

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



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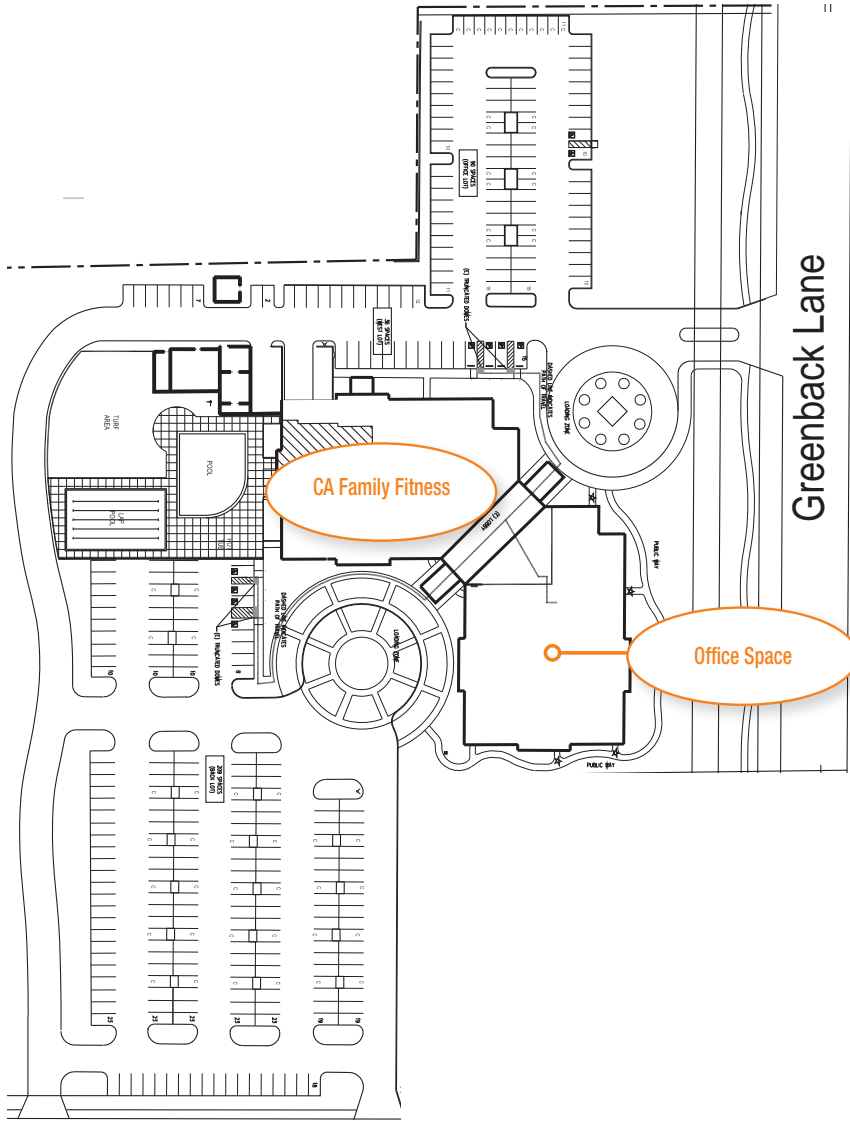
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AVAILABLE FOR LEASE - OPEN OFFICE SPACE 8680 GREENBACK LANE, ORANGEVALE CA

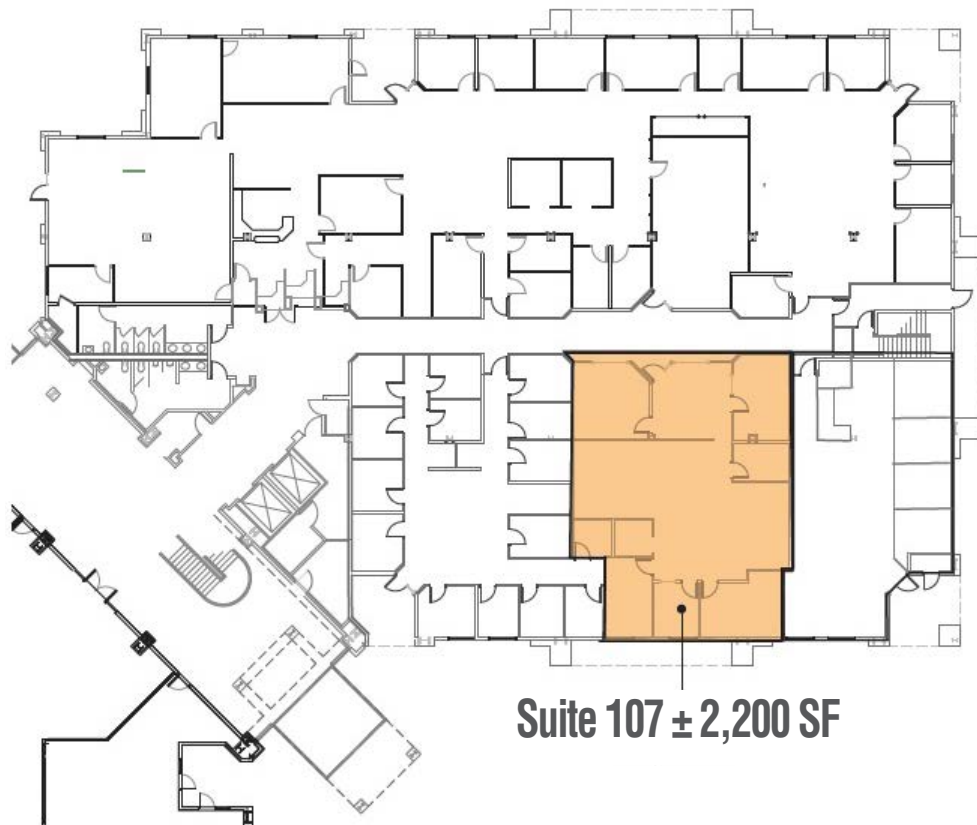
PROPERTY HIGHLIGHTS

- Suite 107 ± 2,200 SF
- Suite 200 ± 4,170 SF
- Suite 220 ± 2,345 SF
- Lease Rate: \$1.75/SF Full Service (no janitorial)
- General open office space with new finishes, including a large kitchen cabinetry area and a sink
- Notable co-tenant California Family 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
- 32,775 Daily Traffic Counts

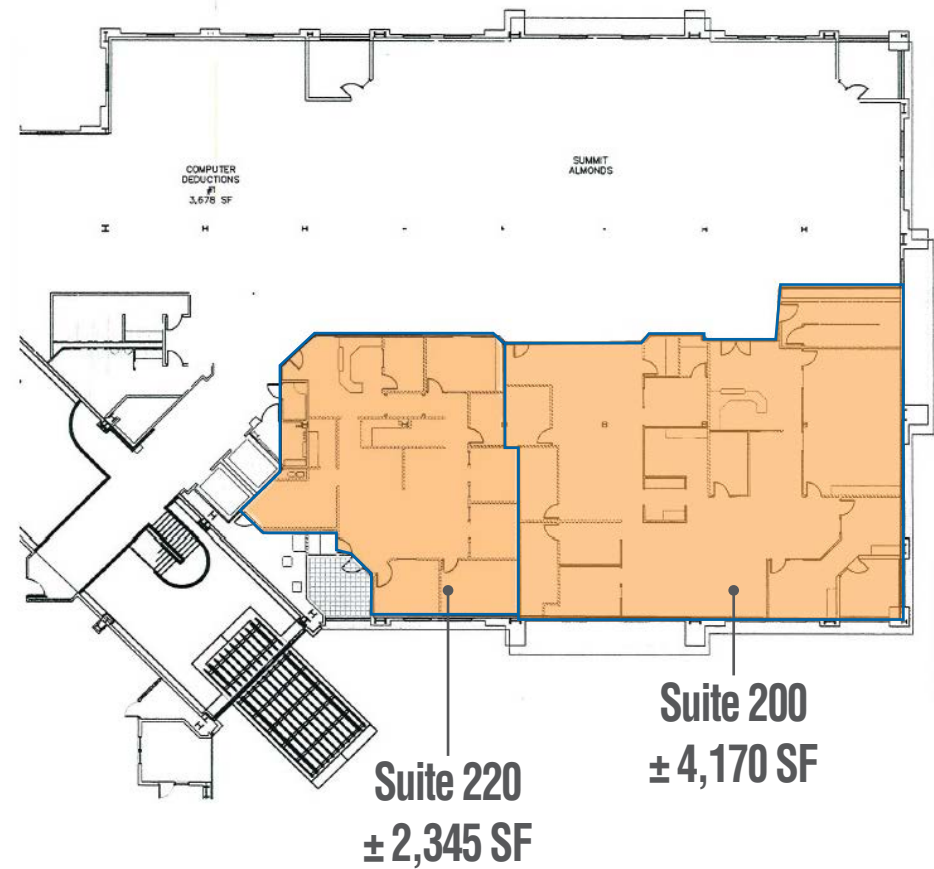


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



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



AVAILABLE FOR LEASE - OPEN OFFICE SPACE
8680 GREENBACK LANE SUITE 220, ORANGEVALE CA



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5 Mile Information



108,737

Employees



\$80,841

Median HH Income

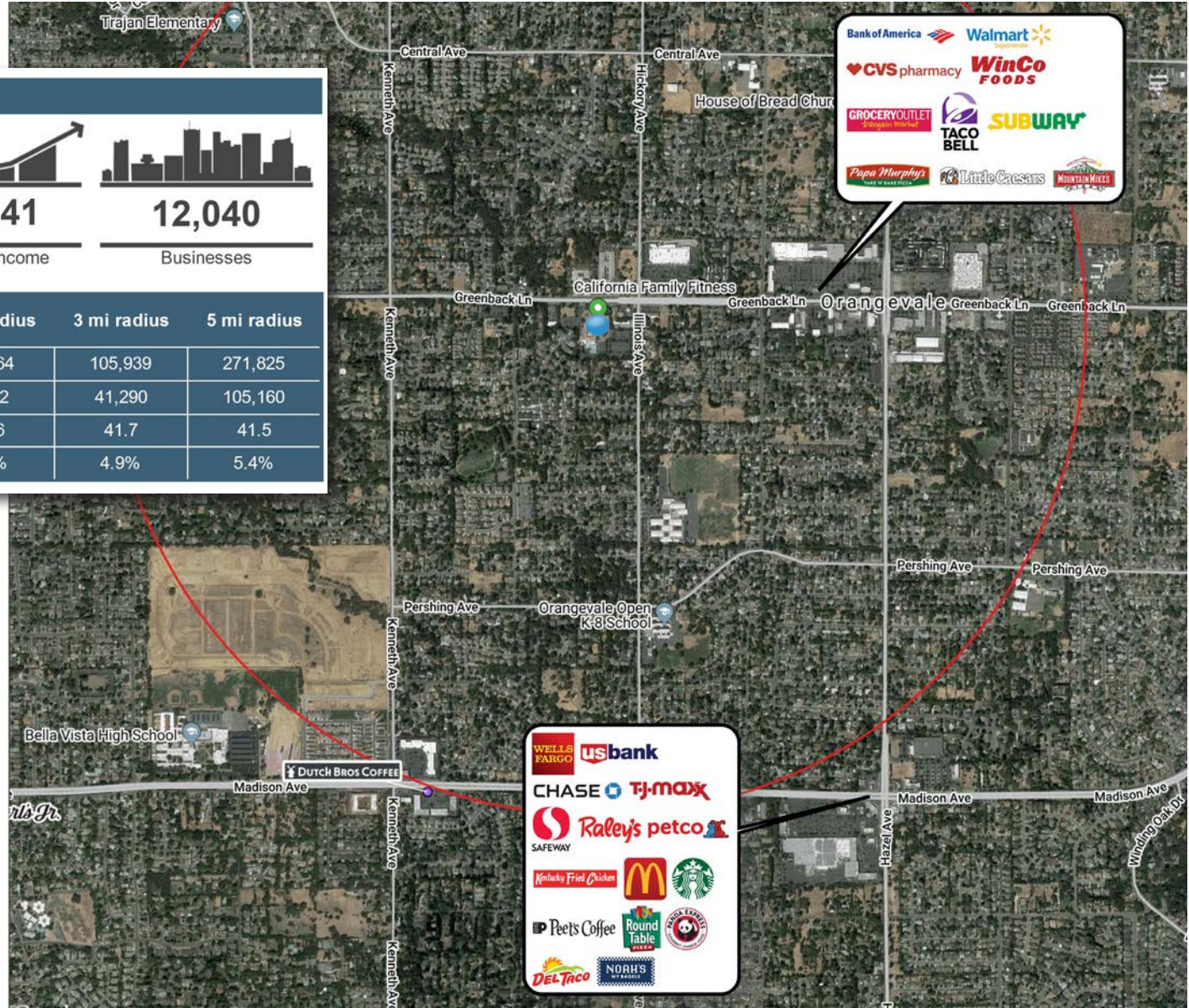


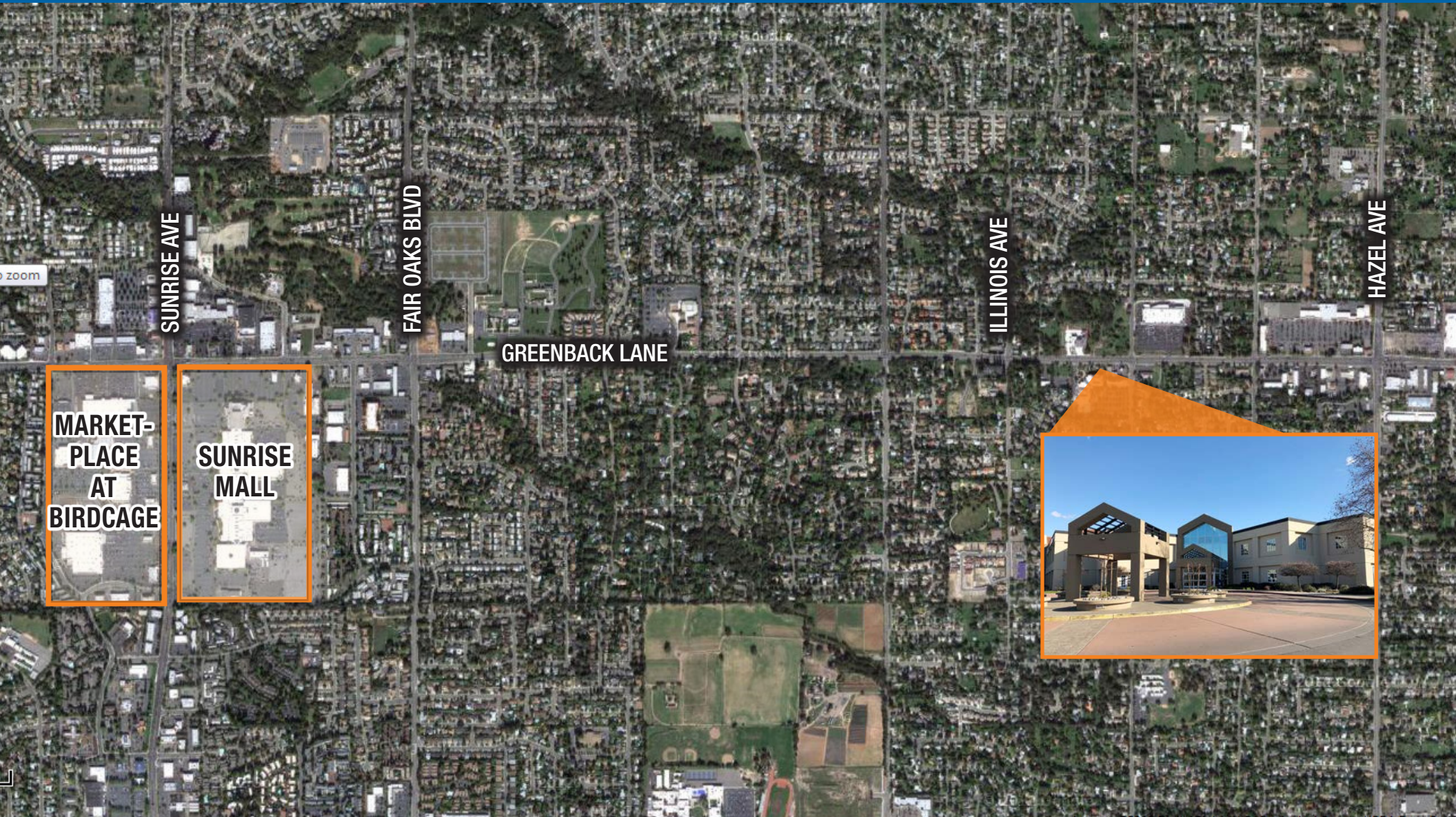
12,040

Businesses

Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	13,064	105,939	271,825
Households	4,862	41,290	105,160
Population Median Age	41.6	41.7	41.5
5 Yr Pop Growth (Total%)	4.7%	4.9%	5.4%





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