



CROSSROAD
VENTURES GROUP

7520 GREENBACK LN

CITRUS HEIGHTS, CA 95610-5606



For Sale & Lease

Office/Medical

916.788.9731

crossroadventures.net

Highlights

- Office/Medical
- +/-7,776 SF Building
- +/-32,679 SF Parcel
- Reception, 11 Privates, Conference, Breakroom
- 4 Private Restrooms
- 34 parking spaces on site
- Zoning: LC (Flexible Zoning, Office/Medical/Retail/Veterinary Clinic/Bank-Financial/Adult Daycare/Personal Services, etc.)
- High Traffic Area
- Close proximity to Retail/Restaurants

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your real estate compass.

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Property Summary



Property Description

This ±7,664 SF office/medical building offers an ideal opportunity for an owner-user seeking a well-maintained, functional facility. Built in 2006 and situated on a ±32,679 SF parcel, the property features a professional layout including a reception area, 11 private offices, a conference room, breakroom, and four private restrooms. The site provides 34 on-site parking spaces and is zoned LC, allowing for a variety of uses such as office, medical, financial services, and personal services. The efficient design and flexible configuration make this property well-suited for businesses looking to occupy and customize their own space.

Offering Summary

Sale Price:	\$1,649,000
Lease Rate	Call for Lease Rate
Available SF	7,644 SF
Lot Size	0.75 Acres
Building Size	7,664 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	8,216	59,659	140,316
Total Population	22,034	155,747	373,271
Average HH Income	\$85,982	\$101,592	\$106,848

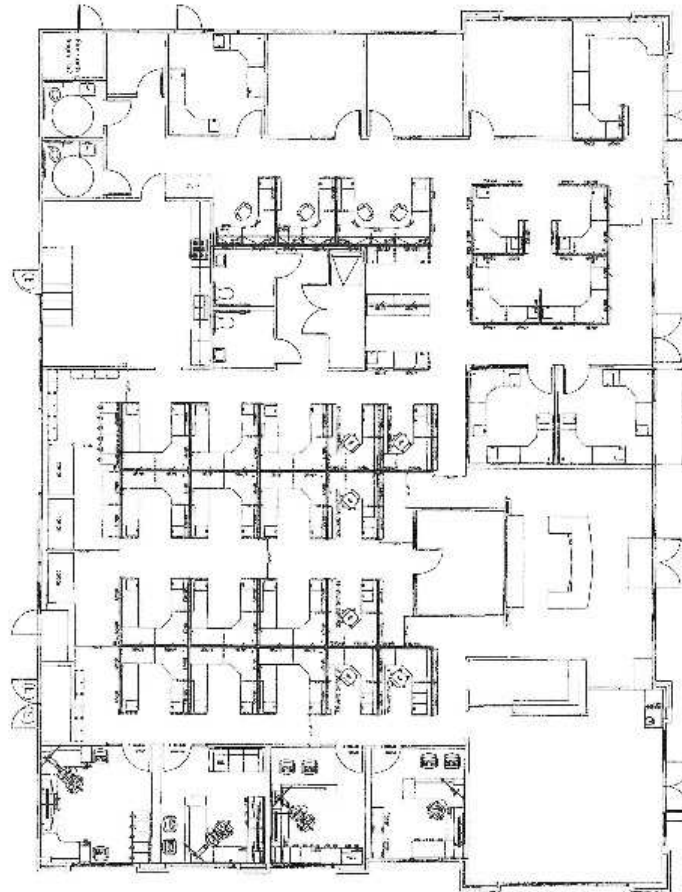
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Floor Plan



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Additional Photos



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Additional Photos



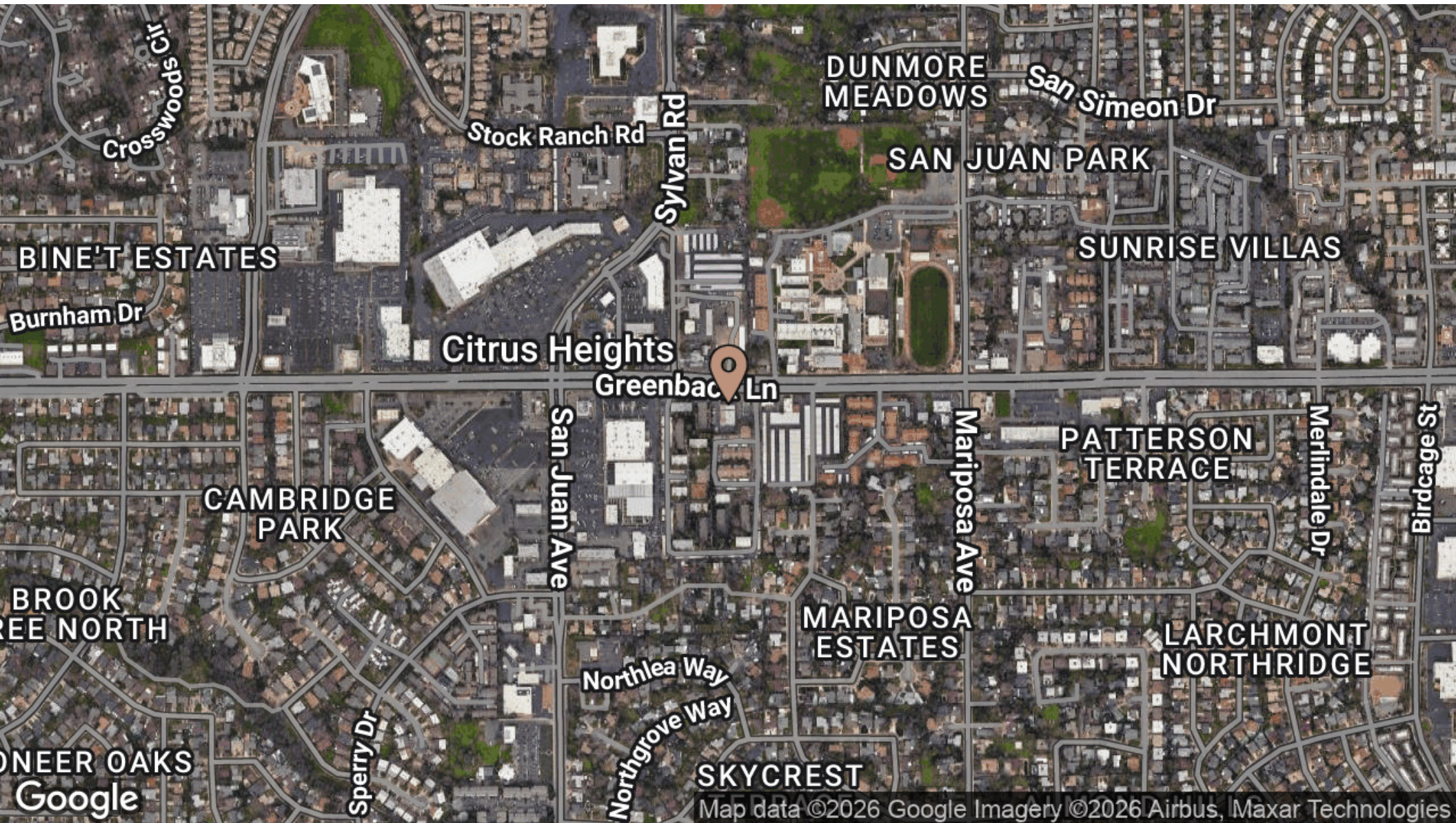
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Location Map



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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	22,034	155,747	373,271
Average Age	38.7	40.7	40.2
Average Age (Male)	37.6	39.6	39.1
Average Age (Female)	39.0	41.9	41.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,216	59,659	140,316
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$85,982	\$101,592	\$106,848
Average House Value	\$447,503	\$472,512	\$498,928

2023 American Community Survey (ACS)

