

NOW LEASING
OR SALE

ORANGEVALE, CALIFORNIA

GREENBACK & HICKORY
Greenback Lane & Hickory Avenue

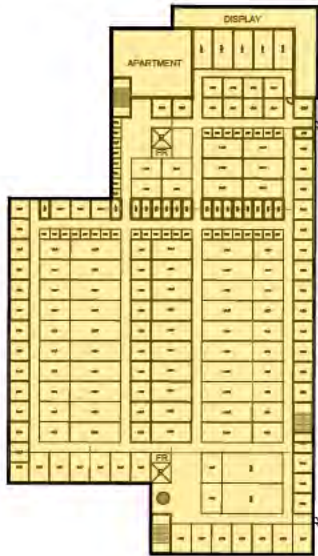
15,000-22,000 SF
AVAILABLE
FULL COMMISSION

Build - To - Suit or Ground Lease

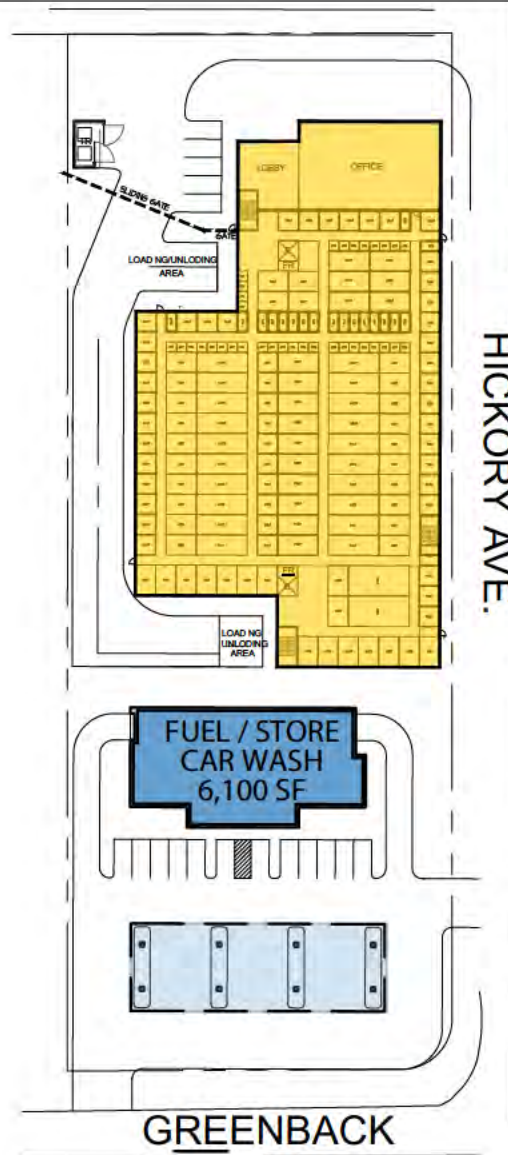


825 K Street, 3rd Floor, Sacramento, CA 95814
T 916 . 442 . 4600 F 916 . 442 . 6313

info@Petrovichdevelopment.com
www.Petrovichdevelopment.com



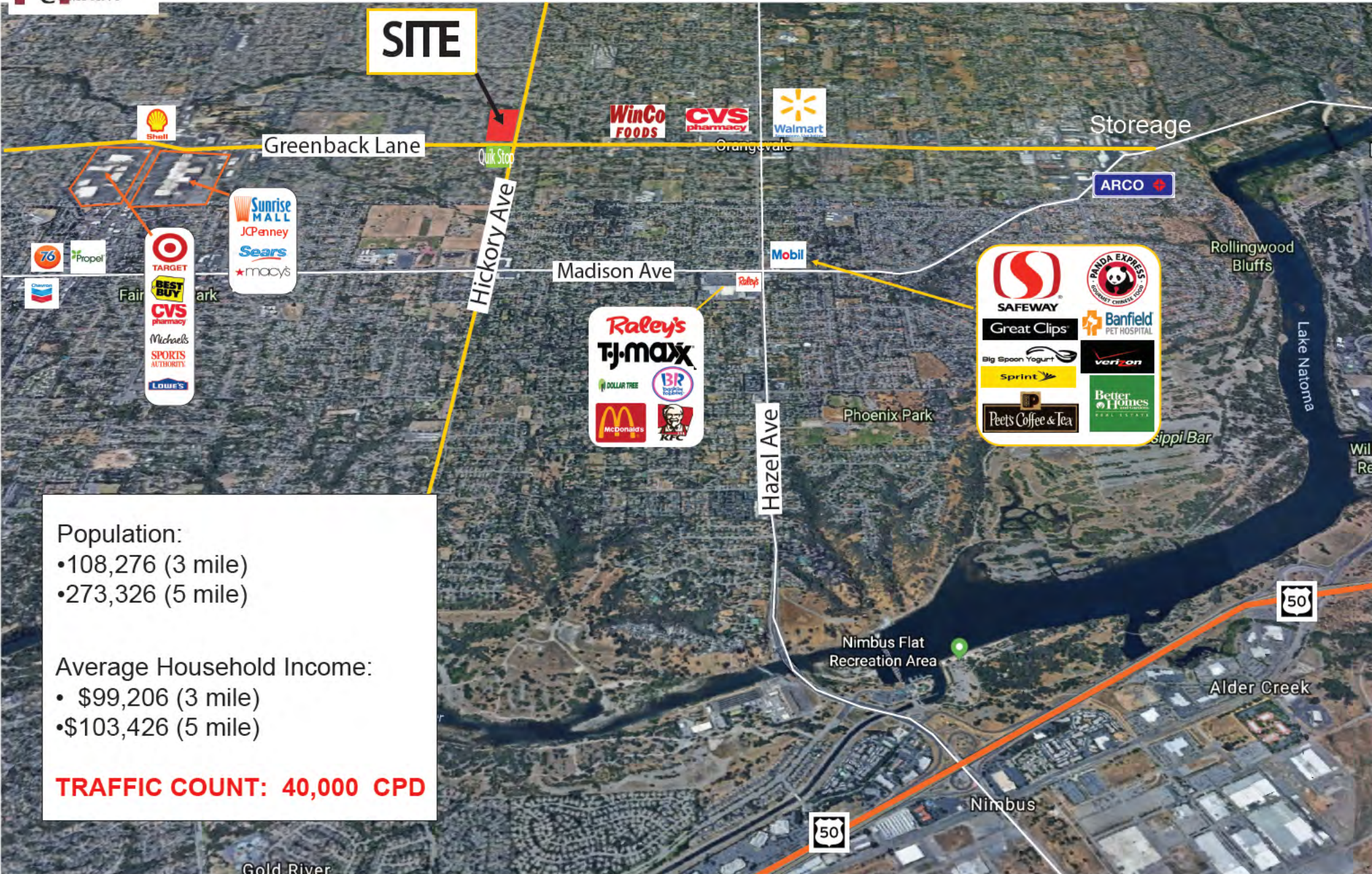
2ND FLOOR



**WinCo
FOODS**

PROJECT SUMMARY

- Directly across the street from very high volume signalized 90,000 SF Winco
- Hard corner location
- Key infill intersection
- Located on 1 of the 2 most important east/west arterials (Greenback Lane) through northern Sacramento county
- Zoned Commercial
- Estimated Traffic Count: 40,000 CPD



Population:
 • 108,276 (3 mile)
 • 273,326 (5 mile)

Average Household Income:
 • \$99,206 (3 mile)
 • \$103,426 (5 mile)

TRAFFIC COUNT: 40,000 CPD



GREENBACK & HICKORY



(C) 2015 PETROVICH DEVELOPMENT COMPANY, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, or estimated used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. PETROVICH DEVELOPMENT COMPANY and the PETROVICH DEVELOPMENT COMPANY logo are service marks of PETROVICH DEVELOPMENT COMPANY, LLC. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. 70115159-99981