

**FOR
LEASE**

**7291 GREENBACK LN,
CITRUS HEIGHTS, CA**

±1,816 SF RETAIL SUITE AVAILABLE



**3D Tour
Click Here**



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ROME
REAL ESTATE GROUP

SAN JUAN PLAZA

SHOPPING CENTER

SPACE AVAILABLE

GREENBACK LANE · SAN JUAN AVENUE · SACRAMENTO AREA RETAIL



PROPERTY HIGHLIGHTS

- 1 **Strategically Positioned** — Nestled between two bustling grocery-anchored centers
- 2 **High-Profile Out-Parcel** — Adjacent to the renowned San Juan Plaza
- 3 **Exceptional Accessibility** — Just 2 miles from the I-80 interstate
- 4 **Prime Location** — Greenback Lane frontage — over 44,000 vehicles daily
- 5 **Outstanding Visibility** — Prominent corner at Greenback Lane & San Juan Avenue
- 6 **Retail Powerhouse** — Safeway, Sam's Club, Ross, Burlington, Kohl's & Dollar Tree
- 7 **Affluent Trade Zone** — One of Sacramento's most prosperous retail areas

SAN JUAN PLAZA SHOPPING CENTER

7291 GREENBACK LANE • CITRUS HEIGHTS, CA 95621

RETAIL SPACE FOR LEASE
±1,816 SF AVAILABLE

SITE PLAN AVAILABLE SUITE



SUITE MIX

AVAILABLE

±1,816 SF IMMEDIATE OCCUPANCY

T-MOBILE

±3,884 SF

ADVANCE AMERICA

±1,280 SF

DHL EXPRESS

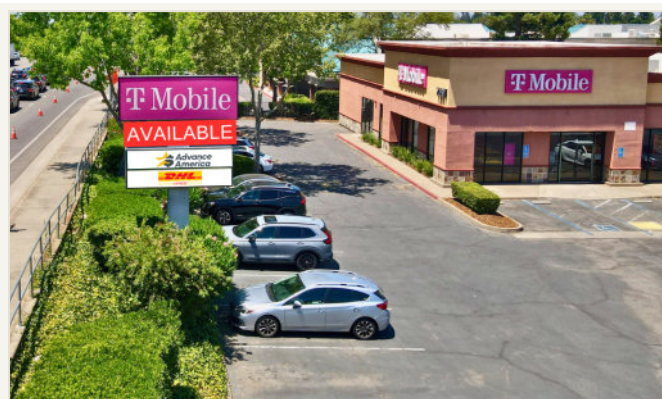
±1,116 SF

GREENBACK LANE

45,875

AVG. DAILY TRAFFIC

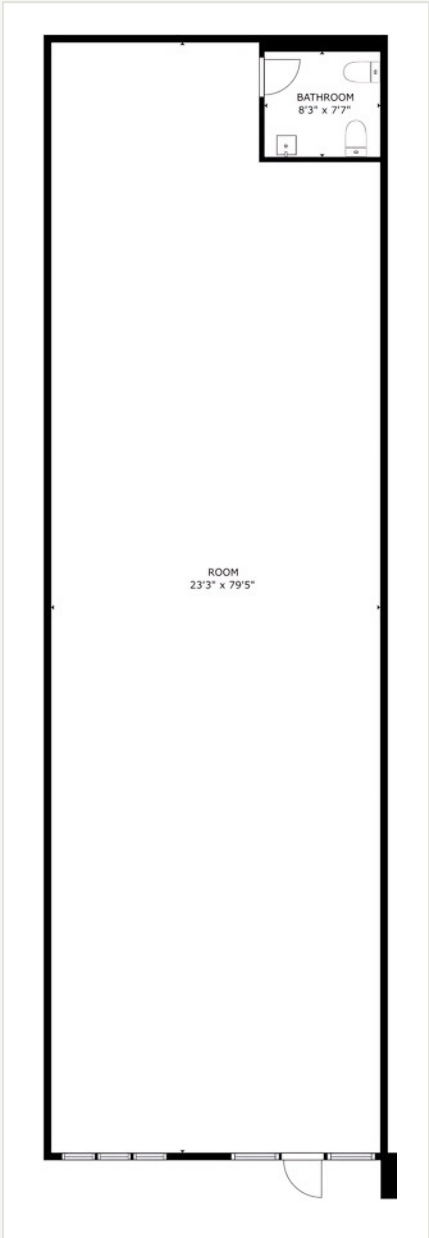
MONUMENT SIGNAGE



LOCATION HIGHLIGHTS

- PRIME CORNER** Greenback Lane & San Juan Avenue — hard-corner exposure
- GROCERY-ADJACENT** Positioned between two established grocery-anchored centers
- FREEWAY ACCESS** Approximately 2 miles from Interstate 80
- NATIONAL CO-TENANCY** Safeway, Sam's Club, Ross, Burlington, Kohl's, Dollar Tree
- PYLON SIGNAGE** Dedicated position on the Greenback Lane monument sign

SUITE 3 · FLOOR PLAN



SUITE 3

±1,816 SQ. FT.

LEASE RATE
CONTACT BROKER

NNN COSTS
\$1.08 PSF

SUITE LAYOUT
OPEN FLOOR PLAN

[VIEW 3D TOUR](#)

The suite features an open floor plan, with a restroom in the back.





EXTERIOR PHOTOS





PROPERTY LOCATION



Tuesday Morning



IMMEDIATE RETAIL AERIAL

RETAIL AERIAL



MADISON AVE

SUNRISE BLVD.

PROPERTY
LOCATION



Sam's CLUB
KOHLS
ROSS
DRESS FOR LESS
Burlington
SAFEWAY
O'Reilly
DOLLAR TREE

CHUCK E. CHEESE'S
BIG 5
SPORTING GOODS
Firestone

Party City
SPROUTS
FARMERS MARKET
The BEACH HUT
DELI
PIZZA HUT
RITE AID
Marshalls
Staples

Sunrise MALL
JCPenney
★ macy's

99¢ only
STORES
CRUNCH

EXOTICS
AUTO PROS
7
ELEVEN
Papa Murphy's
TAKE 'N' BAKE PIZZA
Pollo Loco

TARGET
OLD NAVY
LOWE'S
Walmart+
BEST BUY
HOBBY LOBBY

BELLA VISTA
HIGH SCHOOL

SAFEWAY
CVS
pharmacy

ARCO
DUTCH BROS
Coffee

Raley's
planet fitness
T
Goodwill

NORTH RIDGE
Country Club

DUTCH BROS
Fair Oaks
EXCEL
FITNESS
FAIR OAKS
American River
WOOD • VINYL • CARPET • TILE
FLOORING
KOVAR'S
SATORI ACADEMY
MARTIAL ARTS & FITNESS
Pitch & Fiddle
SACRAMENTO, CA

DEMOGRAPHIC SUMMARY REPORT

7291 GREENBACK LN · CITRUS HEIGHTS, CA 95621



POPULATION
2023 ESTIMATE

1 MILE	21,643
3 MILES	162,643
5 MILES	395,296



POPULATION
2028 PROJECTION

1 MILE	22,142
3 MILES	166,149
5 MILES	404,647



HOUSEHOLD INCOME
2023 AVERAGE

1 MILE	\$80,113
3 MILES	\$90,474
5 MILES	\$92,717



HOUSEHOLD INCOME
2023 MEDIAN

1 MILE	\$66,164
3 MILES	\$73,328
5 MILES	\$72,731



2023 POPULATION BY ORIGIN

1-MILE RADIUS

3-MILE RADIUS

5-MILE RADIUS

WHITE	17,815	132,665	307,374
BLACK	959	7,770	24,831
HISPANIC ORIGIN	4,212	27,711	73,101
AM. INDIAN & ALASKAN	278	2,131	5,567
ASIAN	1,076	8,618	28,622
HAWAIIAN & PACIFIC ISLANDER	151	1,064	2,871
OTHER	1,365	10,395	26,030

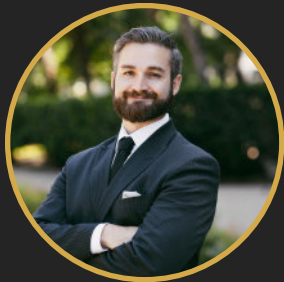
FOR LEASE

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CONTACT US

For more information about this retail suite



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