

SUNRISE TOMORROW
5900 SUNRISE BLVD
CITRUS HEIGHTS, CA
FOR LEASE
20,000 SF - 82,062 SF RETAIL SPACES

ETHAN CONRAD
PROPERTIES INC.

LEASES SIGNED!



NOW REMODELED!

FOR MORE INFORMATION CONTACT:

Ethan Conrad
DRE: #01298662
ethan@ethanconradprop.com

VIEW VIRTUAL TOUR

916.779.1000

FEATURES:

- Prominent Citrus Heights retail location at the intersection of Sunrise Blvd and Greenback Lane
- Building is located on approximately ±10 acres of land
- Parking ratio is approximately 4/1,000 SF for 1st and 2nd floor; 2/1,000 SF for lower level
- Approximately 768 parking spaces
- EVgo fast charging stations on-site

PROPERTY DETAILS:

This is the former vacant three-story Sears building with Auto Center and Parts & Service buildings at Sunrise Mall located at the intersection of Sunrise Blvd and Greenback Lane in Citrus Heights, CA.

The Sunrise Mall sits on the second busiest intersection in all of Sacramento County in between the largest employment center outside of downtown Sacramento.

Slick City Action Park lease signed!



LEASE RATES:

First Floor-Retail 48,027 SF \$1.19 PSF, NNN
 NNN costs \$0.29 PSF.

Second Floor 82,062 SF \$0.75 - \$0.85 PSF, NNN
 NNN costs \$0.25 PSF. Divisible to a minimum of 20,000 SF.

DEMOGRAPHICS:	1 Mile	3 mile	5 mile
2025 Population (est)	20,747	132,684	321,003
2025 HH Income:	\$104,860	\$124,756	\$125,573

DAILY TRAFFIC COUNTS:

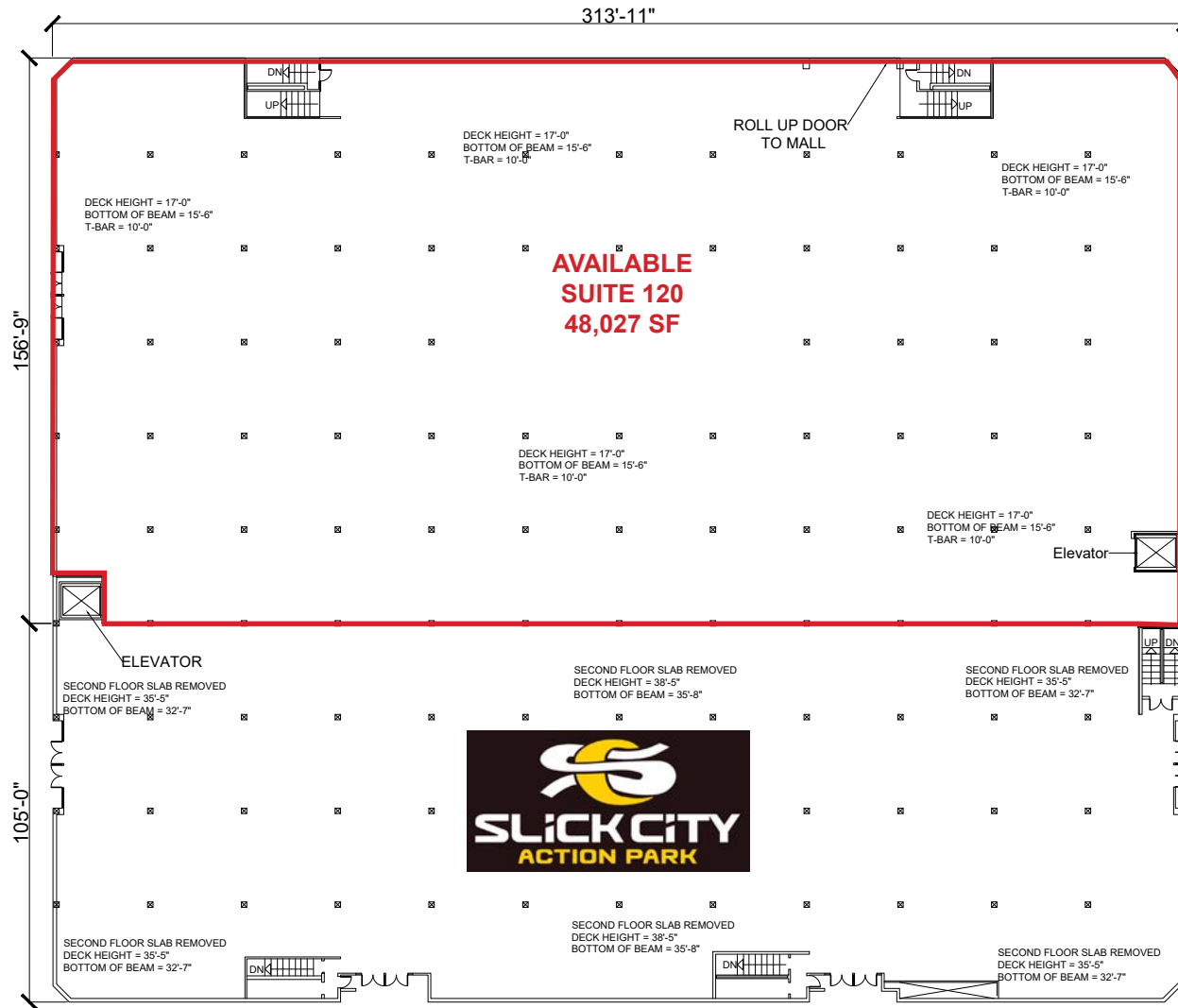
Sunrise Blvd - ±43,983 | Greenback Lane - ±46,480

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

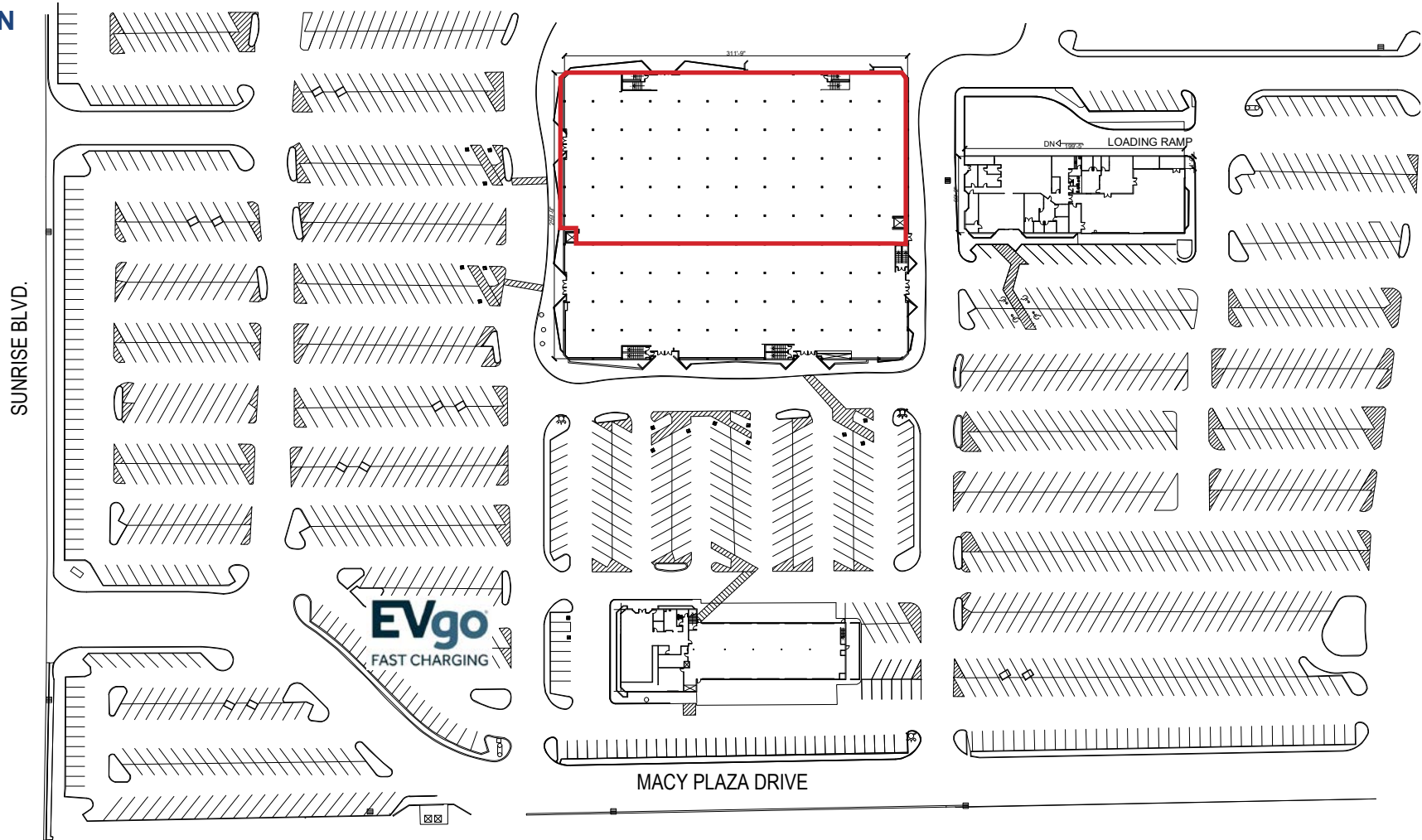
FLOOR PLAN
FIRST FLOOR



Suite	SF	Lease Rate
First Floor - Suite 120	48,027	\$1.19 PSF, NNN
NNN costs are approximately \$0.29 PSF.		

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SITE PLAN



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