

SUNRISE MARKETPLACE

6245 SUNRISE BLVD

CITRUS HEIGHTS, CA

FOR LEASE

3,845 SF - 11,133 SF RETAIL SUITES

ETHAN CONRAD

PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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FEATURES:

- Freestanding retail building fronting Sunrise Blvd with direct access
- Monument and building signage available
- Suites B and C can be combined to offer 5,800 SF - 11,133 SF
- Pitched ceiling, 15'-28' clear height
- Abundant parking
- Good mix of entertainment & restaurant tenants

PROPERTY DETAILS:

6245 Sunrise Boulevard, Citrus Heights CA – is a freestanding Retail Building that directly fronts Sunrise Boulevard and is just north of Greenback Lane, both highly trafficked arterials in Citrus Heights. This site offers high identity retail space and is a great location within the retail destination of “Sunrise Marketplace”.

In close proximity to the site is Sunrise Mall as well as the Birdcage Centre which is anchored by Target, Lowe’s, Best Buy, Barnes & Noble, and Michael’s.

LEASE RATES:

Suite B*: 7,288 SF Upon Request
 Suite C: 3,845 SF Upon Request
 Suite B/C: 11,188 SF Upon Request

NNN costs are approximately \$0.45 PSF. *Available with 30 days’ notice.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	21,934	139,704	335,261
2025 Average HH Income:	\$101,307	\$119,678	\$124,426
Traffic Count @			
Sunrise Blvd:			39,236
Greenback Lane:			38,777

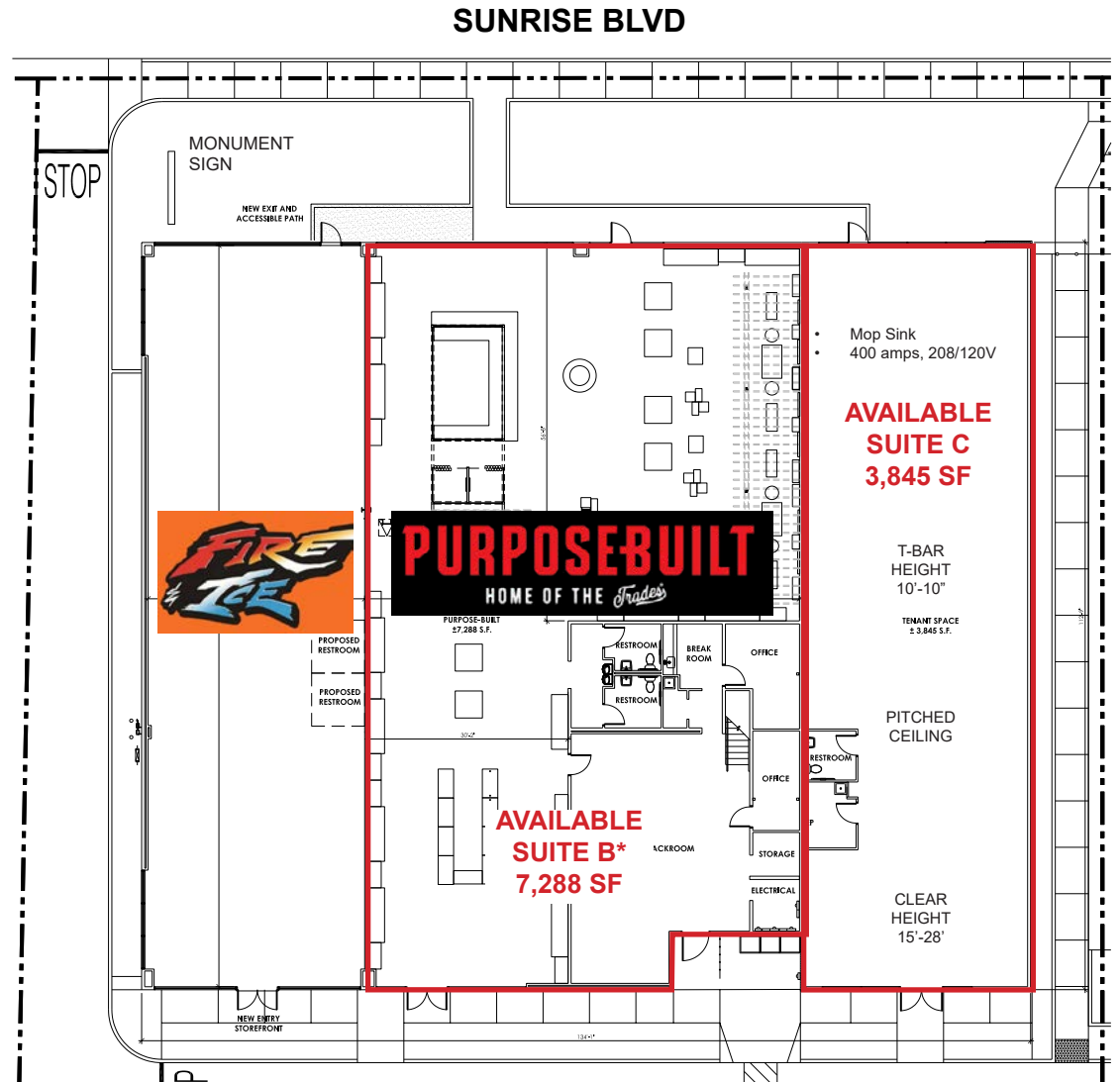


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FLOOR PLAN



Suite	SF	Lease Rate
B*	7,288	Upon Request
C	3,845	Upon Request
B/C	5,800 - 11,188	Upon Request

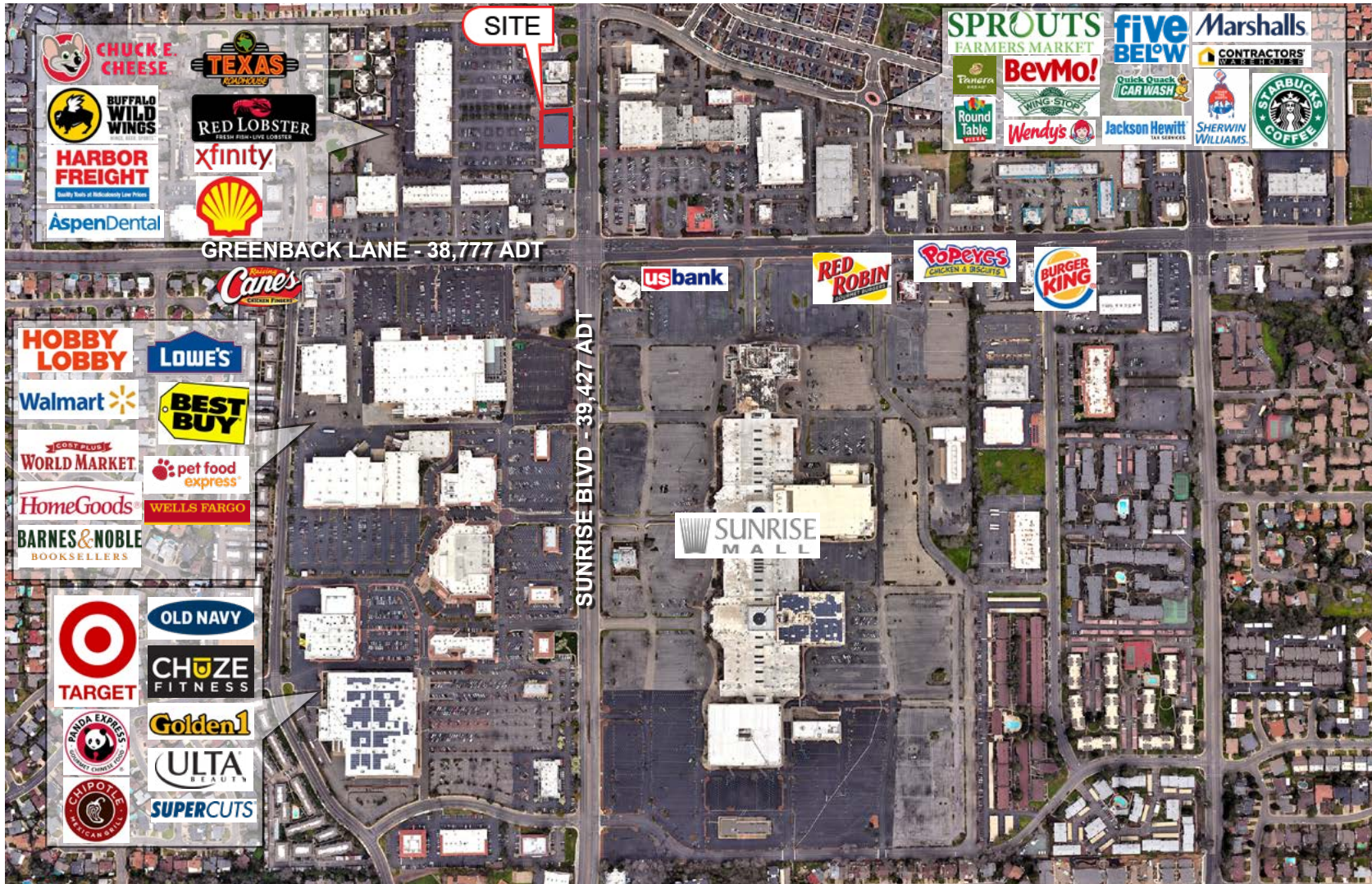
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