

SUMMERHILLS PLAZA

7821 LICHEN DR
CITRUS HEIGHTS, CA

FOR LEASE

1,985 SALON SUITE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

NOW REMODELED

FOR MORE INFORMATION CONTACT:

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Ravjeet Basi

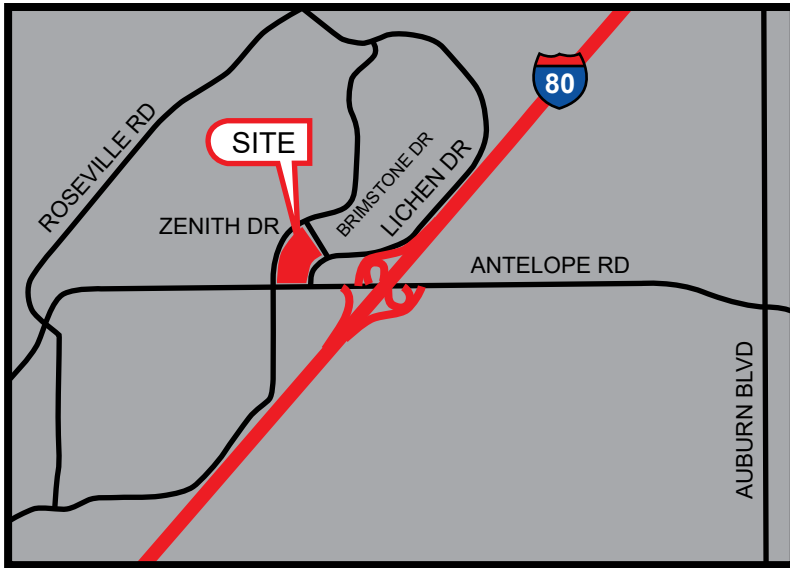
DRE: #02087094

basi@ethanconradprop.com

916.779.1000

FEATURES:

- Turn-key, full service salon with tenant improvements
- Direct access to I-80 at Antelope Rd
- Excellent exposure on Antelope Rd with multiple ingress and egress from multiple streets
- Monument signage available
- Abundant parking
- Strong daytime and residential population
- EV charging stations



PROPERTY DETAILS:

Summerhills Plaza is a ±108,081 SF grocery anchored shopping center located at the intersection directly off I-80 at Antelope Rd. Anchored by a high performing Raley’s Supermarket with strong sales. The center also benefits from a new Dutch Bros coffee drive-thru which brings consistent traffic counts.

Other tenants include: Dollar Tree, O’Reilly Auto Parts, Great Clips, Wendy’s, USPS, and Round Table Pizza.

Neighboring national tenants include: McDonald’s, Carl’s Jr, Taco Bell, Popeye’s, Quick Quack Car Wash, and more.

LEASE RATE:

1,985 SF \$4,149.00 (\$2.09 PSF, NNN)

NNN costs are approximately \$0.43 PSF.
Available with 30 days notice.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	16,567	157,260	385,222
2023 Average HH Income:	\$91,022	\$96,570	\$103,212
Traffic Count Antelope Rd @ Lichen Dr:		44,973	

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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.

SITE PLAN



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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
7821*	1,985	\$2.09 PSF, NNN	\$4,149.00
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