



GREENBACK LN - 39,393 CPD

GREENBACK SQUARE

8029-8087 GREENBACK LANE,
CITRUS HEIGHTS, CA

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OVERVIEW

HIGHLIGHTS

Multiple Opportunities Available

Ranging from 900 SF – 4,700 SF

Direct Signage Opportunity on Greenback Lane

Diverse Tenant Mix (Starbucks, Sherwin Williams, etc.)

Across the street from the soon to be revitalized Sunrise Mall

Center is located on the main East-West commuter arterial, Greenback Lane

TENANTS IN THE IMMEDIATE AREA



Greenback Square, 8029-8087
Greenback Lane, Citrus Heights, CA

BY THE NUMBERS

Demographics	1.5 miles
Population	41,637
Average household income	\$102,641
Daytime population	35,075
Median Household Income	\$78,507

Source: Esri 2023

Traffic counts	
Greenback Ln	39,393 CPD
Fair Oakes Blvd	18,211 CPD
Sunrise Blvd	38,289 CPD

Source: Esri 2023

SITE PLAN



Space	Suite	Tenant	SF
A	8033	Available	1,800
B	8035	Available	900
C	8037	Available	1,200
D	8039	Wine Consultant	900
E	8041	California Hearing Aid	1,200
F	8043	Available	2,300
H	8047	Nail Salon	1,200
I	8049	Jackson Hewitt	900
J	8051	Available	900
K	8053	Available	1,800
L	8055	Kabob Restaurant	1,800
M	8063	Available	4,700
N	8069	Mongolian BBQ	3,000
O	8071	Kids Camp	2,400
P	8075	Always Perfect	900
Q	8077	Available	1,500
R	8083	Maly's	3,230
S	8085	The Cave	3,870
T	8067	Available	1,864
U	8067	Sherwin Williams	4,000
V	8031	Available - 2nd Gen Restaurant	2,400
W	8029	Artificial Grass Depots	1,200
X	8027	Starbucks	2,200

AREA MAP



New "Mitchell Farms" Development
± 260 residential lots

BevMo! **Marshalls**
SPROUTS **PET SMART**
FARMERS MARKET
STAPLES **Mancini's**

ROYAL
Real Estate

MONGOLIAN
BBQ

GREENBACK
SQUARE

Jackson Hewitt
TAX SERVICES



CONTRACTORS
WAREHOUSE

CVS
pharmacy

SalonCentric

SUNRISE BLVD - 38,289 CPD

GREENBACK LN - 39,393 CPD

FAIR OAKS BLVD - 18,211 CPD



BLACK ANGLUS
STEAKHOUSE



SHERWIN
WILLIAMS



Red Robin
GOURMET BURGERS AND BEERS



SUNRISE MALL
JCPenney
★ **macy's**

Public
Storage

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