

FOR LEASE :: PAD, END CAP & SHOP SPACE

GREENFAIRE VILLAGE

NWC GREENBACK LANE & FAIR OAKS BOULEVARD | CITRUS HEIGHTS, CALIFORNIA

AVAILABLE: ±1,225 - 3,970 :: ±6,098 SF FORMER SALON



FOR MORE
INFORMATION
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SITE PLAN



GREENBACK LANE

± 6,098 SF Stes. C-G - Former Salon
Can be split



FAIR OAKS BOULEVARD

Suite	SF	Tenant
8099-A	2,441	VACANT
8099-B	1,156	VACANT
8099-C	1,225	VACANT
8091-A&B	2,770	HUNTINGTON LEARNING
8091-C TO G	6,098	AVAILABLE-FORMER SALON
8091-H	1,200	MUSIC REPAIR
8091-I	1,200	MUSIC REPAIR
8095-A	1,997	H & R BLOCK
8095-B	2,000	SAC BLACK RIFLE
8099-C&D	3,970	AVAILABLE



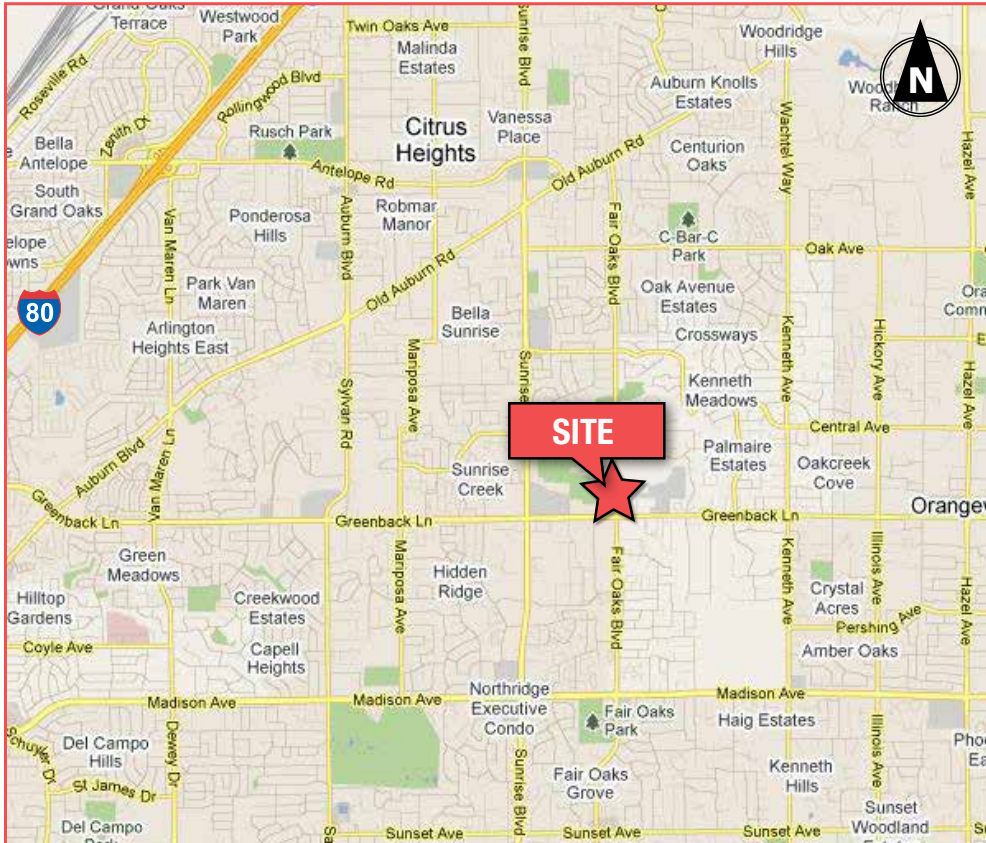
SITE PLAN IS NOT TO SCALE --
ALL DIMENSIONS ARE APPROXIMATE.



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LOCATION MAP MAP NOT TO SCALE



AVAILABILITY

- :: ±1,156 SF
- :: ±1,225 SF
- :: ±6,098 SF
- :: ±3,970 SF
- :: ±2,441 SF

COMMENTS

This center is located at Greenback Lane and Fair Oaks Boulevard in Citrus Heights. The center offers a 360-degree draw in the heavily populated Citrus Heights area. The Sunrise Regional Mall is located one block to the west.

FEATURES

- Monument and building signage
- Easy access
- Excellent visibility
- Strong demographics
- Densely populated trade area
- Near Sunrise Mall

TRAFFIC COUNTS

Greenback Ln. (from Sunrise to Fair Oaks 6/7/12)	36,551 ADT
Fair Oaks Blvd. (from Greenback Ln. to City Limits 6/7/12)	16,619 ADT

Source: County of Sacramento

DEMOGRAPHICS (2018 EST.)

	1.5 miles	3 miles	5 miles
POPULATION	41,942	134,100	307,163
AVERAGE HOUSEHOLD INCOME	\$84,727	\$88,672	\$92,012
DAYTIME POPULATION	12,302	32,031	103,759

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