

9220 - 9222 GREENBACK LANE

ORANGEVALE, CA 95662



FOR SALE

KW COMMERCIAL | SACRAMENTO

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Sacramento, CA 95816



Each Office Independently Owned and Operated

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PROPERTY SUMMARY

9220 GREENBACK LANE



Property Summary

Building Class:	C
Price:	\$1,400,000
Units:	1
Building SF:	6,272 sf
Price / SF:	\$159
Lot Size:	0 SF
Building Height :	1 Story
Year Built:	1975
Opportunity Zone :	No
Tenancy	Multiple
Frontage:	136 FT on Greenback Ln

Property Overview

Nestled along the bustling Greenback Lane corridor in Orangevale, CA, this prime retail property at 9220-9222 Greenback Lane offers an exciting investment or ownership opportunity. Boasting 6,272 square feet of adaptable space on a spacious 0.66-acre lot, this property is strategically positioned for visibility and accessibility, capturing the attention of approximately 22,000 vehicles daily. The single-story, Class C building, built in 1975, provides ample frontage with 136 feet along Greenback Lane and includes 26 dedicated parking spaces, making it easily accessible for customers. Its Special Planned Area (SPA) zoning invites a wide array of businesses—retail, office, automotive, and more—to take advantage of the high foot traffic and exceptional exposure in this thriving commercial hub. The expansive back lot and patio add flexibility, while the surrounding area's blend of corporate retail, offices, and industrial spaces creates a dynamic, synergistic setting.

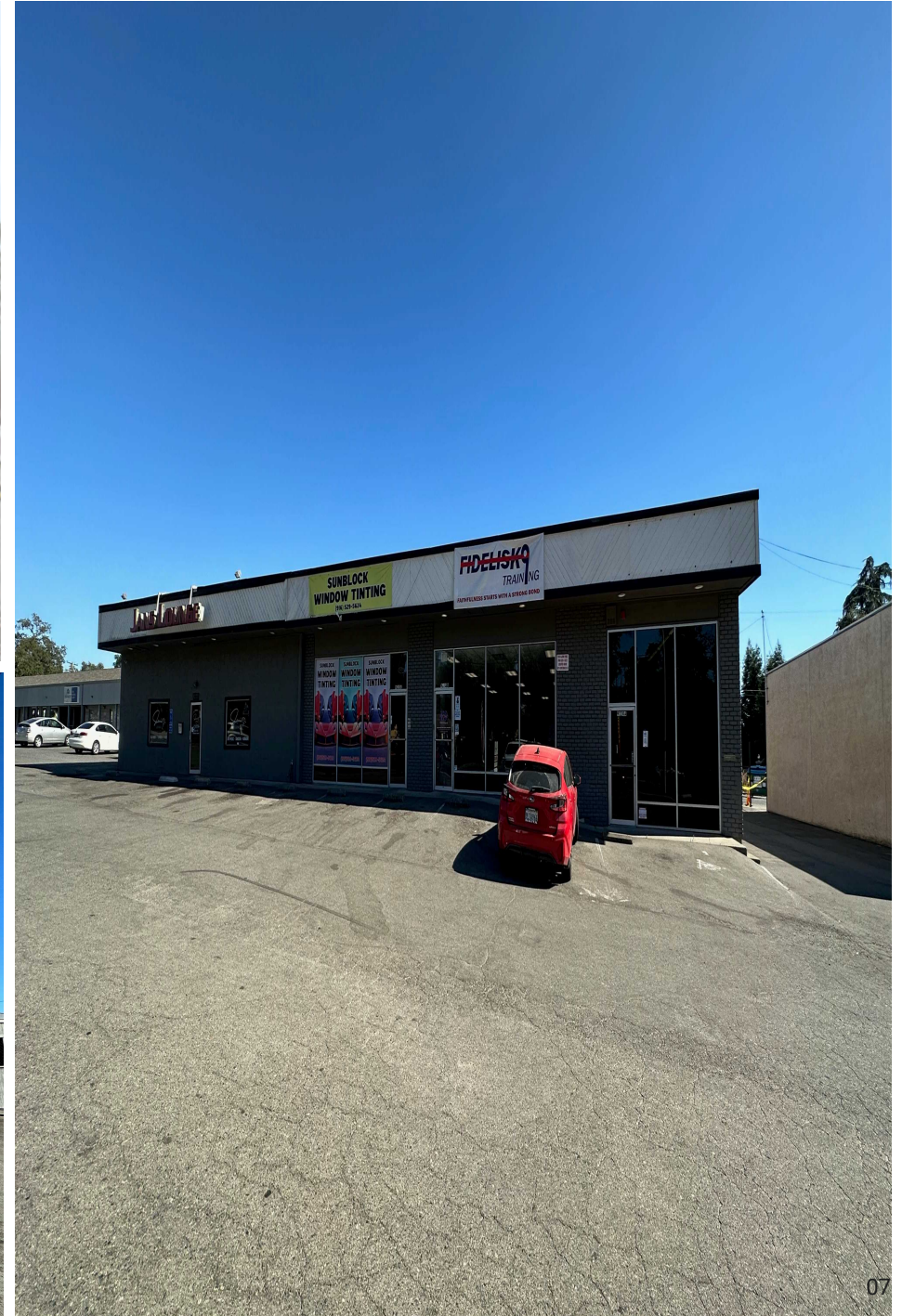
AERIAL

9220 GREENBACK LANE



PROPERTY PHOTOS

9220 GREENBACK LANE



RENT ROLL

9220 GREENBACK LANE

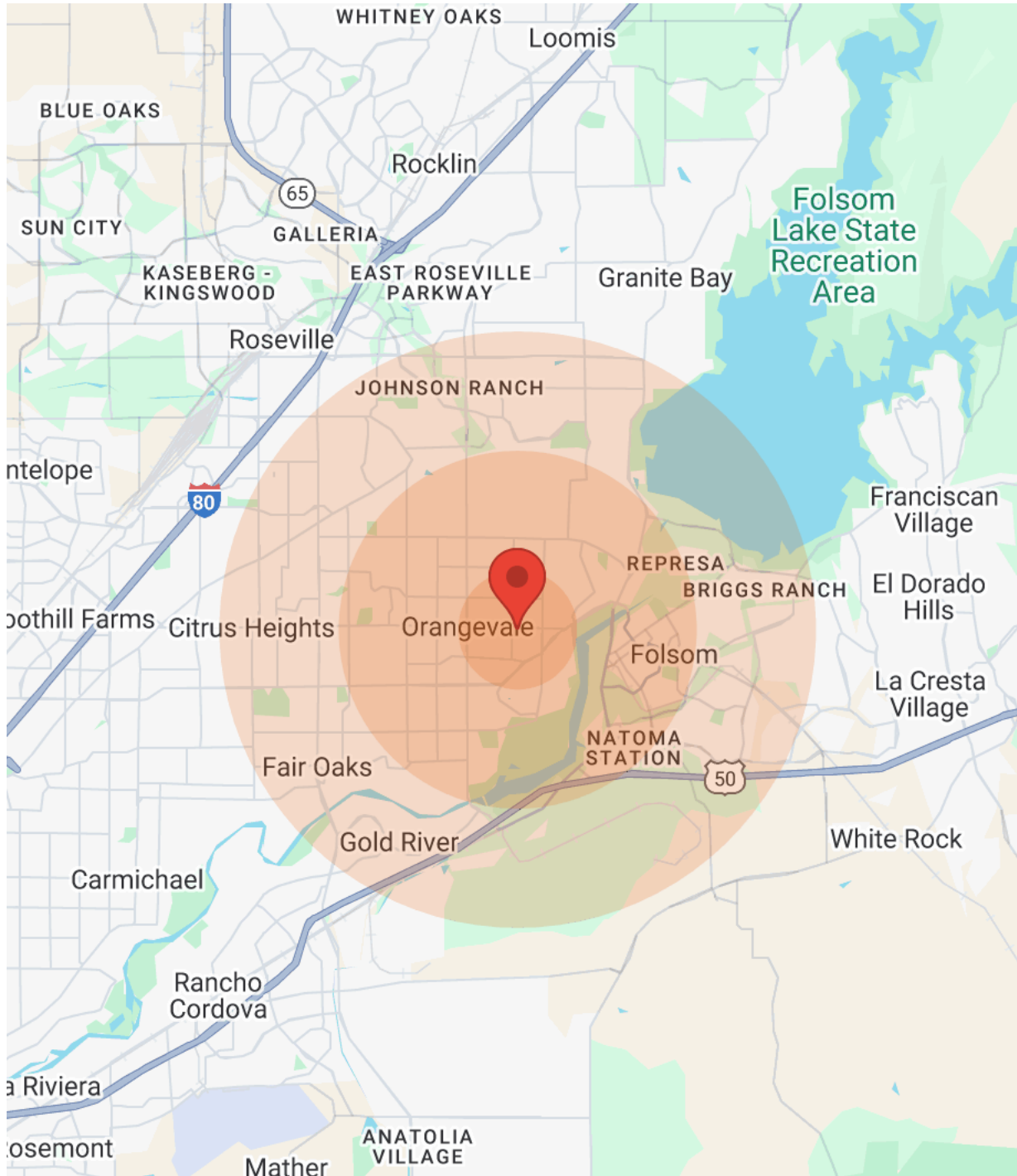


Tenant	Term	End Lease	Lease Space	Current NNN	Current Rent	Total Rent
Sunblock Window Tinting	3 Year Term	30-Sep-25	1232 Sqft	\$0.47sqft - \$578.96	\$1,459.30	\$2,038.96
K9 Tenant Unit B	3 Years and 2 months	31-Dec-26	1232 Sqft	\$0.47 soft-\$578.96	\$1.25- \$1540	\$2,118.96
K9 Tenant Unit A			1008 sqft	\$0.47sgft-\$473.76	\$1.15-\$1159.2	\$1,632.96
Jans Lounge	5 Year 6 months	27-Apr-27	2800 Sqft	\$0.47 soft- \$1315.81	\$3,500	\$4,815.81



DEMOGRAPHICS

9220 GREENBACK LANE



Population	1 Mile	3 Miles	5 Miles
Male	5,961	38,241	107,892
Female	6,171	39,958	106,803
Total Population	12,132	78,199	214,695

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,422	14,400	39,843
Ages 15-24	1,587	10,016	27,413
Ages 25-54	4,984	29,433	84,181
Ages 55-64	1,538	10,931	28,924
Ages 65+	1,601	13,419	34,334

Race	1 Mile	3 Miles	5 Miles
White	10,785	69,918	181,033
Black	138	494	5,418
Am In/AK Nat	38	89	391
Hawaiian	N/A	37	106
Hispanic	1,308	6,765	24,124
Multi-Racial	1,944	9,434	32,484

Income	1 Mile	3 Miles	5 Miles
Median	\$72,262	\$79,756	\$75,670
< \$15,000	259	1,551	4,925
\$15,000-\$24,999	344	2,178	6,152
\$25,000-\$34,999	658	2,608	6,237
\$35,000-\$49,999	724	3,586	9,360
\$50,000-\$74,999	827	5,185	14,150
\$75,000-\$99,999	974	4,441	12,154
\$100,000-\$149,999	732	6,161	15,191
\$150,000-\$199,999	167	2,694	7,552
> \$200,000	69	2,259	5,488

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,217	34,585	89,724
Occupied	4,904	32,820	84,856
Owner Occupied	3,064	23,683	56,219
Renter Occupied	1,840	9,137	28,637
Vacant	313	1,765	4,868