



GREENFAIRE VILLAGE

GREENBACK LANE & FAIR OAKS
BOULEVARD CITRUS HEIGHTS, CA

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INTER-CAL REAL ESTATE CORPORATION
inter-cal

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OVERVIEW

HIGHLIGHTS

- Opportunities available in newly remodeled center
 - 1,000 – 3,220 SF Available
- Quasi Retail/Office suite(s) available
 - Center is located on hard corner at signalized intersection
 - Located on the main east-west commuter arterial, Greenback Lane

TENANTS IN THE IMMEDIATE AREA

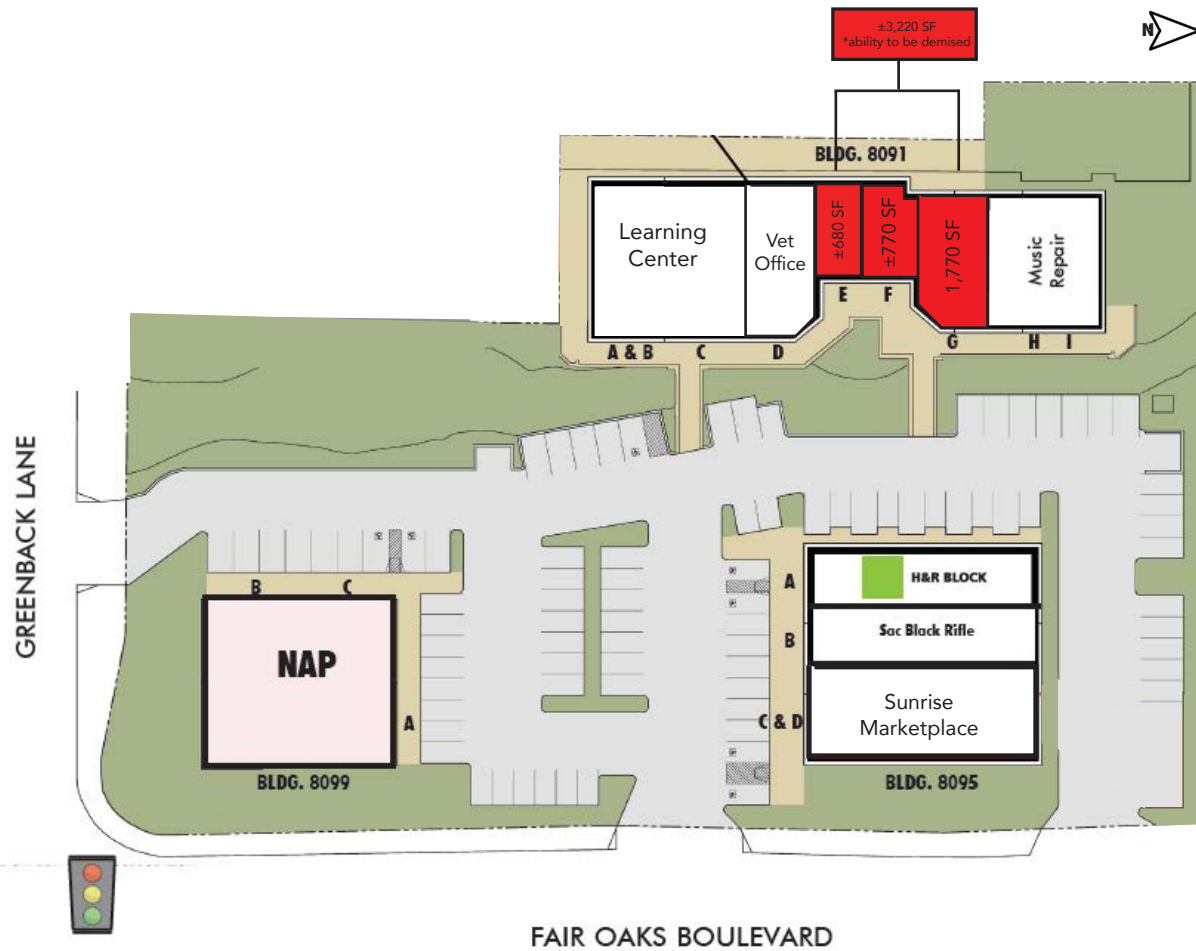


BY THE NUMBERS

Demographics	1.5 miles
Population	\$41,375
Average household income	\$100,187
Daytime population	34,986
Median Household Income	\$77,404
Source: Esri 2023	
Traffic counts	
Greenback Ln	39,393 CPD
Fair Oaks Blvd	18,211 CPD
Sunrise Blvd	38,289 CPD

Source: Esri 2023

SITE PLAN



Suite	Tenant	SF
8099-A	NAP	2,441
8099-B	NAP	1,156
8099-C	NAP	1,225
8091-A,B & D	Learning Center	2,770
8091-D	Vet Office	2,878
8091-E to G	Available	6,098
8091-H	Music Repair	1,200
8091-I	Music Repair	1,200
8095-A	H & R Block	1,997
8095-B	SAC Black Rifle	2,000

AREA MAP



CITRUS TOWN CENTER

BevMo! **Marshalls**
SPROUTS FARMERS MARKET **SKECHERS**
GameStop **PartyCity**

CONTRACTORS
WAREHOUSE

Red Robin
GOURMET BURGERS AND BEERS

BURGER
KING

SUNRISE MALL

JCPenney
★ **macys**

GREENBACK SQUARE

SalonCentric **SHERWIN WILLIAMS. ROYAL**
Starbucks **MONGOLIAN BBQ** **Nasabi**
Salon Q Spa **Asia Bisteo & Sushi Bar**

LOUISIANA
POPEYES

SITE

CVS
pharmacy®

GREENBACK LN - 39,393 CPD

Jack
in the box

FAIR OAKS BLVD - 18,211 CPD

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