

**FOR
LEASE**

**7601 SUNRISE BLVD
CITRUS HEIGHTS, CA**

±1,200 - 3,360 SF OF RETAIL SPACE AVAILABLE



**3D Tour
Click Here**

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ROME
REAL ESTATE GROUP

CITRUS HEIGHTS PLAZA

SUITE	SIZE	LEASE RATE	SPACE NOTES
1	±2,400	\$1.65 PSF,NNN	FORMER CONVENIENCE STORE SPACE
6	±1,400	\$1.60 PSF,NNN	RETAIL SUITE WITH OPEN FLOOR PLAN
11	±3,360	\$1.25 PSF,NNN	RETAIL SUITE WITH OPEN FLOOR PLAN AND TWO (2) RESTROOMS. LARGE GLASS LINE
11A	±1,200	\$1.15 PSF,NNN	PET GROOMING SPACE. AVAILABLE 9/1/26

PROPERTY HIGHLIGHTS:

- **Prime Location:** High-exposure spot at Sunrise Blvd & Old Auburn Blvd intersection
- **Easy Highway Access:** Quick connections to I-80 and Sunrise Blvd
- **High-Density Area:** Surrounded by thriving residential and commercial communities
- **Ample Parking:** 4.50/1,000 SF ratio ensures visitor and employee convenience
- **Prominent Signage:** Monument signage maximizes visibility on Sunrise Blvd
- **Strong Tenant Mix:** Includes groceries, banking, coffee, and daily essentials



PROPERTY ZONING

SC

SACRAMENTO COUNTY



AVERAGE
\$\$100,856

WITHIN 1 MILE

HOUSEHOLD INCOME

STRONG TRAFFIC COUNTS

SUNRISE BLVD: 41,196 ADT

OLD AUBURN RD: 18,724 ADT



AMPLE PARKING

4.50 SPACES/1,000 SF

FLOOR PLAN

Suite 1

Size: ±2,400 RSF

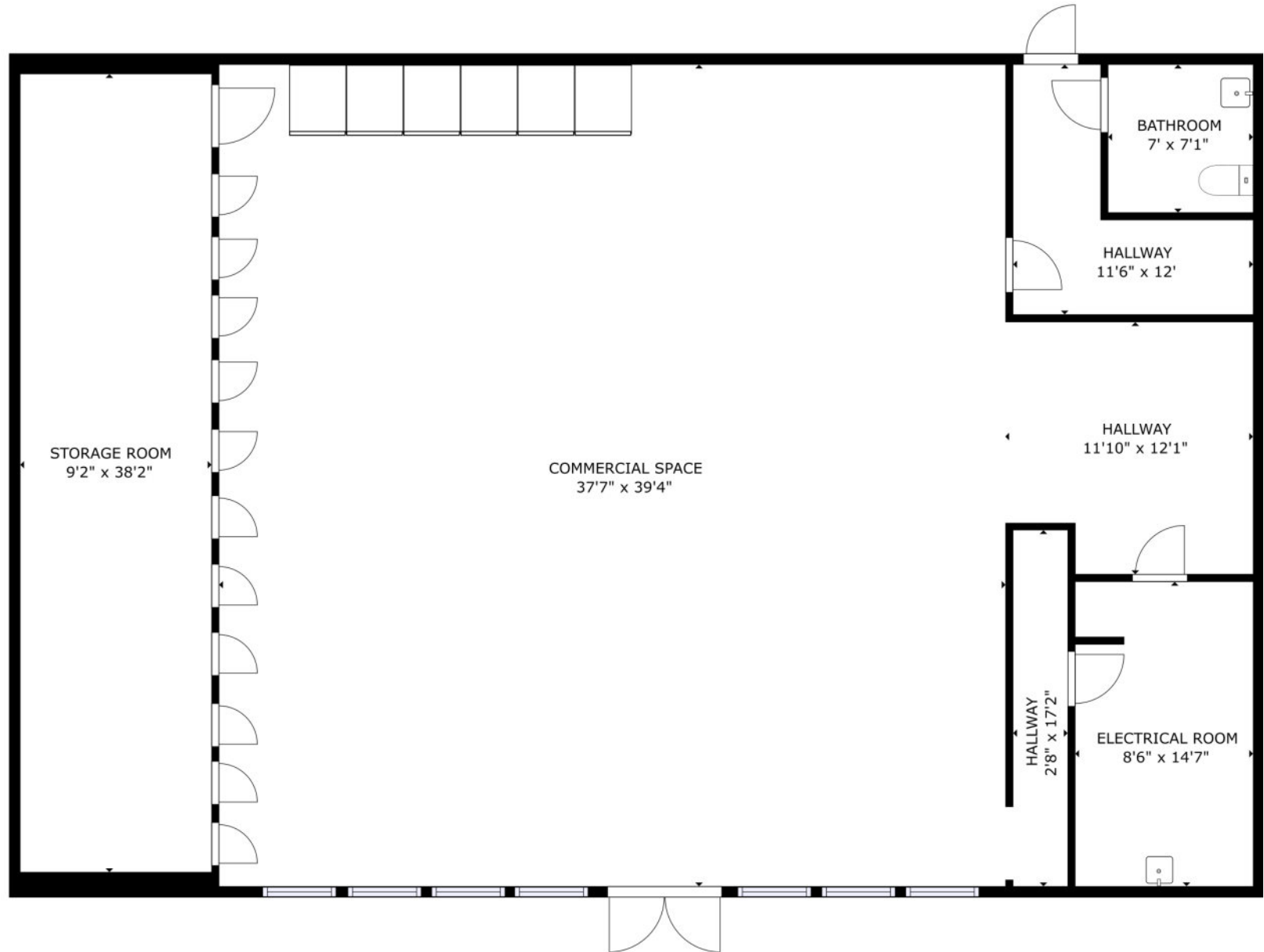
Base Rent:

\$1.65 PSF, NNN

NNN Costs:

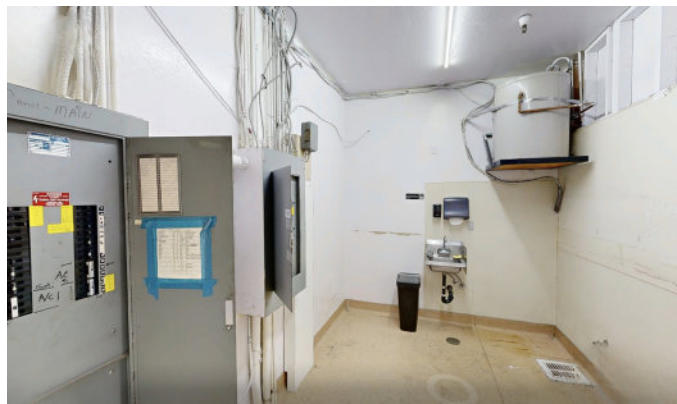
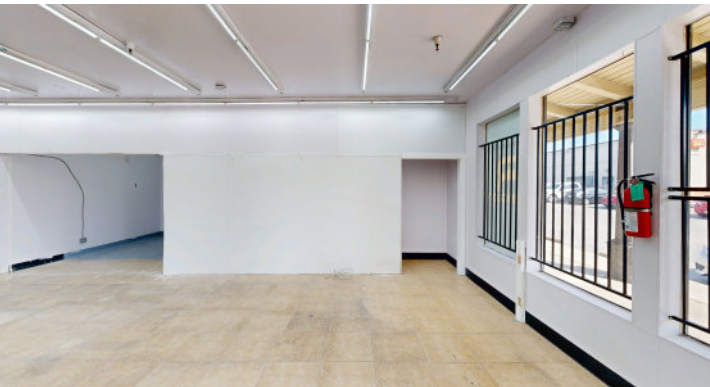
\$0.50 PSF

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INTERIOR PHOTOS



FLOOR PLAN

[3D Tour
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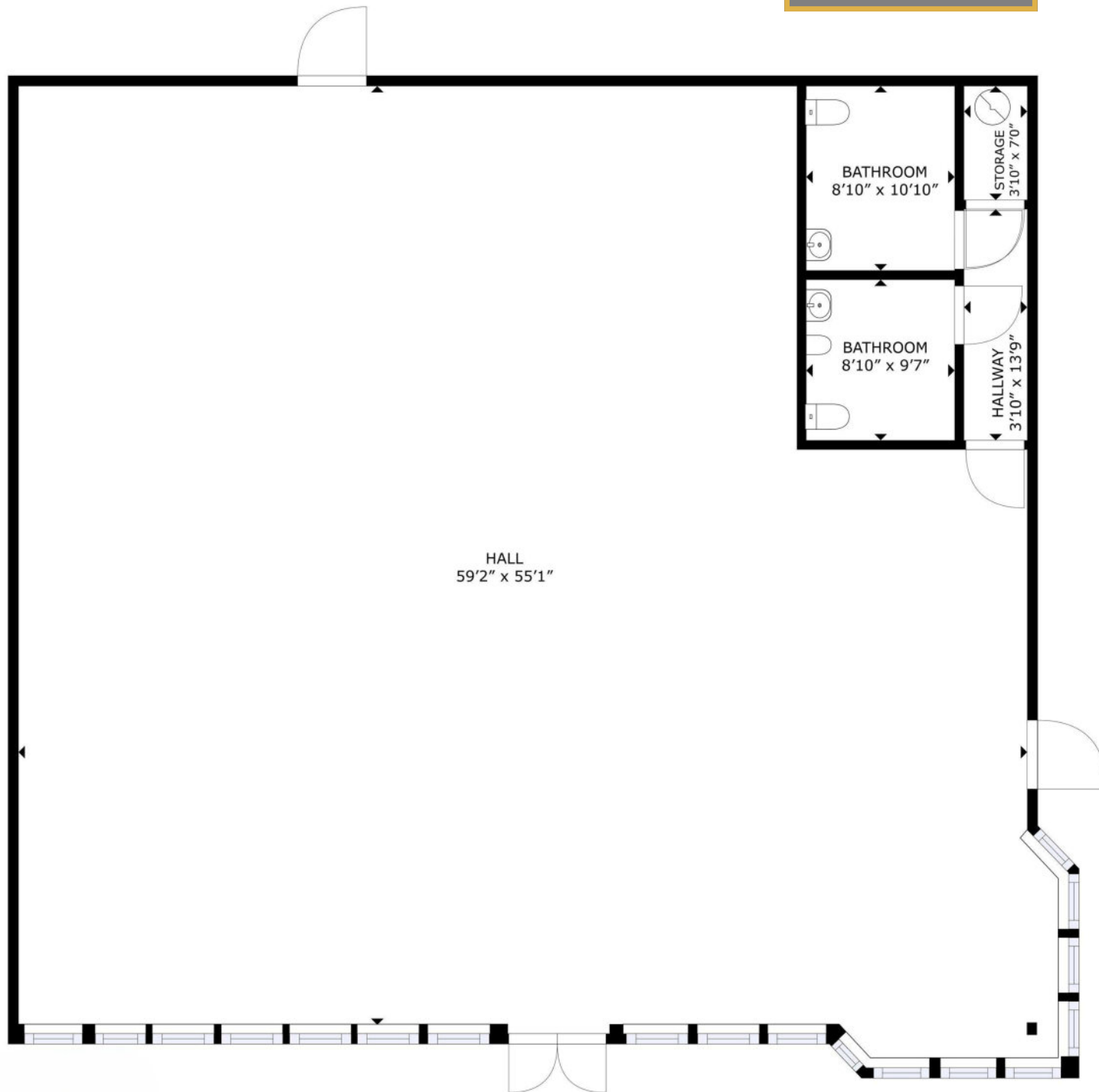
Suite 11*

Size: ±3,360 RSF

Base Rent: \$1.25 PSF, NNN

NNN Costs: \$0.50 PSF

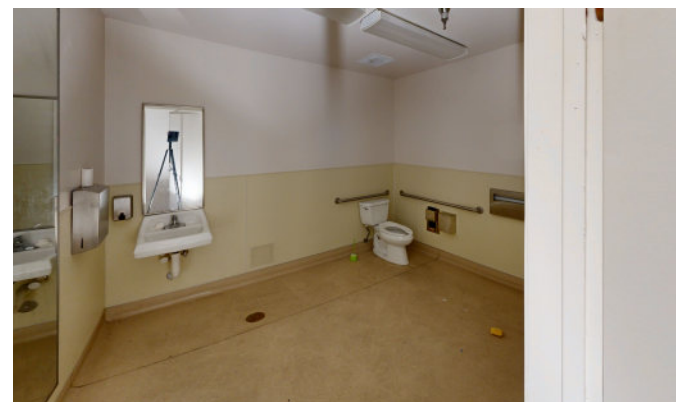
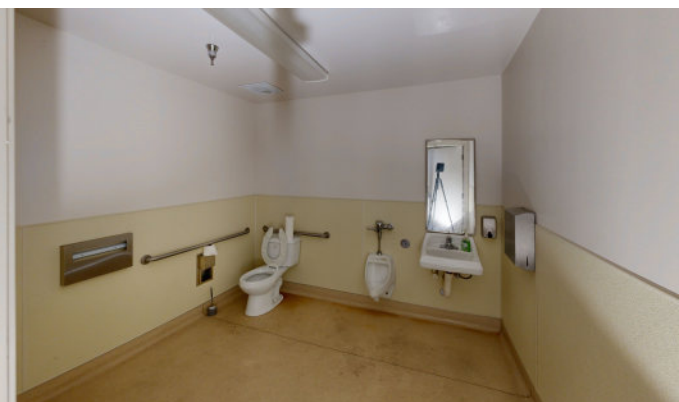
***SUITE IS OCCUPIED AND
IS AVAILABLE WITH 30
DAYS' NOTICE***



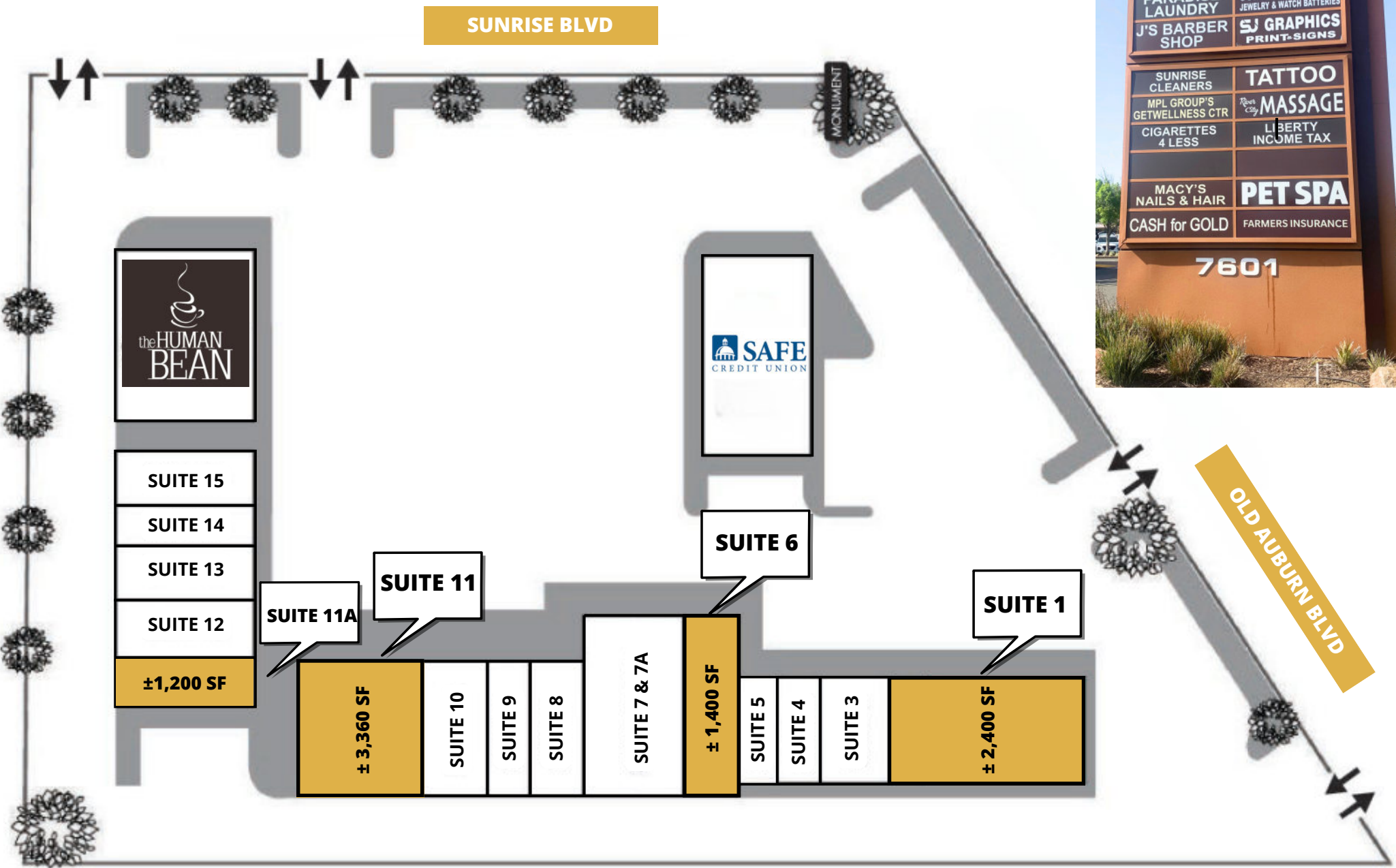


[3D Tour
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INTERIOR PHOTOS

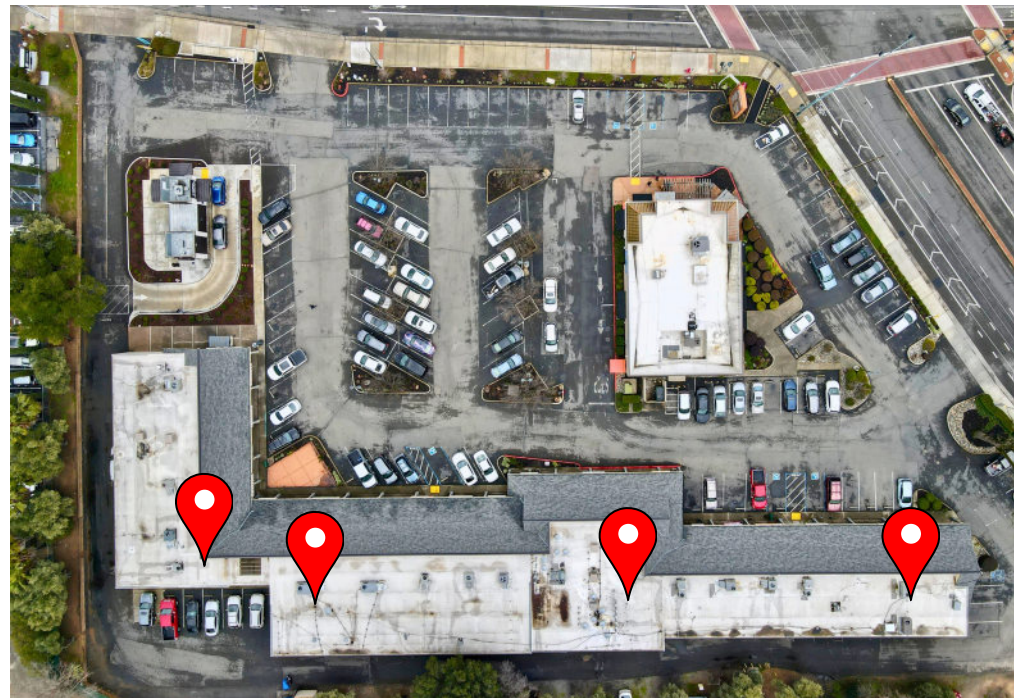


SITE PLAN





EXTERIOR PHOTOS



PROPERTY LOCATION

SUNRISE BLVD

MADISON AVE

AUBURN BLVD

SAN JUAN AVE

GREENBACK LN

TACO BELL
BURGER KING
IN-SHAPE FAMILY FITNESS
Walgreens
ROUND TABLE PIZZA ROYALTY
Jack in the Box
MOUNTAIN MIKE'S PIZZA
Leatherby's Family Creamery



Raley's
planet fitness
T Mobile
Donation Center

Sam's CLUB
KOHL'S
ROSS DRESS FOR LESS
Burlington

Shell
CHUCK E. CHEESE'S
BIG 5 SPORTING GOODS
Firestone

Party City
SPROUTS FARMERS MARKET
Pizza Hut
The BEACH HUT DELI
RITE AID
Marshalls
Staples

TARGET
OLD NAVY
LOWE'S
Walmart+
BEST BUY
HOBBY LOBBY

Sunrise MALL
JCPenney
★ macy's

DEMOGRAPHIC SUMMARY REPORT

7601 SUNRISE BLVD., CITRUS HEIGHTS, CA 95610



POPULATION 2024 ESTIMATE

1-MILE RADIUS 17,175
5-MILE RADIUS 334,218
10-MILE RADIUS 875,712

POPULATION 2029 PROJECTION

1-MILE RADIUS 17,197
5-MILE RADIUS 341,185
10-MILE RADIUS 899,765



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS \$100,856.00
5-MILE RADIUS \$108,304.00
10-MILE RADIUS \$115,925.00

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS \$77,950.00
5-MILE RADIUS \$86,021.00
10-MILE RADIUS \$91,046.00



POPULATION 2024 BY ORIGIN

	1-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
WHITE	11,951	222,608	535,080
BLACK	525	13,066	44,091
HISPANIC ORIGIN	3,307	60,487	159,630
AM. INDIAN & ALASKAN	215	3,128	7,908
ASIAN	673	22,750	92,125
HAWAIIAN/PACIFIC ISLAND	108	1,451	4,104
OTHER	3,703	71,214	192,404



Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES

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CONTACT US!

FOR MORE INFORMATION ABOUT THESE RETAIL SUITES



(916) 932-2199



@ROMECREGROUP



2901 K STREET, SUITE 306, SACRAMENTO, CA 95816

101 PARKSHORE DRIVE, SUITE 100, FOLSOM, CA 95630



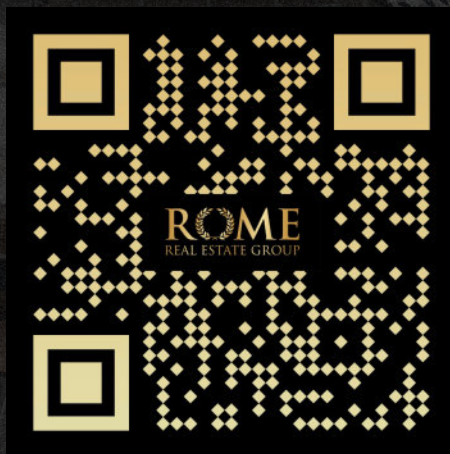
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