

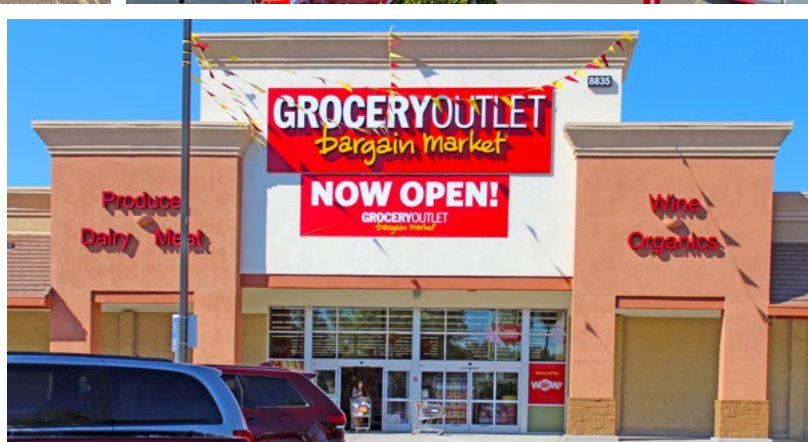
Cable Park

8801-8899 Greenback Ln
Orangevale, CA 95662
www.cbre.com/sacramentodt

ANCHOR, PAD, AND SHOP SPACE AVAILABLE

Corner of Greenback Ln & Hazel Ave

Anchor Space Available - $\pm 17,000$ SF, Up to $\pm 3,968$ SF Shop Space Available



Property Highlights

Anchor Space Available

- Center includes Grocery Outlet, Dollar Tree, and Ross
- Walmart located at same intersection
- Surrounded by dense, affluent residential area
- Located on the corner of Greenback Lane (33,991 ADT) & Hazel Ave (35,573 ADT)

Availability and Asking Rates:

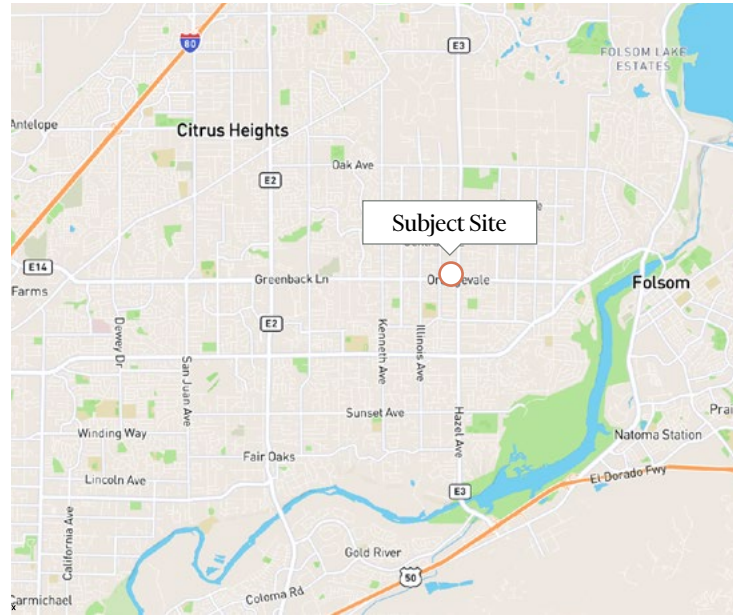
8801 – ±3,968 square feet - \$1.47 PSF/Mo NNN
 8843 – ±3,050 square feet - \$1.27 PSF/Mo NNN
 8857 – ±3,200 square feet - \$1.27 PSF/Mo NNN
 8861 – ±17,000 square feet - \$1.12 PSF/Mo NNN

8869 – ±1,300 square feet - \$1.67 PSF/Mo NNN

8871 – ±1,300 square feet - \$1.67 PSF/Mo NNN

8893 – ±687 square feet - \$1.87 PSF/Mo NNN

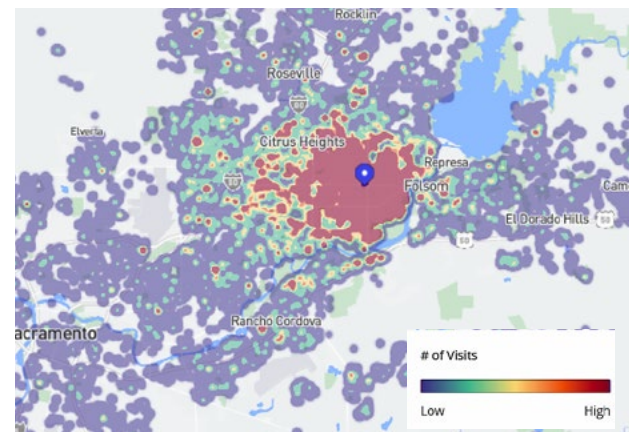
8849 – ±635 square feet - \$1.97 PSF/Mo NNN



2025 Estimated Demographics *

	Radius	1-Mile	3-Miles	5-Miles
	Population	13,141	98,520	259,552
	Daytime Population	10,471	83,980	251,731
	Businesses	367	3,467	11,094
	Households	4,981	38,844	100,619
	Avg HH Income	\$117,823	\$132,540	\$134,069

Trade Area Map



Cable Park / 8839 Greenback Ln, Orangevale, CA 95662 |
 Based on Home Location, by Visits | Min. Visits: 1 | Sep 1st 2024 to Aug 31st 2025 | Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. Data provided by Placer Labs Inc. (www.placer.ai)

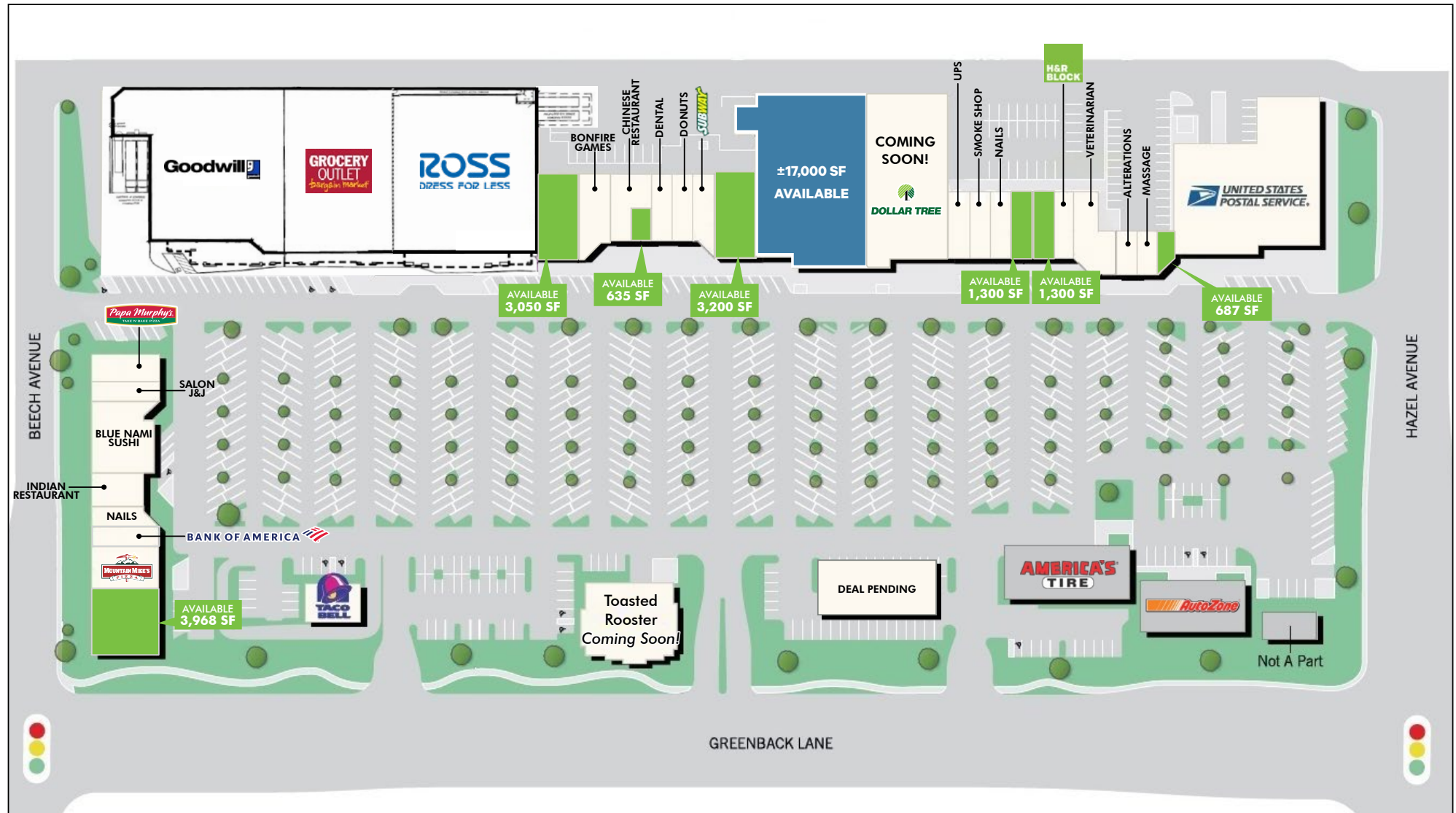
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For Lease

Site Plan

Not to scale. All dimensions are approximate.



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For Lease

Under Construction - To Be Completed September 2026

Not to scale. All dimensions are approximate. Subject to change.



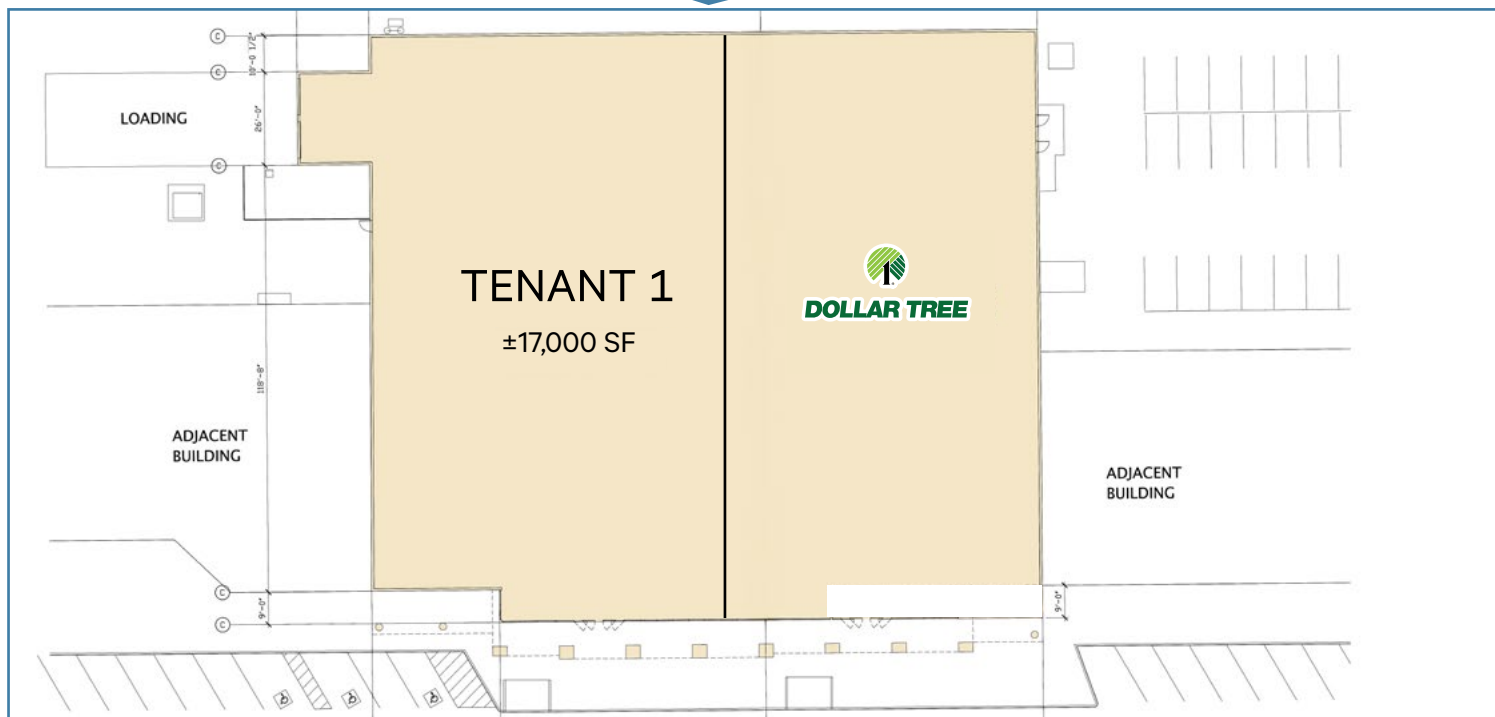
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For Lease

Conceptual Space Plan

Not to scale. All dimensions are approximate.



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For Lease



Contact Us

Chris Campbell

Executive Vice President
+1 916 446 8760
chris.campbell@cbre.com
Lic. 01204114

Jason Read

Senior Vice President
+1 916 446 8273
jason.read@cbre.com
Lic. 01341972

Scott Carruth

Senior Vice President
+1 916 446 8717
scott.carruth@cbre.com
Lic. 01372285

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