



PROPERTY HIGHLIGHTS

- Space For Lease:
- 6039 - $\pm$ 1,123 RSF
- Lease Rate: \$1.40/SF; NNN
- NNN is $\pm$ \$0.49/SF

LOCATION OVERVIEW

Creekside Center is located a mile east of Interstate 80 on Greenback Lane. This center is on a signalized intersection and is anchored by Grocery Outlet, Petco and Dollar Tree. It also features Taco Bell, Jack in the Box and Java Hut located on pad buildings.



FOR LEASE

6029-6085 Greenback Lane Citrus Heights, CA 95621
Creekside Center

6029-6085 Greenback Lane, Citrus Heights, CA 95621

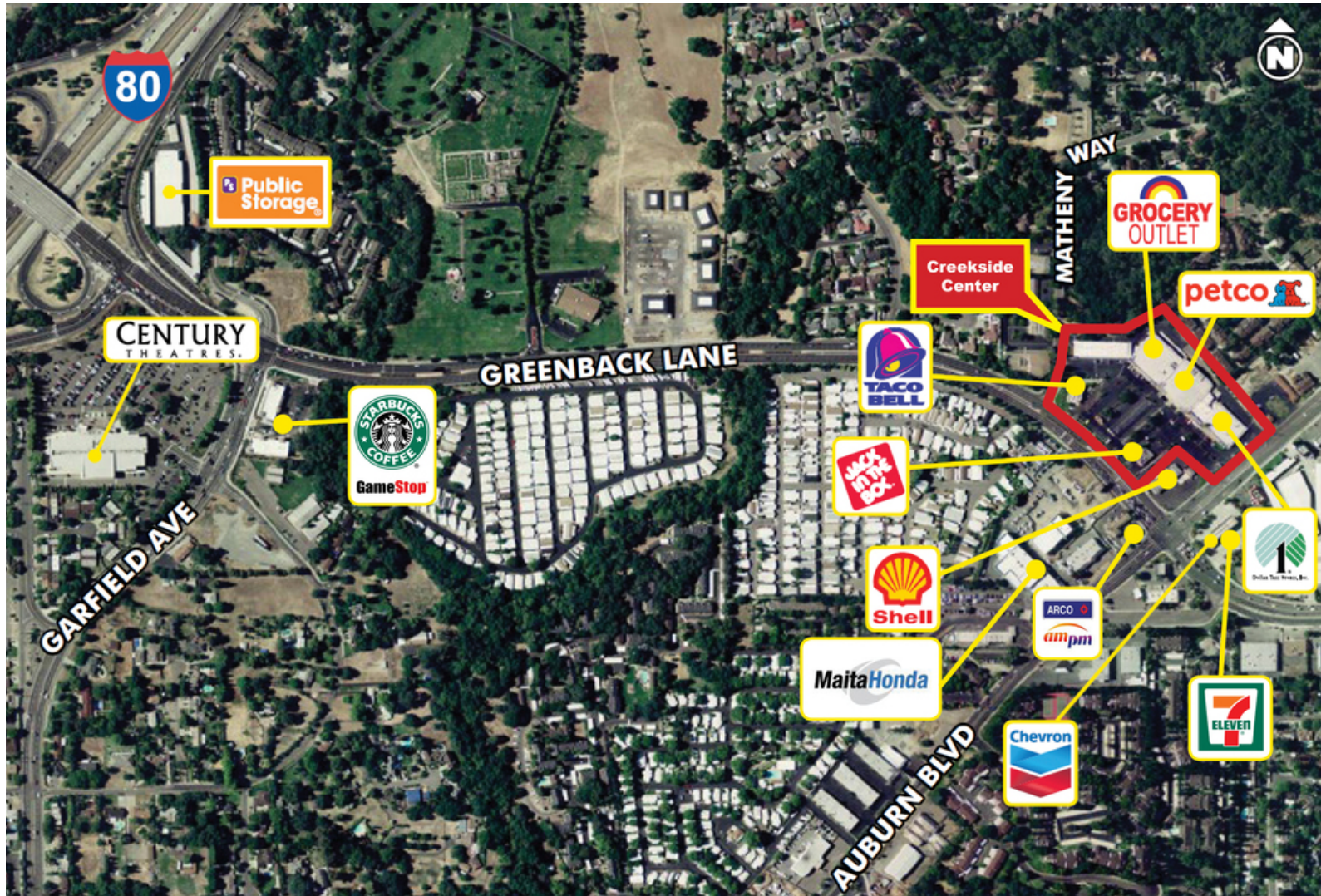
SITE PLAN



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

6029-6085 Greenback Lane, Citrus Heights, CA 95621

PROPERTY AERIAL



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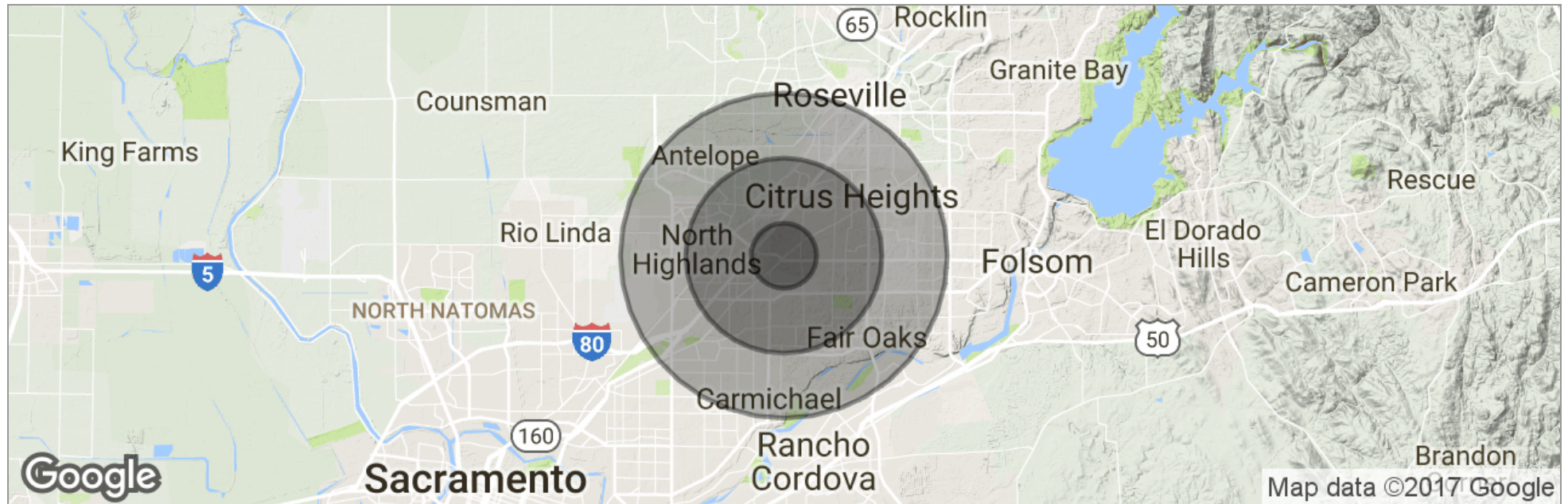
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP



	1 Mile	3 Miles	5 Miles
Total Population	18,713	165,412	370,618
Population Density	5,957	5,850	4,719
Median Age	37.9	36.7	36.7
Median Age (Male)	36.9	35.4	35.4
Median Age (Female)	41.0	38.6	38.3
Total Households	7,941	64,244	140,902
# of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$56,673	\$62,965	\$67,441
Average House Value	\$241,567	\$279,888	\$315,224

* Demographic data derived from 2010 US Census

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