



9267
GREENBACK
ORANGEVALE | CA

FOR LEASE

9267 GREENBACK LANE | ORANGEVALE, CA 95662

FOR LEASE » PARK PLAZA

9267 Greenback Lane | Orangevale, CA 95662

9267
GREENBACK
ORANGEVALE | CA



BEN PRATER

Director of Sales & Leasing
916.996.9250
ben@capitalrivers.com
DRE #01797747



CAPITAL RIVERS
COMMERCIAL

EXECUTIVE SUMMARY



PROPERTY PROFILE

Park Plaza is located at 9267 Greenback Lane in Orangevale, California. Anchored by a long term corporate DaVita Dialysis Clinic, the Plaza consists of three buildings totaling $\pm 30,534$ gross square feet ($\pm 30,000$ rentable square feet). Park Plaza also has multiple regional and local tenants, both retail and office professional.

PROPERTY HIGHLIGHTS

- Long term corporate DaVita Dialysis Clinic.
- Greenback Lane traffic counts are $\pm 37,830$ ATC.
- Three individual buildings.
- Multiple local and regional tenants.
- Well-maintained property.
- Three roofs replaced in 2020.

OFFERING SUMMARY

Asking: \$1.45 PSF Modified Gross
Tenant pays all utilities to suite



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

BEN PRATER

Director of Sales & Leasing
916.996.9250
ben@capitalrivers.com
DRE #01797747



CAPITAL RIVERS
COMMERCIAL

SITE PLAN AND AVAILABILITY



SUITE	TENANT	SF
A-1	O'Conner Bar & Grill	±3,000 SF
A-2	DaVita Dialysis	±7,500 SF
B-1	Elite Health Care	±750 SF
B-2	Waverley Piece	±700 SF
B-3	A Touch of Class	±1,200 SF
B-6	Available	±1,200 SF
B-7	Available	±1,200 SF
B-91 to 98	Available	±2400 SF
C-1	Tonarelli Sports Bar	±2,650 SF
C-2	Ross Lauger Urgent Care	±1,200 SF
C-3	Available	±1,700 SF
C-4	Orangevale Copy Center	±1,800 SF
C-5	Orangevale Copy Center	±2,400 SF
C-7	Available	±1,800 SF
C-8	MD Body Works	±600 SF

 **SUBJECT PROPERTY**
 **AVAILABLE FOR LEASE**



GREENBACK LANE

© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

BEN PRATER

Director of Sales & Leasing
 916.996.9250
 ben@capitalrivers.com
 DRE #01797747



CAPITAL RIVERS
COMMERCIAL

PROPERTY PHOTOS

9267
GREENBACK
ORANGEVALE | CA



BEN PRATER

Director of Sales & Leasing
916.996.9250
ben@capitalrivers.com
DRE #01797747



CAPITAL RIVERS
— COMMERCIAL —

PROPERTY PHOTOS

9267
GREENBACK
ORANGEVALE | CA



BEN PRATER

Director of Sales & Leasing
916.996.9250
ben@capitalrivers.com
DRE #01797747

REALTY
RESOURCES
MEMBER



CAPITAL RIVERS
COMMERCIAL

RETAIL AREA

9267
GREENBACK
ORANGEVALE | CA

WinCo
FOODS

Walmart
Supercenter

9267
GREENBACK
ORANGEVALE | CA

DQ

NAPA

DUNKIN'

GREENBACK LANE (±37,830 ATC) k Ln

GROCERY OUTLET
Shogun Market

9
goodwill

MOUNTAIN MIKE'S
RESTAURANT

CVS
pharmacy

SUPERCUTS

Little Caesars

BIG
LOTS!

THE FRESH SQUAD

Round
Table
PIZZA

Carl's Jr.

ROSS
DRESS FOR LESS

SUBWAY
eat fresh.

Auto
Zone

TACO
BELL

ACE
Hardware

SUBWAY
eat fresh.

ANYTIME
FITNESS

JIMBOY'S
TACOS

CVS
pharmacy

Starbucks

ampm

ARCO

Domino's
PIZZA

Jack
in the box

SportClips
BARBERSHOPS

TACO
BELL

BEN PRATER

Director of Sales & Leasing
916.996.9250
ben@capitalrivers.com
DRE #01797747

REALTY
RESOURCES
MEMBER



CAPITAL RIVERS
COMMERCIAL

RESIDENTIAL AREA

9267
GREENBACK
ORANGEVALE | CA



BEN PRATER

Director of Sales & Leasing
916.996.9250
ben@capitalrivers.com
DRE #01797747

REALTY
RESOURCES
MEMBER



CAPITAL RIVERS
COMMERCIAL

REGIONAL DEMOGRAPHICS

9267
GREENBACK
ORANGEVALE | CA

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION

2022 Estimated Population	13,207	85,437	230,605
2027 Projected Population	13,602	87,672	240,985
2020 Census Population	13,048	84,935	226,787
2010 Census Population	12,526	79,977	215,054
2022 Median Age	38.8	42.9	41.1

HOUSEHOLDS

2022 Estimated Households	5,317	33,934	88,775
2027 Projected Households	5,696	36,225	96,878
2020 Census Households	5,217	33,478	86,682
2010 Census Households	4,978	31,405	81,358

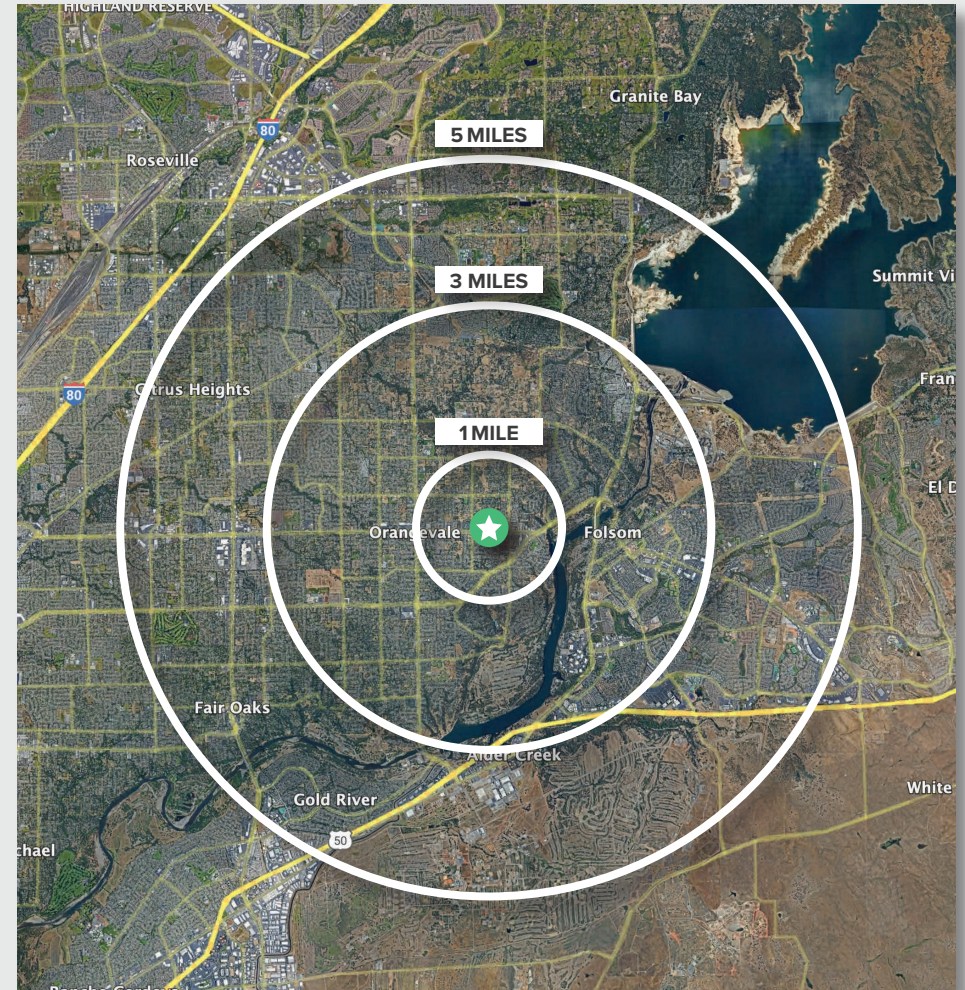
INCOME

2022 Estimated Average Household Income	\$96,283	\$120,716	\$123,251
2022 Estimated Median Household Income	\$75,379	\$97,758	\$100,749
2022 Estimated Per Capita Income	\$38,886	\$48,055	\$47,929

BUSINESS

2022 Estimated Total Businesses	563	3,857	10,028
2022 Estimated Total Employees	2,636	31,840	85,837

Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RS1



BEN PRATER

Director of Sales & Leasing
916.996.9250
ben@capitalrivers.com
DRE #01797747

REALTY
RESOURCES
MEMBER



CAPITAL RIVERS
COMMERCIAL