

8680 Greenback Lane offers an ideal location,
fully improved office suites, new flooring, and more!



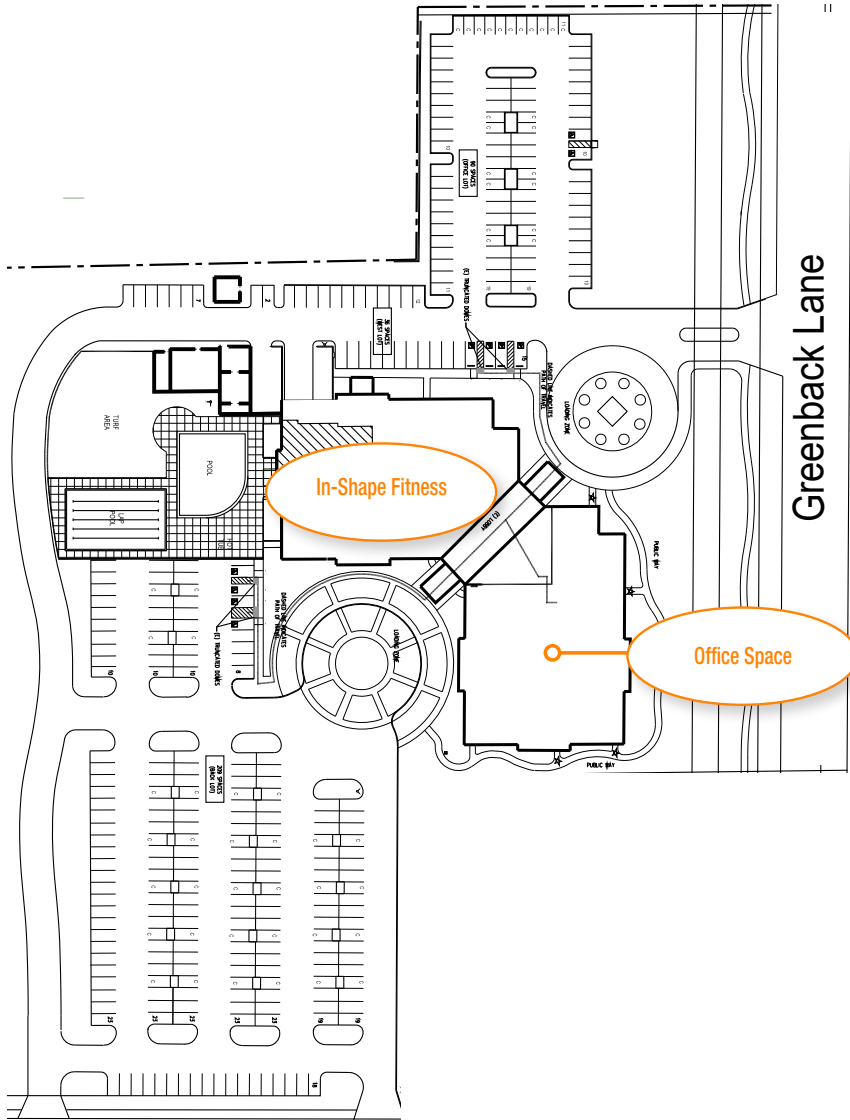
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AVAILABLE FOR LEASE - OPEN OFFICE SPACE 8680 GREENBACK LANE, ORANGEVALE CA

PROPERTY HIGHLIGHTS

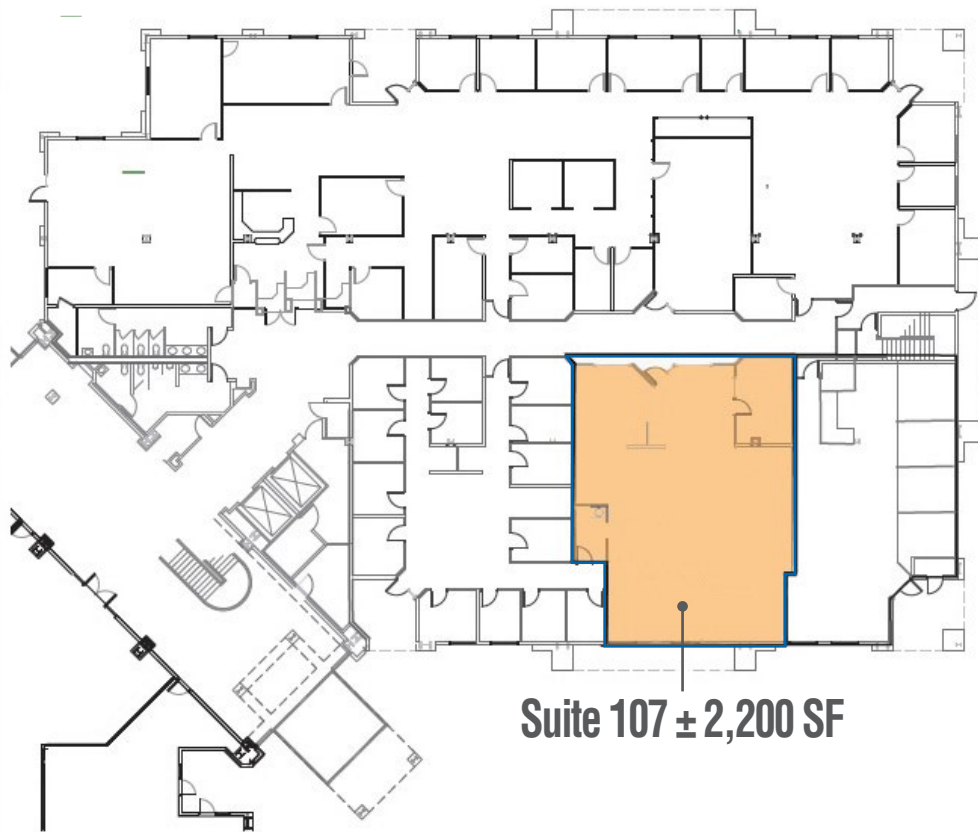
- Suite 107 $\pm$ 2,200 SF
- Suite 200 $\pm$ 2,655 SF
- Lease Rate: \$1.75/SF Full Service (no janitorial)
- Notable co-tenant In-Shape Fitness
- Two miles from Sunrise Mall, numerous major retailers within walking distance
- Zoned: GC- SPA - Special Planning Area per the Greenback Lane 506-20 Code
- Ideal location along Greenback Lane between Kenneth Ave and Illinois Ave
- $\pm$ 32,775 Daily Traffic Counts



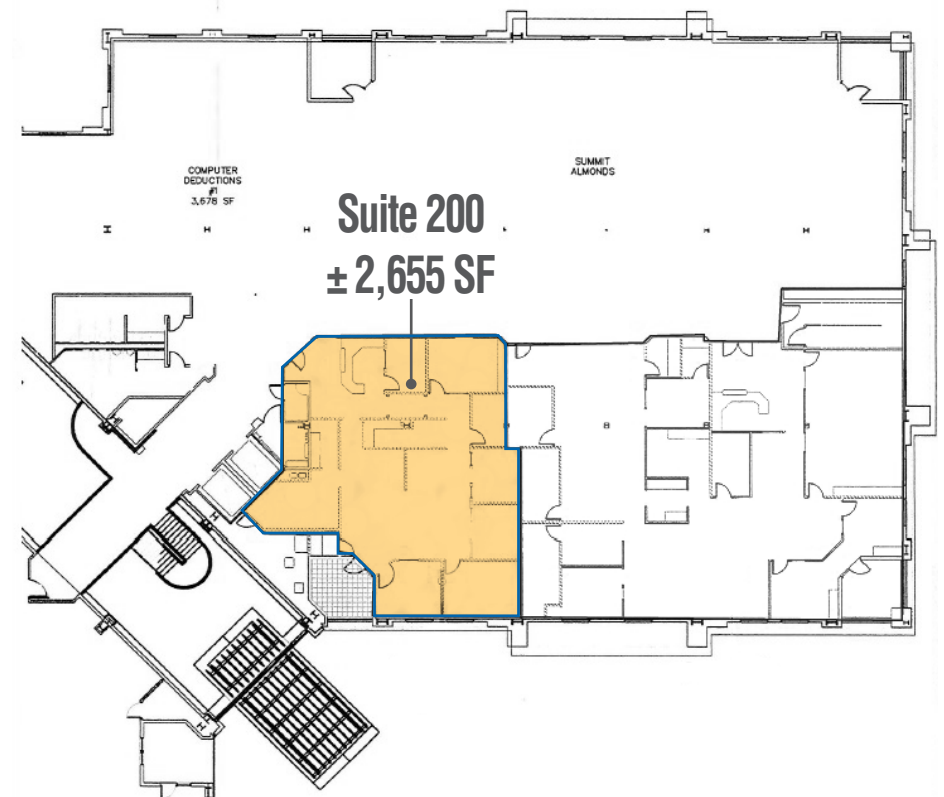
AVAILABLE FOR LEASE - OPEN OFFICE SPACE
8680 GREENBACK LANE, ORANGEVALE CA

FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



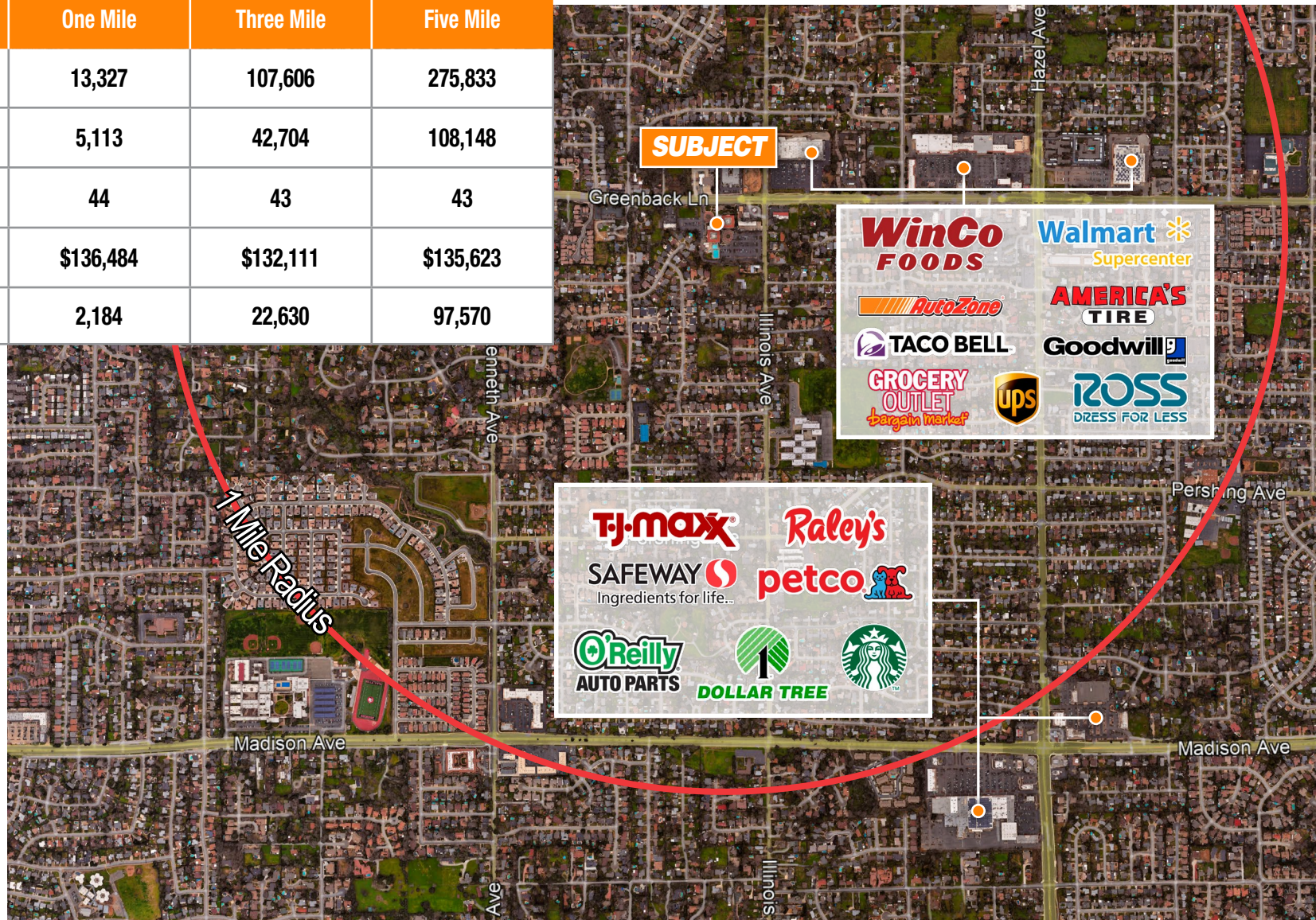
AVAILABLE FOR LEASE - OPEN OFFICE SPACE
8680 GREENBACK LANE SUITE 107, ORANGEVALE CA

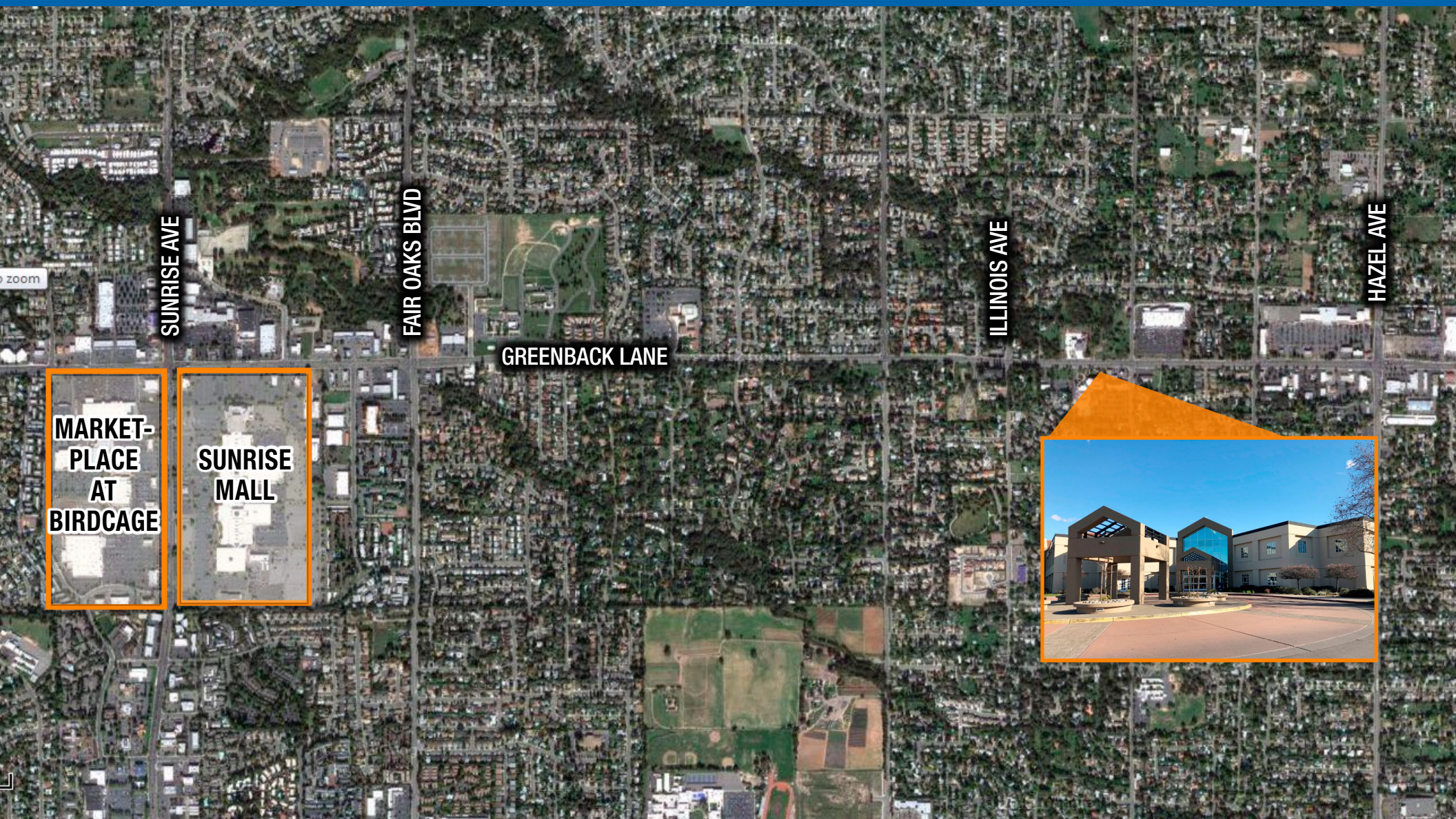


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8680 GREENBACK LANE, ORANGEVALE CA

2025 Demographics	One Mile	Three Mile	Five Mile
Population	13,327	107,606	275,833
Households	5,113	42,704	108,148
Population Median Age	44	43	43
Average Household income	\$136,484	\$132,111	\$135,623
Total Employees	2,184	22,630	97,570





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