Greenback Corners

6300 & 6306 Garfield Avenue | Sacramento, California

HIGH VISIBILITY FULLY LEASED RETAIL CENTER

$6,119,000 | $354 per sq. ft.
7.35% year 1 cap rate

Offering Memorandum

CBRE

CAPITAL MARKETS | INVESTMENT PROPERTIES

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01 Executive Summary

THE OFFERING

CBRE is proud to offer the opportunity to acquire Greenback Corners, a fully leased high visibility retail complex in Sacramento, California.

This handsome, well-maintained asset sits at the gateway to an extraordinary line up of uniformly successful retail developments to the west on Elkhorn Boulevard and to the east on Greenback Lane itself, is next to the Greenback Lane on-ramp to U.S. Interstate 80 and is within easy reach of Interstate 5 and U.S. Highways 50 and 99. The Subject sits at the southern border of Citrus Heights and its myriad affordable residential neighborhoods and just minutes south of Roseville and the abundant office, retail and residential opportunities of South Placer County.

The asset is priced at $6,119,000 which equates to $354 per sq. ft. for ±17,295 sq. ft. of improvements and a year one capitalization rate of 7.35%. Leases are net as to expenses of occupancy with the exception of the United States of America suite which represents 12.5% of the Subject's square footage.

The tenants in this offering represent a dynamic, synergistic mix featuring a range of food and service offerings. Several of the occupants enjoy rents which are objectively below market offering the very real potential for appreciation potential over the mid-term.

The Center enjoys a superb retail location at the southeast quadrant of Garfield Avenue and Greenback Lane. It sits across Greenback Lane from the Greenback Lane on-ramp to Interstate 80 which boast Average Daily Vehicle totals of 407,300 for combined north and south lanes of travel. At the intersection of Garfield Avenue and Greenback Lane the counts are 29,354 and 57,453 Vehicles Per Day, respectively.

While Sacramento's overall Q1 retail vacancy rate was 6.5% the Citrus Heights submarket boast an availability figure of only 4.6% attesting to its attractiveness to merchants and shoppers alike.

Offering Price
$6,119,000

Year 1 Cap Rate
7.35%

% Leased
100%

Property Size
±17,295 RSF

PROPERTY TYPE	Neighborhood shopping center
PROPERTY NAME	Greenback Corners
NET RENTABLE AREA	±17,295 square feet
OCCUPANCY	100%
OFFERING PRICE	$6,119,000 ($354 psf)
PROJECTED RETURNS	Year one capitalization rate: 7.35% All cash IRR: 9.20%
YEAR BUILT	2007

INVESTMENT HIGHLIGHTS

- Fully leased retail center with minimal short-term rollover risk
- Superb high-traffic location at the intersection of Garfield Avenue and Greenback Lane
- All leases but one, the U.S. Government, are net as to all expenses of occupancy.
- Affluent submarket: Average Household Income within five miles of the Subject is $110,785, a figure which is projected to climb by 9.2% by 2030.
- Attractive initial returns with room to run as below-market leases are brought up to market.
- Across the street from the 16-screen Cinemark Century movie theater
- High-growth environment: Sacramento County enjoys an annual growth rate of approximately .53% which consistently outpaces the statewide average, a function of regional emigration as well as international arrivals.


80
Cinemark Century Theater
80
off-ramp >
Garfield Avenue
80
on-ramp >
Greenback Lane
Greenback Corners

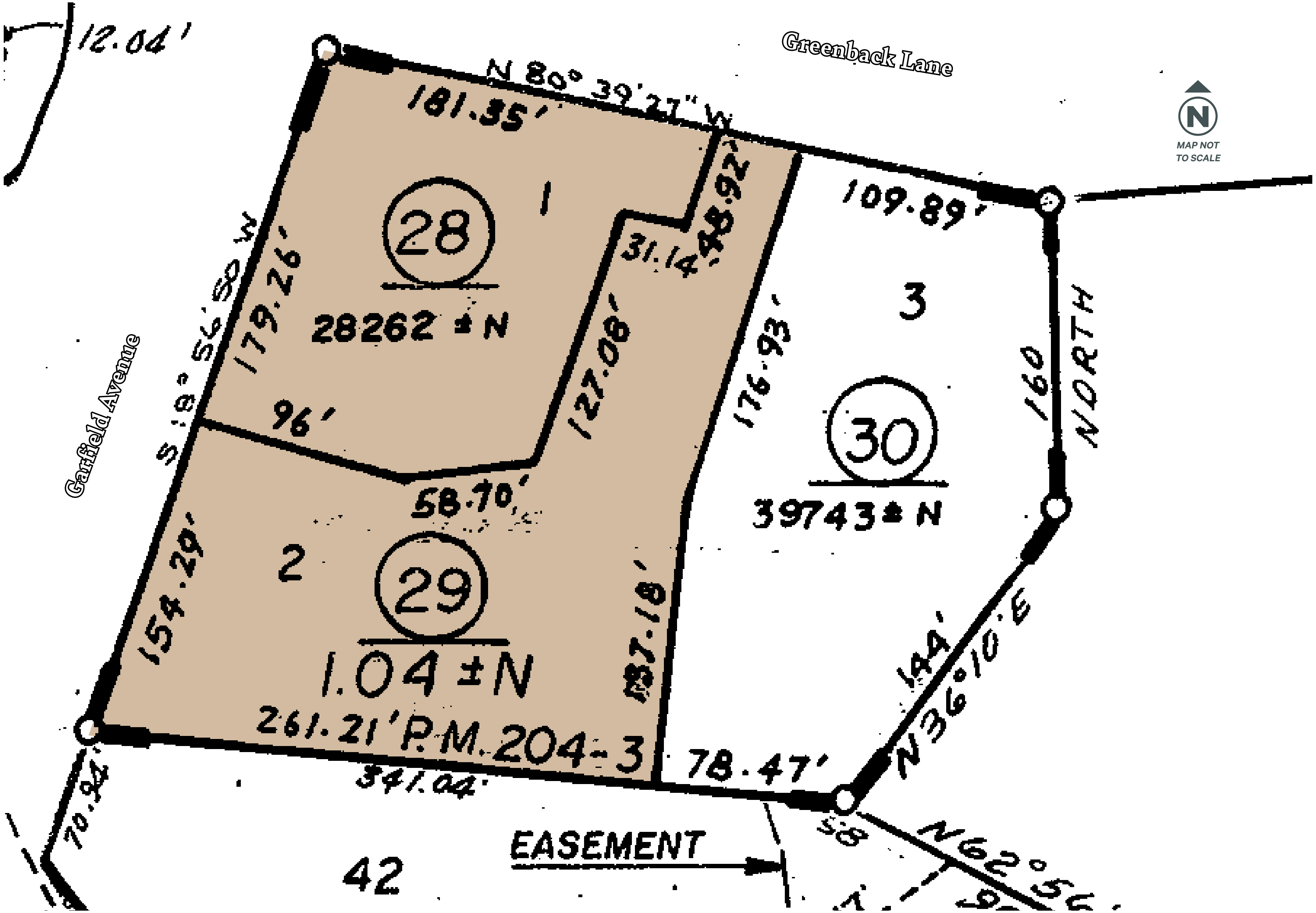
02

Property Overview

PROPERTY OVERVIEW

NAME	Greenback Corners
ADDRESS	6300-6306 Garfield Avenue, Sacramento, CA 95841
COUNTY	Sacramento
PARCEL NUMBERS & LAND AREA	220-0022-028-0000: ±28,626 sq. ft. | ±0.66 acres 220-0022-029-0000: ±45,302 sq. ft. | ±1.04 acres Total: ±73,928 sq. ft. | ±1.70 acres
ZONING	LC (Light Commercial)
PARKING	4/1000 and additional parking 20 spaces at the church parking lot behind 6300 building
YEAR BUILT	2007
CONSTRUCTION TYPE	Smooth trowel concrete
FOUNDATION	Concrete
EXTERIOR MATERIAL	Smooth trowel stucco on wood finish
ROOF	Hip roof on wood joist with clay tile cover
HVAC	Maintained by Tenants
FIRE SAFETY	All units are sprinklered (Vendor: Systems Tech). Both buildings are fire alarmed; monitoring by Bay Alarm
SECURITY	Daily; three patrols per night by CALTAC Security
CONFIDENTIALITY AGREEMENT & DUE DILIGENCE ACCESS	Please contact us if you would like to receive a link to the confidentiality agreement and access to additional information in the due diligence site.

PARCEL MAP


12.04'
Greenback Lane
N 80° 39' 27" W
181.35'
109.89'
MAP NOT TO SCALE
28
28262 ± N
1
31.14
48.92'
3
30
39743 ± N
176.93'
160
NORTH
S 19° 56' 50" W
179.26'
Garfield Avenue
96'
127.08'
58.70'
2
29
1.04 ± N
154.29'
137.18'
261.21' P.M. 204-3
341.04'
78.47'
144'
N 36° 10' E
70.94'
EASEMENT
42
N 62° 56'

03 Financial Analysis

ASSUMPTIONS

BUILDING PROFILE	
Project Name	Greenback Corners
Street Address	6300 & 6306 Garfield Ave
City	Sacramento
State	CA
Property Type	Retail
Rentable Square Feet	17,295 SF
Absorption Period	-
Projected Occupancy as of 9/1/26	100.00%

GLOBAL UNDERWRITING ASSUMPTIONS	
Commencement Date	September 1, 2026
Hold Period	10 Years
Growth Rates	
Operating Expenses	3.00%
Real Estate Taxes Growth [1]	2.00%
Market Rent	3.00%
CY 2027 -	3.00%
General Vacancy Loss [2]	5.00%
Management Fee (% of EGR)	3.00%
Capital Reserves (CY 2026 Value)	$0.20 PSF

LEASING ASSUMPTIONS						
Market Leasing Type	$3.00 NNN	$1.50 NNN	$2.25 NNN	$1.25 NNN	$2.75 NNN	$2.50 NNN
Retention Ratio	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%
Financial Terms						
2026 Monthly Market Rent	$3.00 PSF	$1.50 PSF	$2.25 PSF	$1.25 PSF	$2.75 PSF	$2.50 PSF
Rent Adjustment	3.00% Annually	3.00% Annually	3.00% Annually	3.00% Annually	3.00% Annually	3.00% Annually
Lease Term	5 Years, 3 Months	5 Years, 3 Months	5 Years, 3 Months	5 Years, 3 Months	5 Years, 3 Months	5 Years, 3 Months
Expense Recovery Type	NNN	NNN	NNN	NNN	NNN	NNN
Tenanting Costs						
Free Rent						
New	3.0 Month(s)	3.0 Month(s)	3.0 Month(s)	3.0 Month(s)	3.0 Month(s)	3.0 Month(s)
Renewal	0.0 Month(s)	0.0 Month(s)	0.0 Month(s)	0.0 Month(s)	0.0 Month(s)	0.0 Month(s)
Weighted Average	0.75 Month(s)	0.75 Month(s)	0.75 Month(s)	0.75 Month(s)	0.75 Month(s)	0.75 Month(s)
Tenant Improvements ($/NRSF)						
New	$10.00 PSF	$10.00 PSF	$10.00 PSF	$10.00 PSF	$10.00 PSF	$10.00 PSF
Renewal	$0.00 PSF	$0.00 PSF	$0.00 PSF	$0.00 PSF	$0.00 PSF	$0.00 PSF
Weighted Average	$2.50 PSF	$2.50 PSF	$2.50 PSF	$2.50 PSF	$2.50 PSF	$2.50 PSF
Leasing Commissions [3]						
New	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Renewal	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Weighted Average	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Downtime						
New	12 Month(s)	12 Month(s)	12 Month(s)	12 Month(s)	12 Month(s)	12 Month(s)
Weighted Average	3 Month(s)	3 Month(s)	3 Month(s)	3 Month(s)	3 Month(s)	3 Month(s)

[1] Real Estate Taxes have been reassessed at the estimated purchase price based on a millage rate of 1.178500% plus special assessments of $217.
[2] General Vacancy Loss factor includes losses attributable to projected lease-up or rollover downtime. All tenants are subject to this loss factor.
[3] Retail Leasing Commissions are calculated by applying 100% of the rates shown above for lease years 1-5, and 50% of the above rates for lease years 6 and beyond.

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PRICING MATRIX

GUIDING METRICS							
$6.12 M	**$354 PSF**	**$24 PSF**	**$378 PSF**	**6.50%**	**9.20%**	**2.05x**	**8.67%**
Purchase Price	$/PSF	Contractual NOI	All-In Basis $PSF	In-Place Cap Rate	Unleveraged IRR	Unleveraged Equity Multiple	Year 10 Return on Cost

Purchase Price [1]		All-In Basis		Capitalization Rates	10-Year Unleveraged		Return on Cost
	$/PSF [2]	Total Price	$/PSF [2]	In-Place Yield	IRR	Equity Multiple	Year 10
$6,629,000	$383	$7,044,669	$407	6.00%	8.09%	1.90x	8.04%
$6,363,000	$368	$6,778,669	$392	6.25%	8.65%	1.97x	8.36%
$6,118,684	**$354**	**$6,534,353**	**$378**	**6.50%**	**9.20%**	**2.05x**	**8.67%**
$5,892,000	$341	$6,307,669	$365	6.75%	9.73%	2.13x	8.98%
$5,682,000	$329	$6,097,669	$353	7.00%	10.25%	2.21x	9.29%

Exit Cap	7.00%
Gross Residual PSF	$480

Property Overview	
Property	**Greenback Corners**
PSF	**17,295 SF**
Hold Period	**10 Years**
% Leased as of (Sep-26)	**100%**
In-Place NOI	$397,714
Year 1 NOI	$449,738
Mark-to-Market NOI	$440,007

Residual Value	
Hold Period	10 Years
Following Year's NOI	$580,588
Terminal Cap Rate	7.00%
Reversion Price	$8,294,121
Cost of Sale (1.50%)	$124,412
Net Proceeds from Sale	$8,169,709
Net Proceeds PSF	$472.37

10-Year Capital Costs		
Category	**Expense**	**PSF**
Tenant Improvements	$67,678	$3.91
Leasing Commissions	$307,544	$17.78
Capital Reserves	$40,447	$2.34
Total	**$415,669**	**$24.03**

[1] All Purchase Prices reflect Real Estate Taxes reassessed at the target price of $6,119,000. Real Estate Taxes have not been reassessed at each Purchase Price on this schedule.
[2] Based on 17,295 Square Feet.

CASH FLOW

Fiscal Year Ending - August 31	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Physical Occupancy	100.00%	93.61%	98.24%	100.00%	98.09%	96.09%	84.84%	100.00%	98.24%	97.75%	96.33%
Overall Economic Occupancy [1]	95.00%	94.00%	94.79%	95.00%	94.63%	94.79%	85.18%	95.00%	94.80%	94.52%	94.43%
Weighted Average Market Rent	$2.33	$2.40	$2.47	$2.54	$2.62	$2.70	$2.78	$2.86	$2.95	$3.04	$3.13
Weighted Average In Place Rent [2]	$2.44	$2.22	$2.32	$2.39	$2.46	$2.59	$2.55	$2.78	$2.87	$2.95	$3.07
Total Operating Expenses PSF Per Year	$11.36	$11.57	$11.90	$12.22	$12.53	$12.88	$13.05	$13.58	$13.93	$14.30	$14.67
Lease SF Expiring (Initial Term Only)	8,972	1,190	1,220	1,813	1,320	1,220	0	0	0	1,560	0
Lease SF Expiring (Cumulative %)	51.88%	58.76%	65.81%	76.29%	83.93%	90.98%	90.98%	90.98%	90.98%	100.00%	100.00%

	[3] FY 2027 $/SF/YR											
REVENUES												
Scheduled Base Rent												
Gross Potential Rent	$29.27	$506,262	$465,920	$481,150	$496,261	$514,573	$540,817	$561,430	$577,399	$594,661	$619,030	$639,071
Absorption & Turnover Vacancy	0.00	0	(27,563)	(5,999)	0	(11,477)	(22,419)	(86,171)	0	(6,955)	(16,792)	(20,904)
Free Rent	(0.31)	(5,439)	(6,920)	(1,500)	0	(2,869)	(1,639)	(25,561)	0	(1,739)	(4,324)	(5,326)
Total Scheduled Base Rent	28.96	500,823	431,437	473,651	496,261	500,227	516,760	449,698	577,399	585,967	597,914	612,841
Expense Recoveries	10.05	173,894	189,746	204,301	213,563	214,902	216,443	192,381	234,887	236,728	241,869	244,490
Seller Rent Abatement Credit	0.31	5,439	0	0	0	0	0	0	0	0	0	0
TOTAL GROSS REVENUE	39.33	680,156	621,184	677,952	709,824	715,129	733,203	642,079	812,287	822,696	839,783	857,331
General Vacancy Loss	(1.97)	(34,008)	(4,874)	(28,199)	(35,491)	(24,853)	(15,362)	0	(40,614)	(34,528)	(26,036)	(23,008)
EFFECTIVE GROSS REVENUE	37.36	646,148	616,309	649,754	674,333	690,276	717,840	642,079	771,672	788,168	813,746	834,323
OPERATING EXPENSES												
General & Admin	(0.11)	(1,894)	(1,951)	(2,009)	(2,070)	(2,132)	(2,196)	(2,262)	(2,330)	(2,399)	(2,471)	(2,546)
Repairs & Maintenance	(3.89)	(67,256)	(69,273)	(71,352)	(73,492)	(75,697)	(77,968)	(80,307)	(82,716)	(85,198)	(87,753)	(90,386)
Utilities	(1.34)	(23,142)	(23,836)	(24,551)	(25,288)	(26,046)	(26,828)	(27,632)	(28,461)	(29,315)	(30,195)	(31,101)
Management Fee	(1.12)	(19,384)	(18,489)	(19,493)	(20,230)	(20,708)	(21,535)	(19,262)	(23,150)	(23,645)	(24,412)	(25,030)
Insurance	(0.66)	(11,447)	(11,791)	(12,145)	(12,509)	(12,884)	(13,271)	(13,669)	(14,079)	(14,501)	(14,936)	(15,384)
Real Estate Taxes	(4.24)	(73,287)	(74,748)	(76,239)	(77,759)	(79,310)	(80,892)	(82,505)	(84,151)	(85,830)	(87,542)	(89,289)
TOTAL OPERATING EXPENSES	(11.36)	(196,410)	(200,089)	(205,788)	(211,348)	(216,778)	(222,689)	(225,638)	(234,887)	(240,888)	(247,311)	(253,735)

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CASH FLOW *(continued)*

Fiscal Year Ending - August 31		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
NET OPERATING INCOME	**$26.00**	**$449,738**	**$416,221**	**$443,966**	**$462,985**	**$473,498**	**$495,151**	**$416,441**	**$536,785**	**$547,279**	**$566,436**	**$580,588**
CAPITAL COSTS												
Tenant Improvements	0.00	0	(11,468)	(3,333)	0	(3,826)	(3,642)	(36,305)	0	(3,864)	(5,241)	(8,790)
Leasing Commissions	(4.09)	(70,753)	(36,781)	(7,971)	0	(15,250)	(8,710)	(135,855)	0	(9,241)	(22,982)	(28,307)
Capital Reserves	(0.20)	(3,528)	(3,634)	(3,743)	(3,855)	(3,971)	(4,090)	(4,213)	(4,339)	(4,469)	(4,603)	(4,742)
TOTAL CAPITAL COSTS	(4.29)	(74,281)	(51,883)	(15,047)	(3,855)	(23,046)	(16,442)	(176,373)	(4,339)	(17,574)	(32,827)	(41,838)
OPERATING CASH FLOW	**$21.71**	**$375,457**	**$364,338**	**$428,919**	**$459,130**	**$450,452**	**$478,709**	**$240,068**	**$532,446**	**$529,706**	**$533,609**	**$538,750**
ACQUISITION & RESIDUAL SALE												
Purchase Price	($6,118,684)	0	0	0	0	0	0	0	0	0	0	**All Cash**
Net Residual Value [4]	0	0	0	0	0	0	0	0	0	0	8,169,709	**IRR**
CASH FLOW BEFORE DEBT	**($6,118,684)**	**$375,457**	**$364,338**	**$428,919**	**$459,130**	**$450,452**	**$478,709**	**$240,068**	**$532,446**	**$529,706**	**$8,703,318**	**9.20%**

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
NOI Return	7.35%	6.80%	7.26%	7.57%	7.74%	8.09%	6.81%	8.77%	8.94%	9.26%
NOI Metrics										
Annual % Change in NOI	-	-7.45%	6.67%	4.28%	2.27%	4.57%	-15.90%	28.90%	1.96%	3.50%
Compound Annual Growth Rate (CAGR)	-	-7.45%	-0.64%	0.97%	1.30%	1.94%	-1.27%	2.56%	2.48%	2.60%
Return on Cost	7.26%	6.67%	7.09%	7.39%	7.53%	7.86%	6.43%	8.28%	8.42%	8.67%
Untrended Return on Cost (@ Market)	7.10%	7.05%	7.03%	7.02%	7.00%	6.98%	6.79%	6.79%	6.77%	6.73%
UNLEVERAGED Cash Return	6.14%	5.95%	7.01%	7.50%	7.36%	7.82%	3.92%	8.70%	8.66%	8.72%
Rolling - All Cash IRR	1.86%	7.06%	8.33%	8.56%	9.04%	6.30%	9.09%	9.08%	9.20%	9.20%

[1] This figure takes into account vacancy/credit loss, absorption vacancy, turnover vacancy, and rent abatements.
[2] This figure does not include any amount related to expense reimbursements. Only Scheduled Base Rent and Fixed/CPI Increases are included in this calculation, which is based on the weighted-average physical occupancy during each fiscal year.
[3] Based on 17,295 square feet.
[4] Net Residual Value is calculated by dividing Year 11 NOI by the Residual Cap Rate of 7.00% and applying a 1.50% Cost of Sale, with a resulting Net Residual Value of $472 PSF.

RENT ROLL

As of 9/1/2026

Suite	Tenant Name	Sq. Ft.	% of Property	Lease Term Begin	Lease Term End	Rental Rates Begin	Monthly	PSF	Annually	PSF		Free Rent Date	Free Rent % Free	Recovery Type	Tenant Improvements	Leasing Commissions	Market Assumption / Market Rent
100	Prime Time Mortgage	1,064	6.15%	May-2017	Aug-2027	Current	$2,685	$2.52	$32,218	$30.28	-			NNN	-	-	Market - 75.00%
				MTM											-	-	$2.00 NNN
Notes: Tenant is assumed to be Month-to-Month and is assumed to remain in-place throughout first year of analysis at current terms, rolling to weighted average market leasing assumption thereafter.																	
110-120	The United States of America	2,164	12.51%	Sep-2022	Aug-2027	Current	$8,449	$3.90	$101,388	$46.85	-			GROSS	-	-	Market - 75.00%
															-	-	$2.25 NNN
130	Pizza House	1,280	7.40%	Jun-2017	May-2027	Current	$3,895	$3.04	$46,740	$36.52	-			NNN	-	-	Renew
				RENEW											-	-	$2.85 NNN
Notes: Tenant is assumed to renew upon lease expiration.																	
140-150	Children's Dental Center	4,464	25.81%	May-2022	Apr-2027	Current	$13,571	$3.04	$162,847	$36.48	-			NNN	-	-	Renew
				RENEW											-	-	$3.00 NNN
Notes: Tenant is assumed to renew upon lease expiration.																	
200	The Edit	1,813	10.48%	Jun-2026	Nov-2029	Current	$1,813	$1.00	$21,756	$12.00	-	09/26-11/26	100%	NNN + 10% Admin	-	-	Option
				ASSUMED		Dec-2027	$1,904	$1.05	$22,844	$12.60	5.00%				-	-	$1.25 NNN
						Dec-2028	$1,995	$1.10	$23,936	$13.20	4.78%					-	
Notes: Assumed tenant's actual LCD is 6/1/2026 with 6 months of free rent. Seller Rent Abatement Credit has been modeled (9/26-11/26). Tenant has one (1) three (3) year renewal option at FMV. Tenant pays a 10% Admin Fee. Tenant has a credit for month 24th.																	
200	The Edit (Option 1)	1,813	10.48%	Dec-2029	Nov-2032	FUTURE	$2,090	$1.15	$25,080	$13.83	-			NNN + 10% Admin	-	-	Market - 75.00%
				OPTION		Dec-2030	$2,190	$1.21	$26,279	$14.49	4.78%				-	-	$1.25 NNN
						Dec-2031	$2,295	$1.27	$27,535	$15.19	4.78%					-	
Notes: Assumed tenant exercises their option at approximately 104.8% existing rent and with 4.78% annual increases thereafter.																	
210	Haute Couture Beauty Bar	1,190	6.88%	Sep-2019	Oct-2027	Current	$1,904	$1.60	$22,848	$19.20	-			NNN	-	-	Market - 75.00%
						Nov-2026	$2,023	$1.70	$24,276	$20.40	6.25%				-	-	$1.60 NNN

(continued on next page)

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

RENT ROLL *(continued)*

As of 9/1/2026

Suite	Tenant Name	Sq. Ft.	% of Property	Lease Term Begin	Lease Term End	Rental Rates Begin	Rental Rates Monthly	Rental Rates PSF	Rental Rates Annually	Rental Rates PSF		Free Rent Date	Free Rent % Free	Recovery Type	Tenant Improvements	Leasing Commissions	Market Assumption / Market Rent
220	Envision Barber Lounge	1,220	7.05%	Apr-2026	Oct-2031	Current	$1,281	$1.05	$15,372	$12.60	-			NNN	-	-	Market - 75.00%
						Nov-2028	$1,342	$1.10	$16,104	$13.20	4.76%				-	-	$1.50 NNN
						Nov-2029	$1,403	$1.15	$16,836	$13.80	4.55%					-	
						Nov-2030	$1,464	$1.20	$17,568	$14.40	4.35%						
230	Bundle of Cupcakes	1,220	7.05%	Jul-2023	Feb-2029	Current	$1,586	$1.30	$19,032	$15.60	-			NNN	-	-	Market - 75.00%
						Jul-2027	$1,708	$1.40	$20,496	$16.80	7.69%				-	-	$1.50 NNN
						Jul-2028	$1,830	$1.50	$21,960	$18.00	7.14%					-	
240	Quizno's	1,320	7.63%	Apr-2007	Mar-2031	Current	$2,904	$2.20	$34,848	$26.40	-			NNN	-	-	Market - 75.00%
						Apr-2028	$2,991	$2.27	$35,893	$27.19	3.00%				-	-	$2.50 NNN
						Apr-2029	$3,081	$2.33	$36,970	$28.01	3.00%						
						Apr-2030	$3,173	$2.40	$38,079	$28.85	3.00%						
250	Bayt-Al-Mocha	1,560	9.02%	Mar-2025	Sep-2035	Current	$3,900	$2.50	$46,800	$30.00	-			NNN	-	-	Market - 75.00%
						May-2027	$4,025	$2.58	$48,298	$30.96	3.20%				-	-	$2.75 NNN
						May-2028	$4,134	$2.65	$49,608	$31.80	2.71%					-	
						May-2029	$4,259	$2.73	$51,103	$32.76	3.01%						
						Sep-2030	$4,384	$2.81	$52,603	$33.72	2.94%						
						Sep-2031	$4,524	$2.90	$54,288	$34.80	3.20%						
						Sep-2032	$4,664	$2.99	$55,973	$35.88	3.10%						
						Sep-2033	$4,789	$3.07	$57,470	$36.84	2.68%						
						Sep-2034	$4,945	$3.17	$59,342	$38.04	3.26%						
TOTALS / AVERAGES		**17,295**					**$41,987**	**$2.43**	**$503,849**	**$29.13**							

OCCUPIED SqFt	**17,295**	**100.0%**
VACANT SqFt	**0**	**0.0%**
TOTAL SqFt	**17,295**	**100.0%**

View/Download Full Financial Analysis *(PDF, 290KB)*

WEIGHTED-AVERAGE LEASE TERM REMAINING: **2.55 Years**
WEIGHTED-AVERAGE LEASE TERM LAPSED: **5.26 Years**
WEIGHTED-AVERAGE LEASE TERM FROM INCEPTION: **7.80 Years**

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04
Tenancy

TENANCY

PRIME TIME MORTGAGE Suite 100 1,064 sq. ft. romanmortgage.com		Established in Sacramento in 2015 which specializes in FHA, Conventional and VA mortgages in California, Florida, Texas and Michigan. Prime Time Mortgage has been located at Greenback Corners since 2017.
THE UNITED STATES OF AMERICA Suites 110 & 120 2,164 sq. ft.		U.S. Navy and Air & Space Force recruiting center. The Tenant has been in place since the shopping center opened in 2007.
ORIGINAL PIZZA HOUSE Suite 130 1,280 sq. ft. originalpizzahouse.com		Thirteen store regional chain specializing in a variety of specialty pizzas, salads, wings and desserts. The Tenant has been in place in this location since 2017.
KIDS CARE DENTAL & ORTHODONTICS GREENBACK Suites 140 & 150 4,464 sq. ft. kidscaredental.com		Pediatric dentistry, orthodontics and oral surgery via 21 different Northern California locations in Sacramento, the Bay Area and the Central Valley. The Tenant has been at this location since the shopping center opened in 2007.
THE EDIT Suite 200 1,813 sq. ft. booktheedit.com		A boutique private event venue (seating up to 70) and creative studio designed as a customizable blank canvas for intimate gatherings and content creation. The tenant secured the lease in May 2026 and is currently in the planning and permitting phase.

(continued on next page)

TENANCY *(continued)*

HAUTE COUTURE BEAUTY BAR Suite 210 1,190 sq. ft.		Nail salon offering dip powder manicures, pedicures and gel nails via walk-ins and appointments since 2019.
ENVISION BARBER LOUNGE Suite 220 1,220 sq. ft. envisionbarberlounge.com		Opened in June 2026, provides barber services led by owner/operator Kenneth Gaither, who was previously at Prostyle Barber Shop for over 25 years.
BUNDLE OF CUPCAKES Suite 230 1,220 sq. ft. bundleofcupcakes.com		Luxury floral and gourmet cupcakes featuring cakes, cookies and dessert tables. Tenant has been open in Greenback Corners since December 2023 and was previously a licensed cottage food home bakery for three years.
QUIZNOS Suite 240 1,320 sq. ft. quiznos.com		Restaurant chain serving sub sandwiches, sammies, salads, soups, sides and desserts, including catering, since 1981. The Company numbers approximately 148 restaurants in the United States and 183 international locations. The Tenant has been in place in this location since the shopping center opened in 2007.
BAYT AL MOCHA Suite 250 1,560 sq. ft. baytalmocha.com		Scheduled to open late summer 2026, this will be the first California location for the Michigan-based coffee chain which features Yemeni coffee and Middle Eastern pastries. Bayt Al Mocha means "House of Mocha" in Arabic, and is inspired by the historic port of Mocha, Yemen, known worldwide for its coffee trade. Other locations are in Michigan, Virginia, Georgia, North Carolina, Kentucky and New York.

05 Sale Comparables

SALE COMPARABLES

     

	SUBJECT Greenback Corners 6300-6306 Garfield Ave. Sacramento	5454 & 5460 Sunrise Blvd. Citrus Heights	5410 Sunrise Blvd. Citrus Heights	7401 & 7405 Greenback Ln. Citrus Heights	6717 Auburn Blvd. Citrus Heights	5499 Sunrise Blvd. Citrus Heights
Date Sold	***TBD***	Jul. 10, 2025	May 23, 2025	Apr. 1, 2025	Oct. 3, 2024	Jul. 15, 2024
Sale Type	***TBD***	Investment	Investment	Investment	Investment	Investment
Purchaser	***TBD***	Curbline Properties Corp. New York, NY	Private Individual Roseville, CA	Private Individual Fair Oaks, CA	Private Individual El Segundo, CA	Deccan Pacific LP Fremont, CA
Tenant(s)	***Kid's Care Dental; US Armed Forces Career Center; Quiznos; Bayt Al Mocha coffee; others***	FedEx Office; Kenny G & Co. Fine Jewelers; Nova Dental; Miracle Ear; Subway	Fukumi Japanese Noodle House; Max Muscle Nutrition	Donut King; Verizon; The UPS Store	N/A	See's Candies (retail and corporate)
Year Built	***2007***	1988	2017	1982	1982	1978
Occupancy	***100%***	91%	100%	100%	Vacant	100%
Price	***$6,119,000***	$5,595,000	$2,200,000	$1,545,000	$950,000	$4,497,000
Property Size	***17,295 SF***	15,500 SF	3,091 SF	5,442 SF	2,025 SF	10,621 SF
Cap Rate	***7.35% Year 1***	Unknown	Unknown	7.63% actual	N/A	5.40% actual
Price/SF	***$354***	$361	$712	$284	$469	$423

06 Area Overview

DEMOGRAPHICS

		1 MILE		3 MILES		5 MILES	
Population	2025 Population - Current Year Estimate	24,431		163,876		372,487	
	2030 Population - Five Year Projection	29,050		173,919		387,807	
	2020 Population - Census	20,707		153,896		357,181	
	2010 Population - Census	15,948		134,141		313,912	
	2020-2025 Annual Population Growth Rate	3.20%		1.20%		0.80%	
	2025-2030 Annual Population Growth Rate	3.52%		1.20%		0.81%	
Households	2025 Households - Current Year Estimate	11,456		69,862		147,027	
	2030 Households - Five Year Projection	14,054		75,122		153,939	
	2020 Households - Census	9,812		65,460		140,621	
	2010 Households - Census	8,486		59,140		127,178	
	2020-2025 Compound Annual Household Growth Rate	2.99%		1.25%		0.85%	
	2025-2030 Annual Household Growth Rate	4.17%		1.46%		0.92%	
	2025 Average Household Size	1.60		2.18		2.43	
Household Income	2025 Average Household Income	$93,051		$119,924		$110,785	
	2030 Average Household Income	$101,598		$129,144		$121,029	
	2025 Median Household Income	$65,888		$86,259		$81,504	
	2030 Median Household Income	$75,265		$94,291		$89,929	
	2025 Per Capita Income	$45,662		$51,758		$43,963	
	2030 Per Capita Income	$51,164		$56,382		$48,267	
Housing Units	2025 Housing Units	13,291		75,566		156,940	
	2025 Vacant Housing Units	1,835	13.8%	5,704	7.5%	9,913	6.3%
	2025 Occupied Housing Units	11,456	86.2%	69,862	92.5%	147,027	93.7%
	2025 Owner Occupied Housing Units	1,221	9.2%	26,570	35.2%	62,352	39.7%
	2025 Renter Occupied Housing Units	10,235	77.0%	43,292	57.3%	84,675	54.0%
Education	2025 Population 25 and Over	20,148		121,604		260,477	
	HS and Associates Degrees	9,773	48.5%	55,172	45.4%	126,929	48.7%
	Bachelor's Degree or Higher	8,239	40.9%	55,413	45.6%	103,954	39.9%
Place of Work	2025 Businesses	4,351		10,974		20,082	
	2025 Employees	90,419		162,996		266,828	

View/ Download Demographic Analytic *(PDF, 1.4MB)*

WHY SACRAMENTO?

With nearly 40-million residents California is the most populous state in America with an economy that would rank as the fourth largest in the world. Situated at the junction of Interstates 5 and 80, Sacramento is a logistics hub for the entire western United States. The Sacramento Metropolitan Statistical Area – consisting of seven counties – is the cultural and economic center of the region, and its 2.3 million residents make Sacramento the 25th largest market in the country. Its economy is characterized by a stable base of government employment, a well-educated labor pool, and a more affordable cost of living than San Francisco Bay Area or Silicon Valley.

Sacramento's proximity to the San Francisco Bay Area, its lower cost of living and abundant cultural and entertainment amenities have not gone unnoticed by residents in more expensive locales. Forbes dubbed Sacramento the "Best Place to Live in California in 2024" and WalletHub ranked the Farm-to-Fork Capital third on its list of "Best Foodie Cities in America." More people looked to move to Sacramento than anywhere else in the country in November 2023, according to Redfin, with the most in-state migrants from San Francisco and out-of-state from New York City.

Sacramento's economy is characterized by a stable base of government employment, a well-educated labor pool, and a more affordable cost of living than San Francisco Bay Area or Silicon Valley.

MAJOR EMPLOYERS

State of California	118,943
U.C. Davis Health	16,617
Sacramento County	13,653
Kaiser Permanente	12,624
U.S. Government	10,568
Sutter Health	10,129
Dignity Health	7,353
San Juan Unified School District	5,499
City of Sacramento	5,029
Apple	5,000
California State University Sacramento	3,755
Intel	3,500
Los Rios Community College District	3,368
The Raley's Cos.	2,519
Siemens Mobility	2,500

Sources: Sacramento Business Journal, March 2025

SACRAMENTO *(continued)*

For many years Sacramento's government and business leaders have focused on increasing the number of private sector jobs to achieve a more optimal balance of private- and public-sector employment. Many Bay Area tech companies that established a presence in Sacramento in the last few years cited both its lower cost of living and its relative freedom from the threat of potentially disruptive seismic activity. Public/private partnerships have been successful in helping the region publicize its competitive advantages and grow its technology community. Health care companies such as Sutter, Kaiser, Dignity Health, Centene and Blue Shield of California have thrived in Sacramento. Other key areas of growth are in the fields of agricultural/food sciences, biotechnology, and renewable energy.

Some of Sacramento's competitive advantages include:

- Home of the state's executive, legislative and judicial branches of government
- Concentration of federal and state regulatory agencies and trade associations.
- Low costs of living and doing business, with lower home prices and business occupancy costs than many other California cities.
- Well-educated workforce. In addition to the University of California Davis and California State University Sacramento, the region has a robust system of community colleges and vocational schools. The University of the Pacific's highly regarded McGeorge School of Law has a Sacramento campus, as well.
- Sacramento enjoys a strategic location at the intersection of Interstates 80 and 5, at the western terminus of Highway 50 and alongside Highway 99. Sacramento is two hours by car northwest of San Francisco, two hours west of more than 40 ski resorts, two hours or less from the Napa Valley and three hours from Carmel and Pebble Beach.
  - The junction of Interstates 5 and 80 just north of Downtown puts most of the western U.S. within one day by truck – a key logistics advantage.
  - Sacramento is well served by Sacramento International Airport and Amtrak.

Greenback Corners

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