

**SUNRISE TOMORROW
AUTO CENTER
5850 SUNRISE BLVD
CITRUS HEIGHTS, CA**
FOR SALE OR LEASE
23,813 SF AUTO SERVICE BUILDING

ETHAN CONRAD
PROPERTIES INC.

LEASES SIGNED!



AVAILABLE
916-779-1000

LEASES SIGNED!



NOW REMODELED!

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- 23,813 SF auto service building, 548 SF office and 8,557 SF showroom
- Prominent Citrus Heights retail location at the intersection of Sunrise Blvd and Greenback Lane
- Parcel size is approximately ±1.6 acres
- Clear height: 1st floor - 16'-17', lower level - 10'-12'
- 800 amps at 277/480 volts
- Approximately 55 parking spaces
- EVgo fast charging stations on-site



PROPERTY DETAILS:

This is the former Sears 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.

LEASE RATES:

| | |
|------------------------|-------------------------------|
| Lower Level: 11,577 SF | \$ 6,830.00, NNN (\$0.59 PSF) |
| First Floor: 12,236 SF | \$17,008.00, NNN (\$1.39 PSF) |
| Total: 23,813 SF | \$23,838.00, NNN (\$1.00 PSF) |

NNN costs are approximately \$0.37 PSF.

PURCHASE PRICE ALLOCATIONS:

| | |
|--------------|-------------------------------|
| Lower Level: | \$ 915,000.00 (\$ 79.00 PSF) |
| First Floor: | \$2,068,000.00 (\$169.00 PSF) |
| Total: | \$2,982,000.00 (\$125.00 PSF) |

DEMOGRAPHICS:

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|----------------------------------|-----------|-----------|
| 2025 Total Population (est): | 20,747 | 132,684 | 321,003 |
| 2025 Average HH Income: | \$104,860 | \$124,756 | \$125,573 |
| Traffic Count @ Sunrise Blvd: | ±43,983, Greenback Lane: ±46,480 | | |

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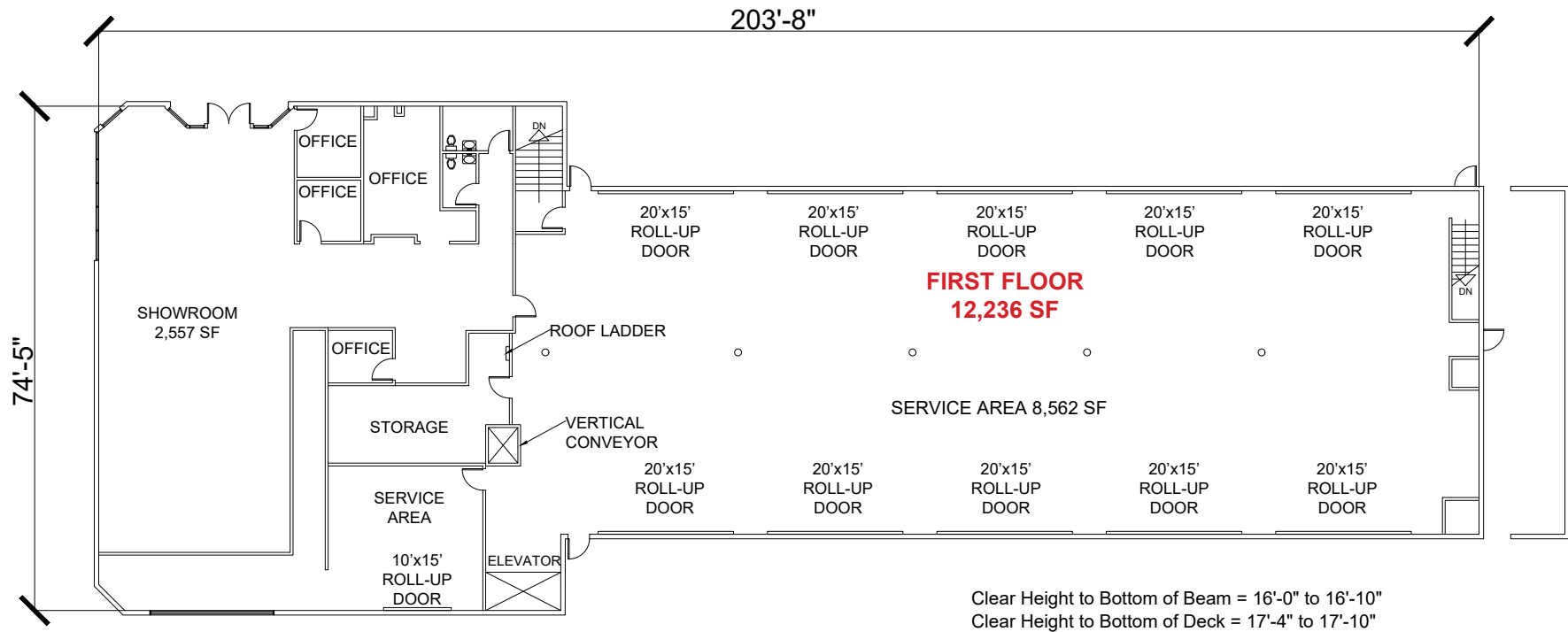
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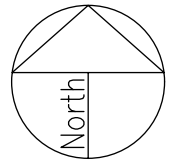
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**FLOOR PLAN
FIRST FLOOR**



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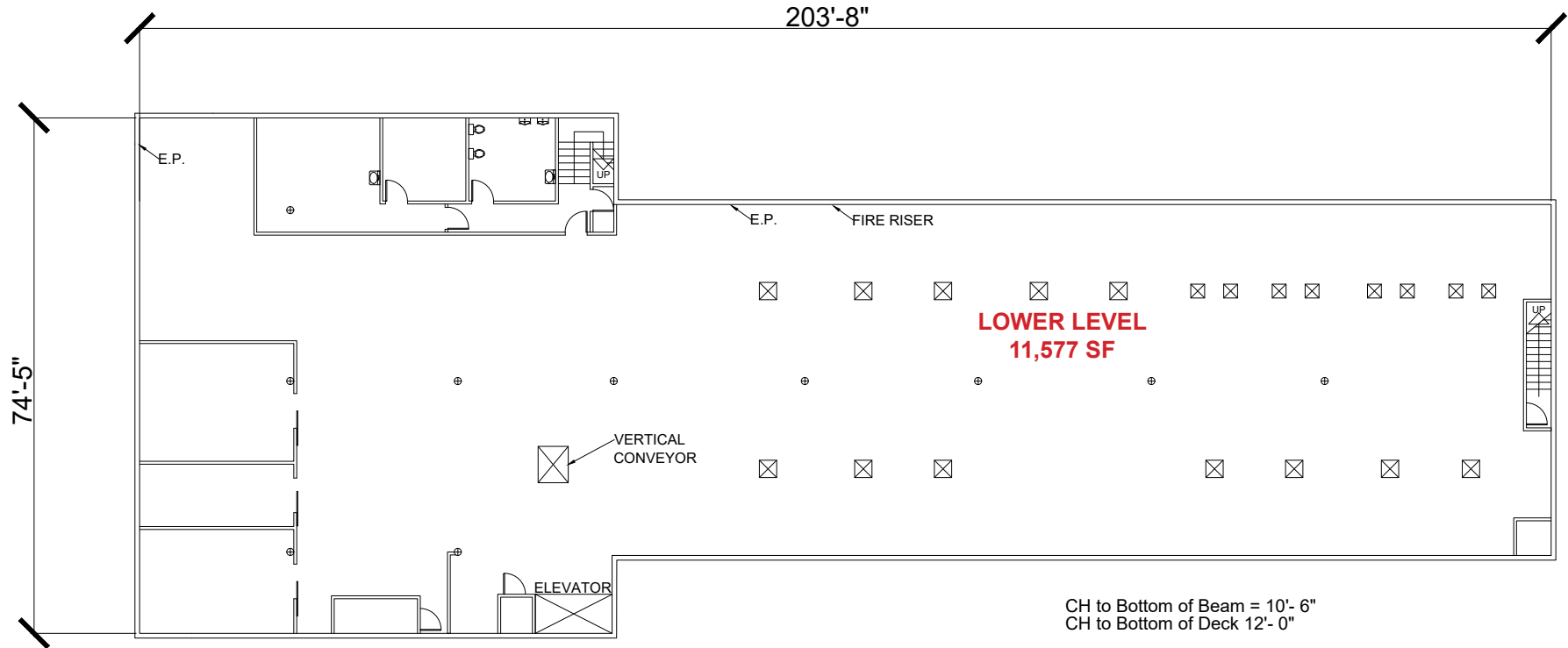
| Suite | SF | Lease Rate | Monthly Rent |
|---|--------|-----------------|--------------|
| First Floor | 12,236 | \$1.39 PSF, NNN | \$17,008.00 |
| NNN costs are approximately \$0.39 PSF. | | | |



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.

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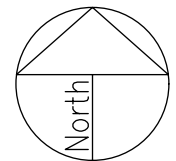
**FLOOR PLAN
LOWER LEVEL**



**LOWER LEVEL
11,577 SF**

| Suite | SF | Lease Rate | Monthly Rent |
|---|--------|-----------------|--------------|
| Lower Level | 11,577 | \$0.59 PSF, NNN | \$6,830.00 |
| NNN costs are approximately \$0.39 PSF. | | | |

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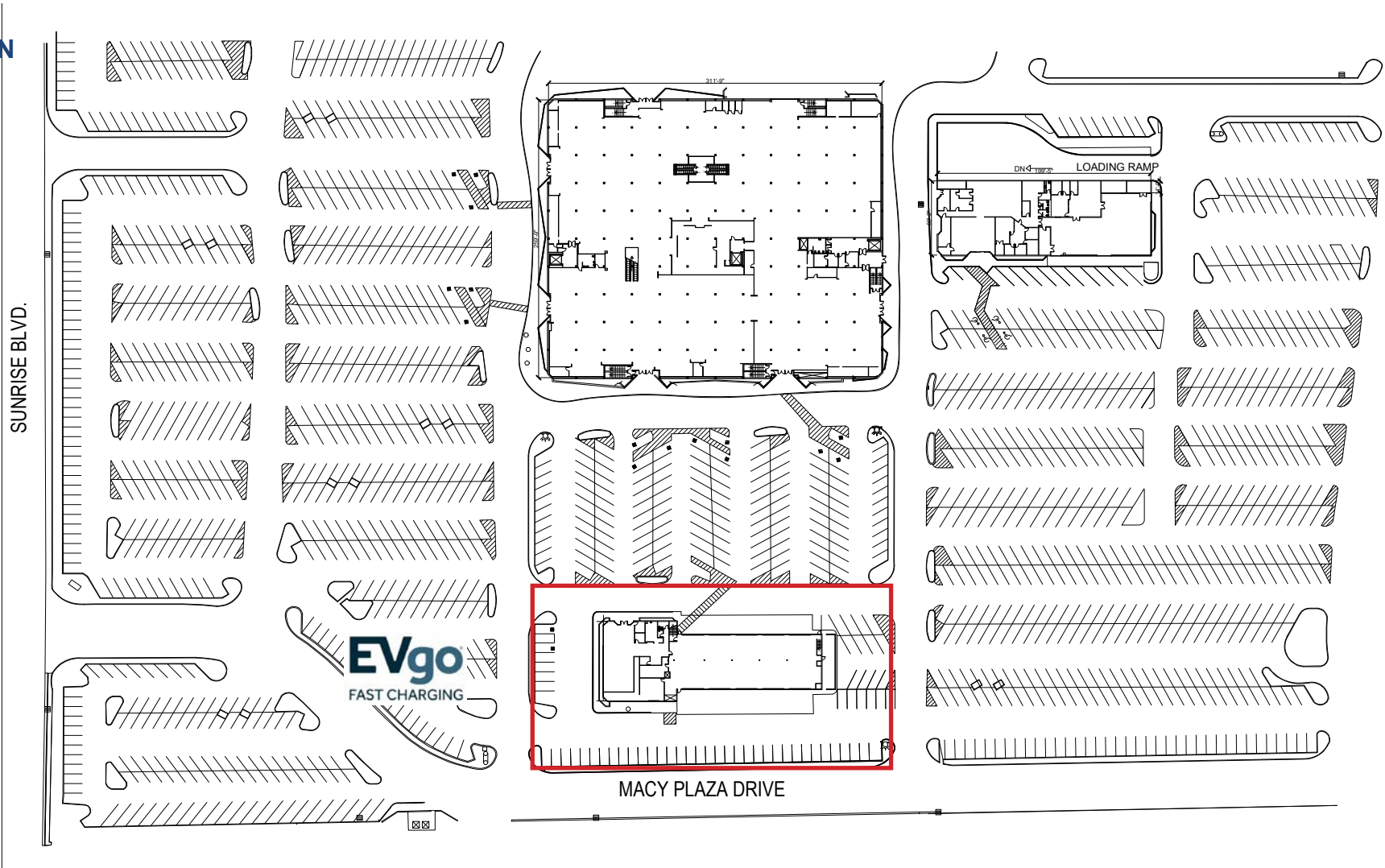


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SITE PLAN



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