LEASE

ETHAN CONRAD
PROPERTIES INC.

COMPLETELY REMODELED



FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.

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FOR SALE OR LEASE

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FEATURES:

- Building has excellent visibility on Greenback Lane at signalized intersection
- Convenient access to and from I-80
- Monument signage available facing Greenback Lane
- 13,969 contiguous SF available
- 8,610 SF suite w/ Commercial Kitchen/Cafe (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 \$0.32 PSF

PURCHASE PRICE:

\$2,249,000.00 (\$152,62 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

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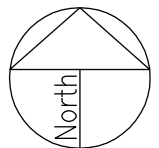
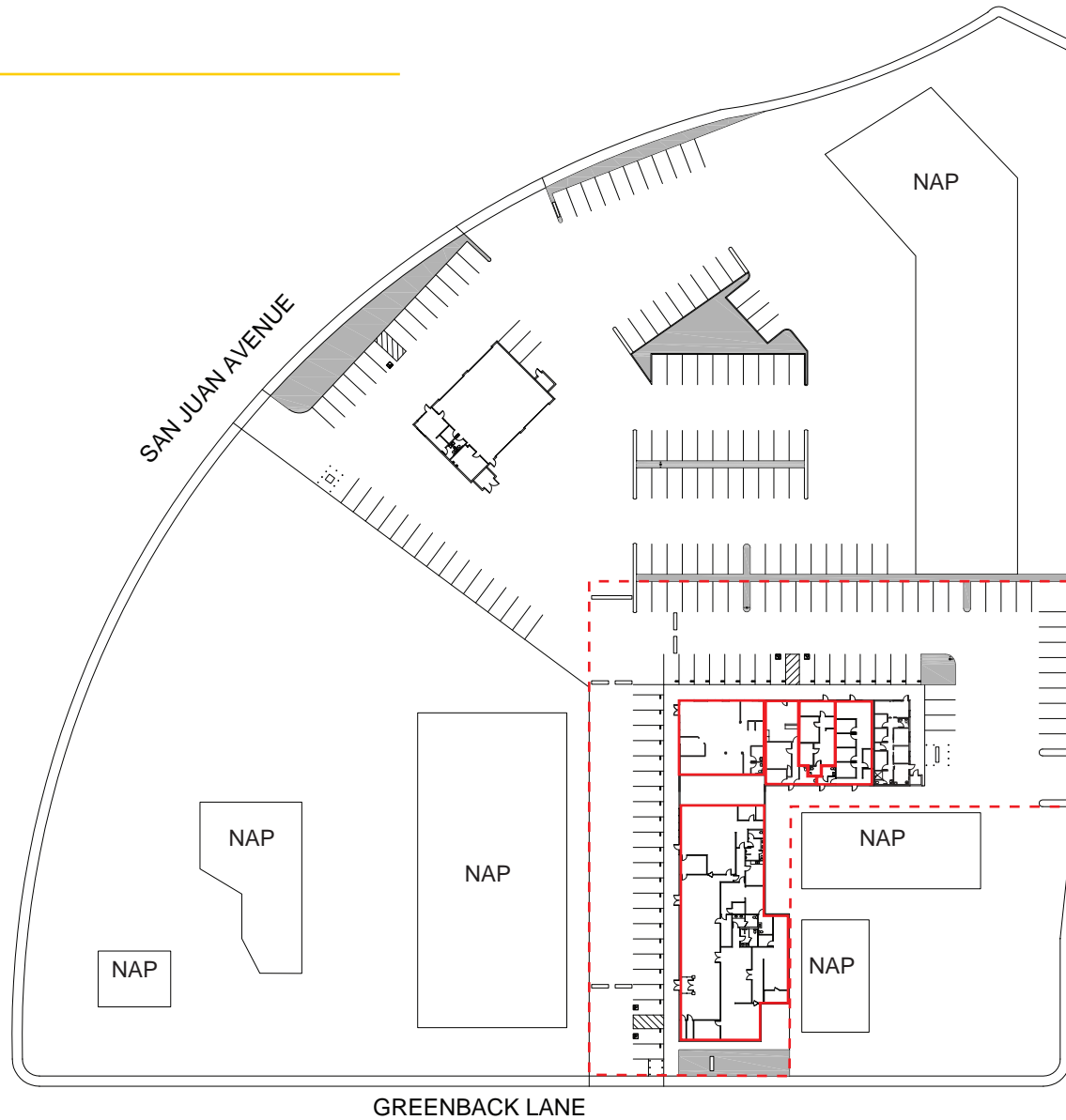
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SITE PLAN



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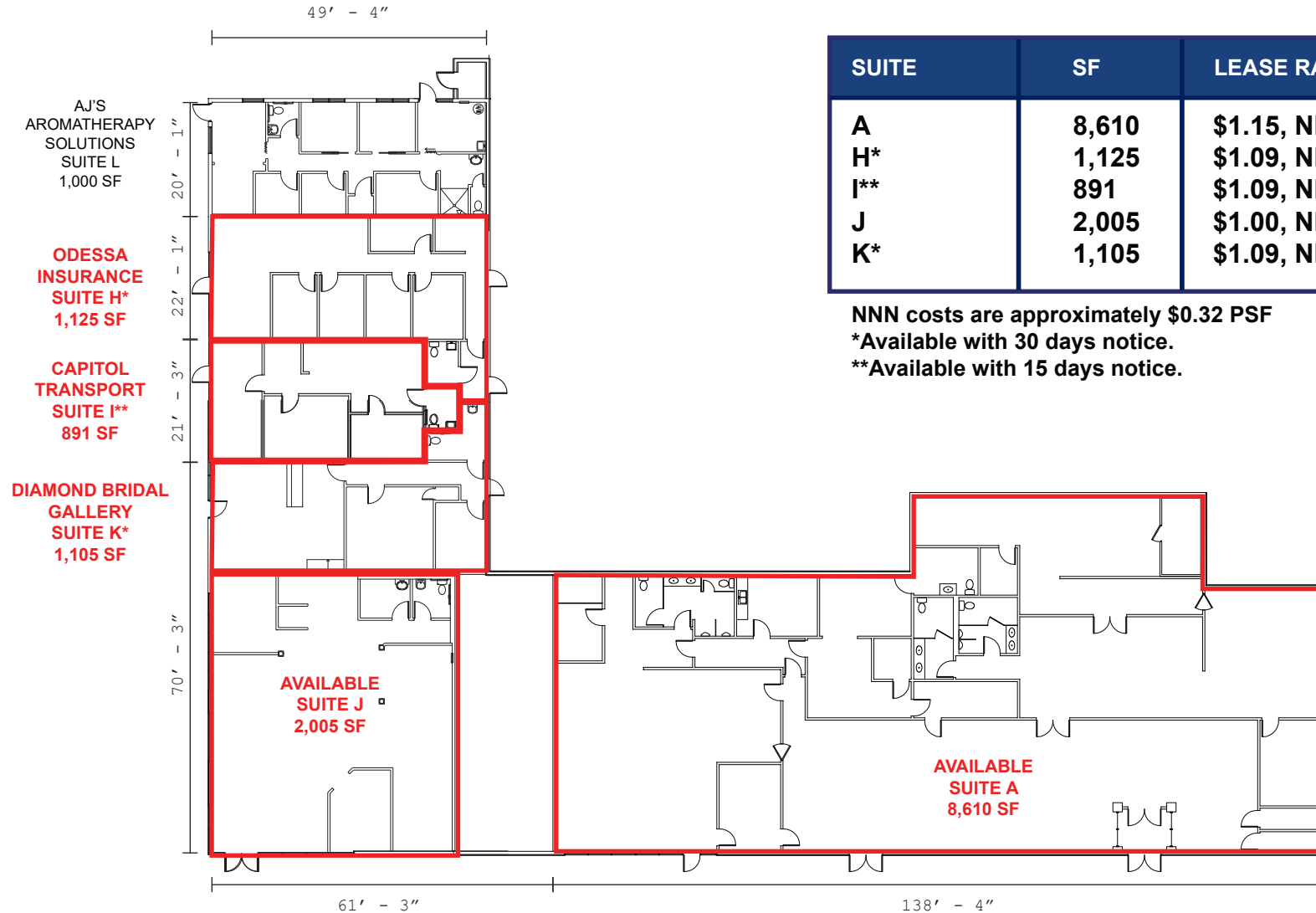
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SUITE	SF	LEASE RATE	RENT
A	8,610	\$1.15, NNN	\$9,902.00
H*	1,125	\$1.09, NNN	\$1,226.00
I**	891	\$1.09, NNN	\$ 971.00
J	2,005	\$1.00, NNN	\$2,005.00
K*	1,105	\$1.09, NNN	\$1,204.00

NNN costs are approximately \$0.32 PSF

*Available with 30 days notice.

**Available with 15 days notice.

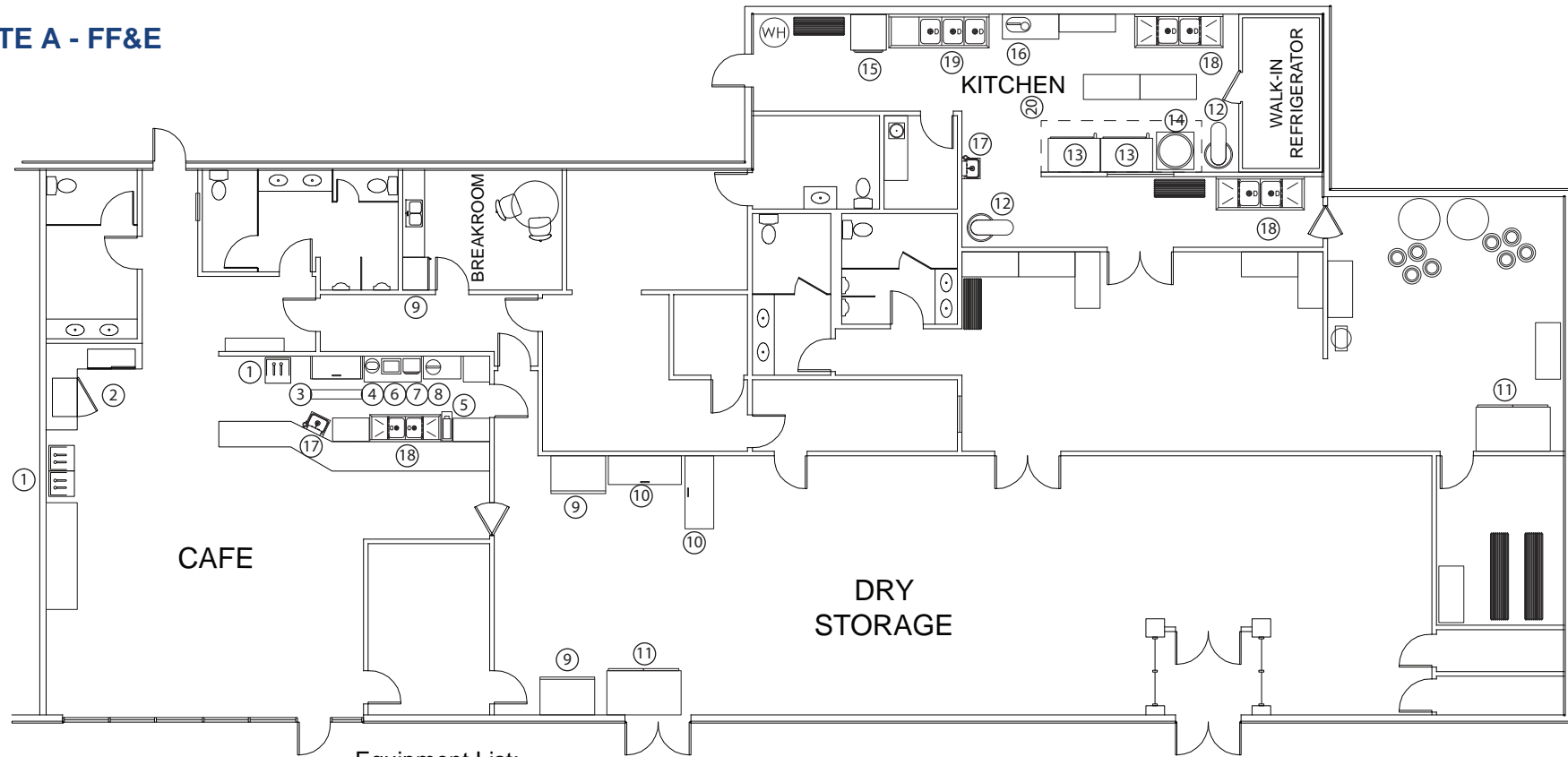
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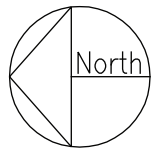
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SUITE A - FF&E



Equipment List:

- | | | |
|---------------------------------|-------------------------------|------------------------|
| 1. Kegco - Kegerator Tap Cooler | 8. Rice Cooker | 15. Ecolab Dish Washer |
| 2. Cooler | 9. Frigidaire Refrigerator | 16. Hobart Chopper |
| 3. Prep Station | 10. Frigidaire Freezer | 17. Hand Sink |
| 4. Air Fryer | 11. Beverage Air Refrigerator | 18. 2 Basin Sink |
| 5. Fetco Hot Water Dispenser | 12. Hobart Mixer | 19. 3 Basin Sink |
| 6. Fryer | 13. Blodgett Oven | 20. Hood |
| 7. Grill Press | 14. Groen Kettle | |



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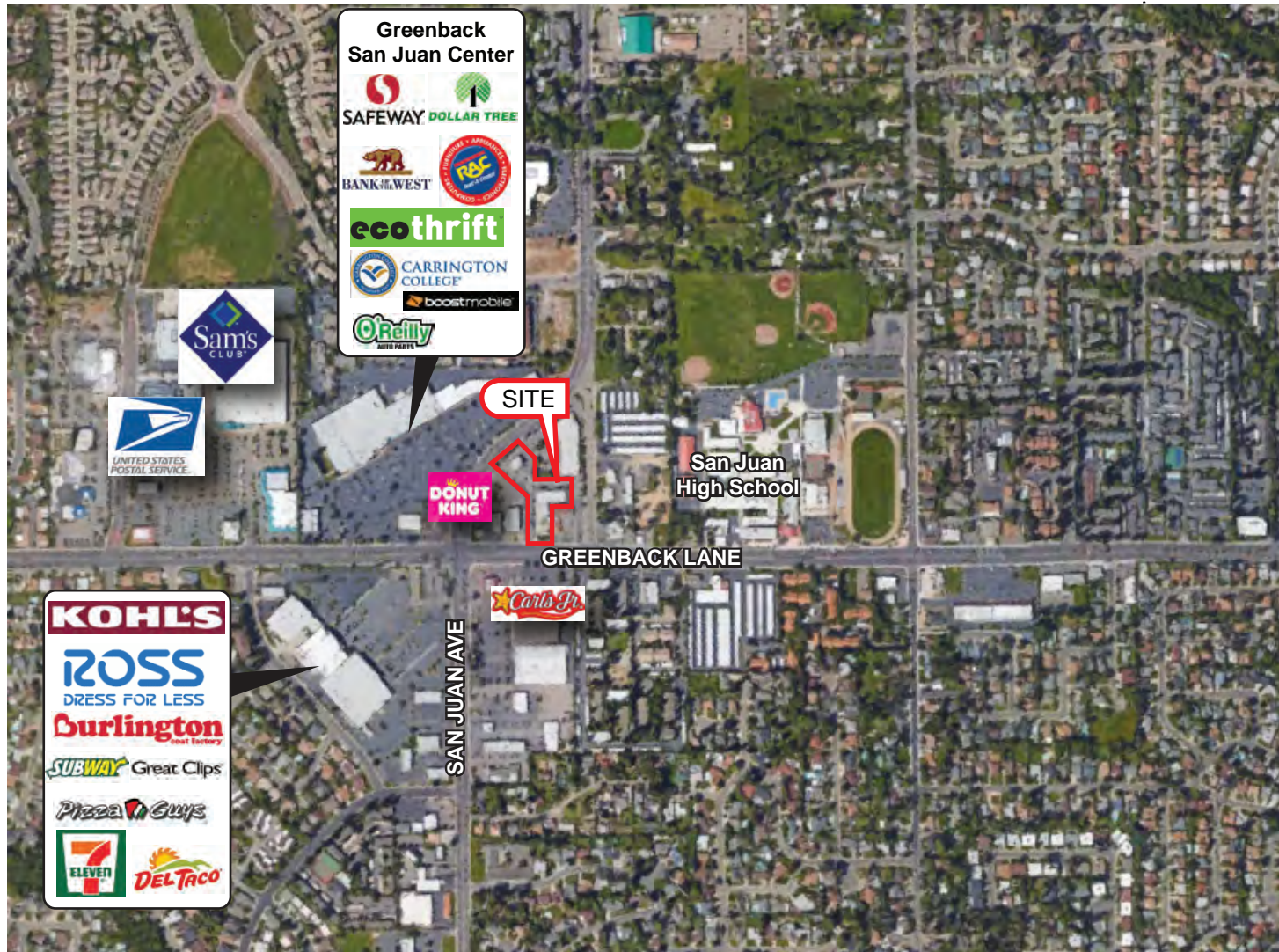
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