

AVAILABLE FOR SALE OR LEASE
891 SF - 13,736 SF RETAIL/OFFICE SUITES

**NOW
REMODELED**



7433 GREENBACK LANE
CITRUS HEIGHTS, CA

FEATURES:

- 17,796 SF building which is 94% leased, all available with 30 days notice
- Building has excellent visibility on Greenback Lane at signalized intersection
- Suite A is a fully built out commercial kitchen and restaurant
- Monument and building signage available

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

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD
PROPERTIES INC.

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COMMENTS:

Neighboring tenants include Safeway, Sam's Club Burlington Coat Factory, Kohl's, Ross, Wells Fargo Rent A Center, DollarTree and O'Reilly Auto Parts.

LEASE RATES:

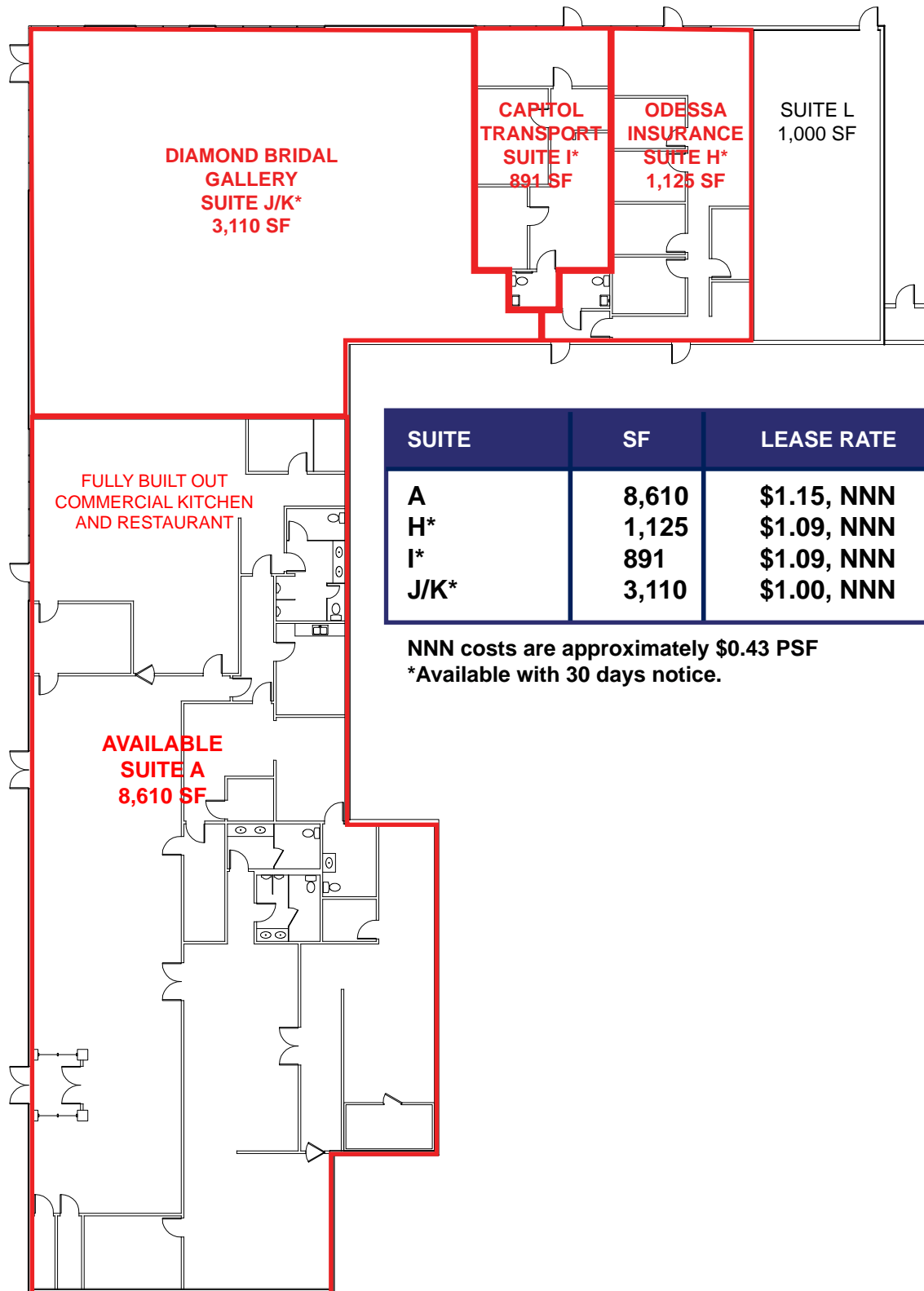
Please see page 2 of the flyer.

NNN costs are approximately \$0.43 PSF

PURCHASE PRICE:
\$2,429,000.00 (\$165.00 PSF)



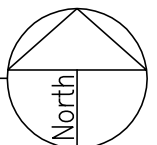
7433 GREENBACK LANE, CITRUS HEIGHTS



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/K*	3,110	\$1.00, NNN	\$3,110.00

NNN costs are approximately \$0.43 PSF

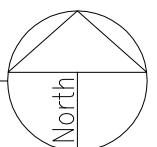
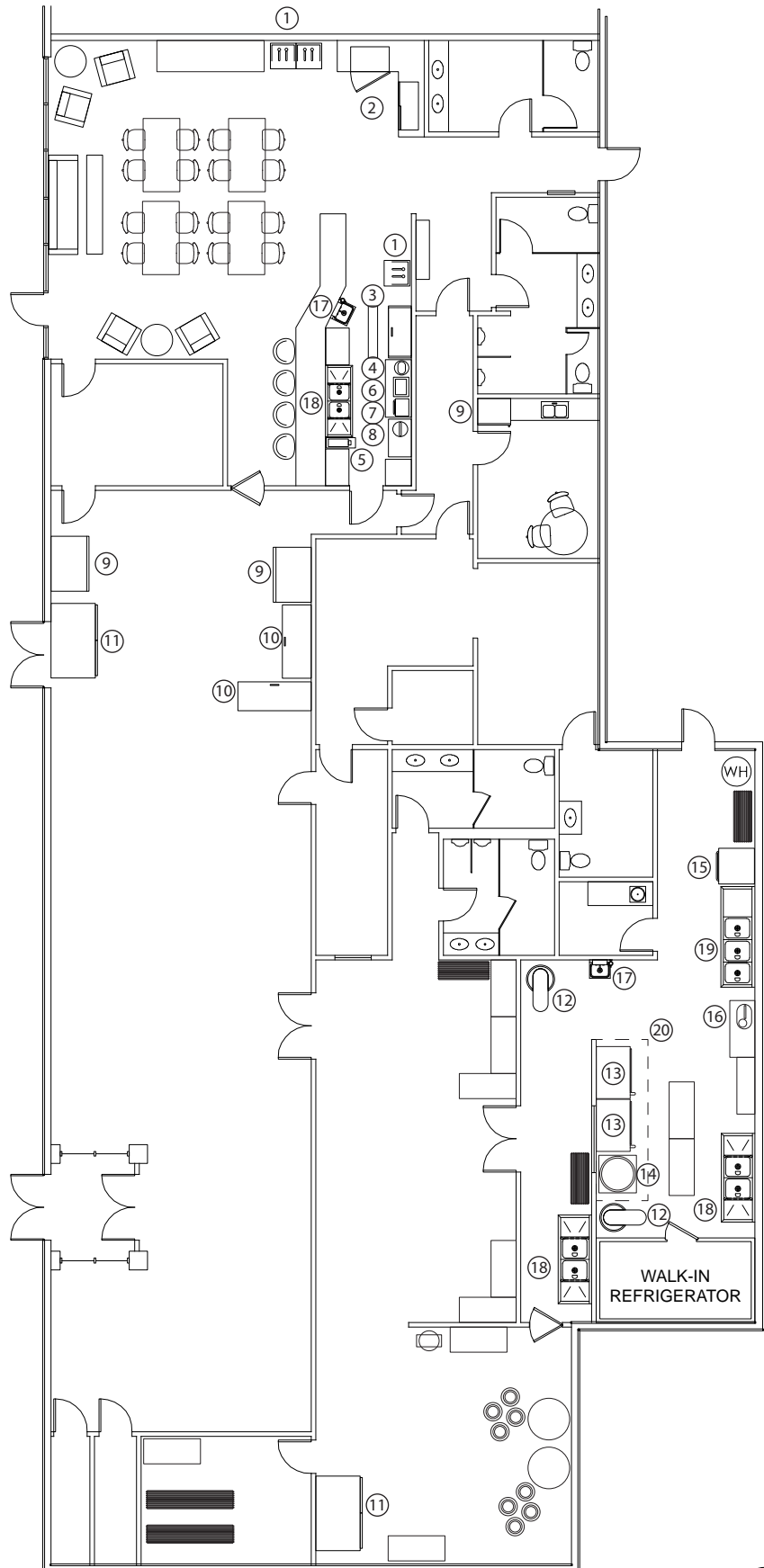
*Available with 30 days notice.



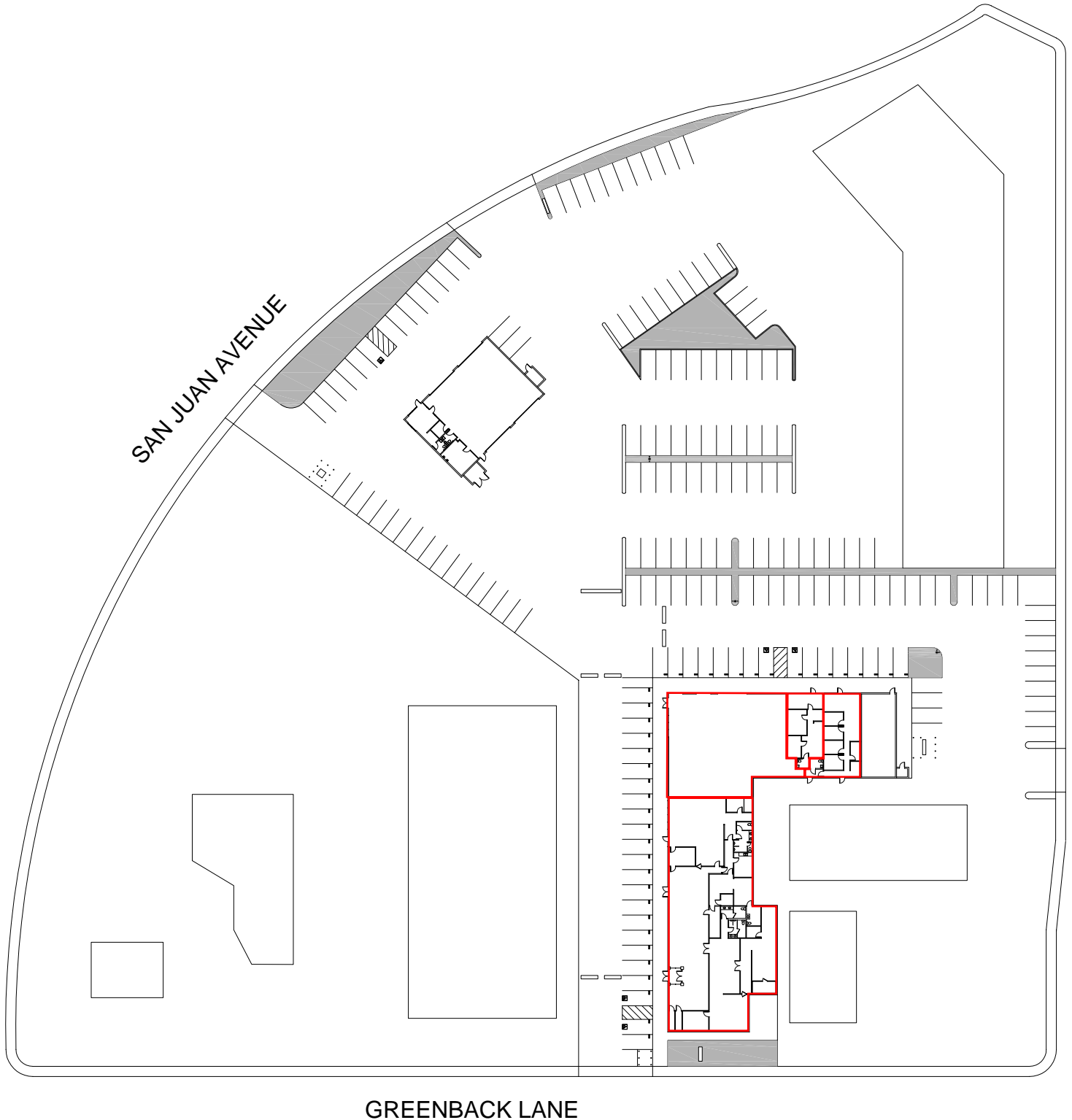
7433 GREENBACK LANE, CITRUS HEIGHTS, SUITE A

Equipment List:

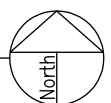
1. Kegco - Kegerator Tap Cooler
2. Cooler
3. Prep Station
4. Air Fryer
5. Fetco Hot Water Dispenser
6. Fryer
7. Grill Press
8. Rice Cooker
9. Frigidaire Refrigerator
10. Frigidaire Freezer
11. Beverage Air Refrigerator
12. Hobart Mixer
13. Blodgett Oven
14. Groen Kettle
15. Ecolab Dish Washer
16. Hobart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



7433 GREENBACK LANE, CITRUS HEIGHTS



ETHAN CONRAD PROPERTIES INC.
7433 GREENBACK LANE
SITE PLAN
CITRUS HEIGHTS, CA



7433 GREENBACK LANE, CITRUS HEIGHTS



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.

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