

**SUMMERHILLS PLAZA**  
**7811 - 7895 LICHEN DR**  
**CITRUS HEIGHTS, CA**

FOR LEASE

1,961 SF - 4,935 SF RETAIL SUITES

**ETHAN CONRAD**  
PROPERTIES INC.



**NOW REMODELED**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

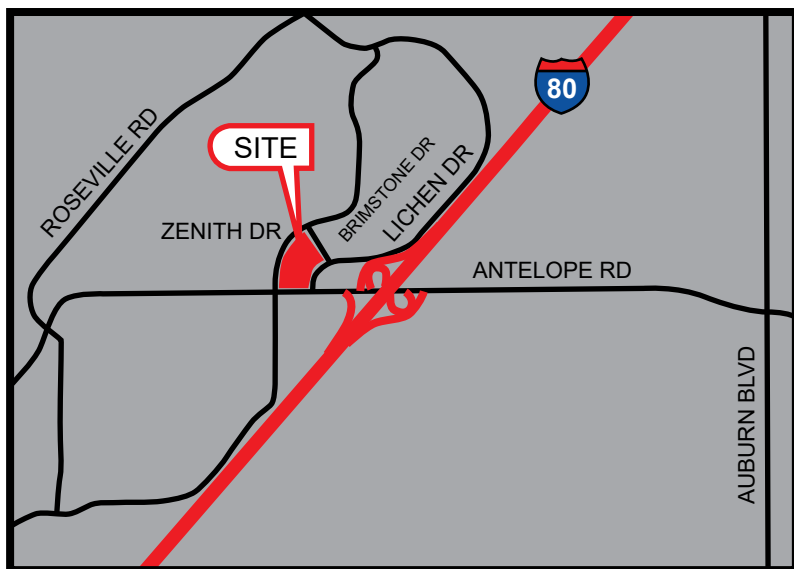
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**FEATURES:**

- Turn-key, full service salon available
- 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 RATES:**

\$1.59 - \$2.09 PSF, NNN

NNN costs are approximately \$0.43 PSF.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Total Population (est):	16,121	158,489	389,610
2025 Average HH Income:	\$105,638	\$110,057	\$119,387
Traffic Count Antelope Rd @ Lichen Dr:		44,973	

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 www.ethanconradprop.com

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SITE PLAN



\*Available with 30 days' notice.

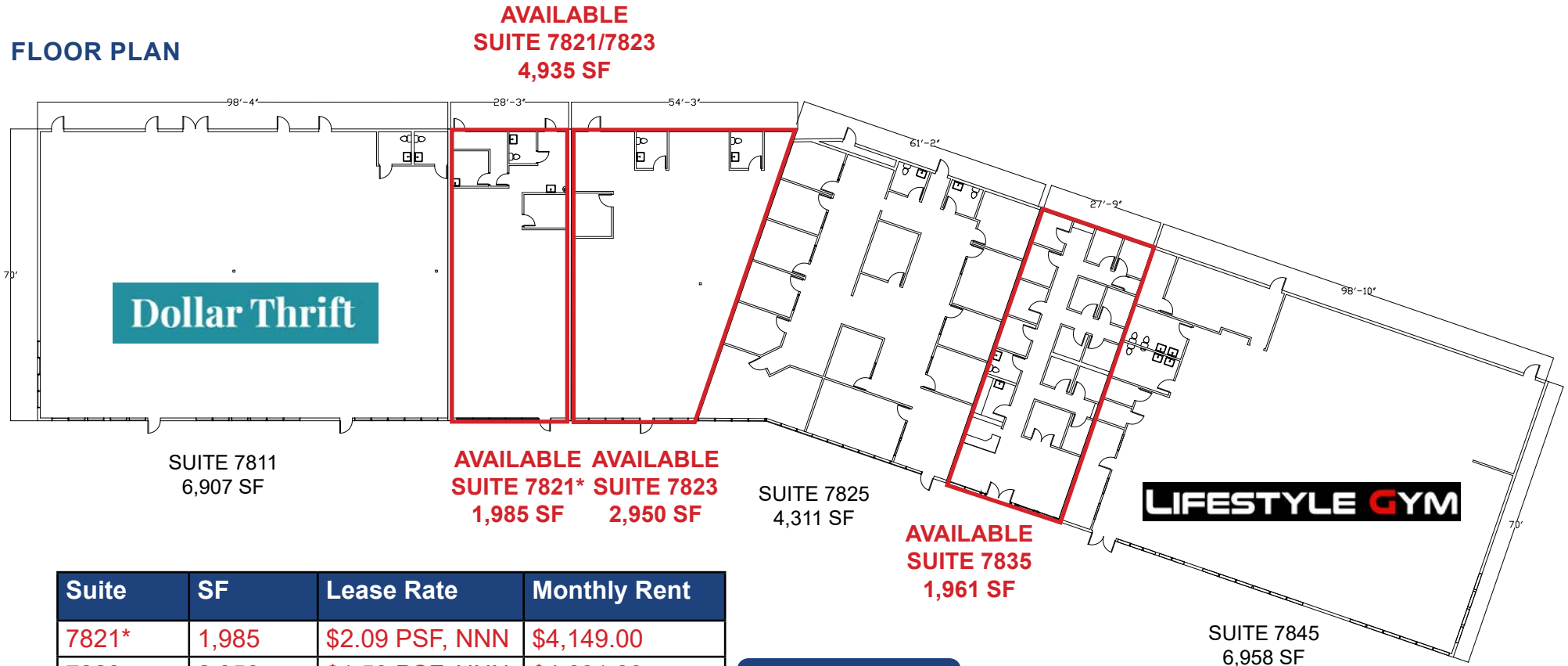
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FLOOR PLAN



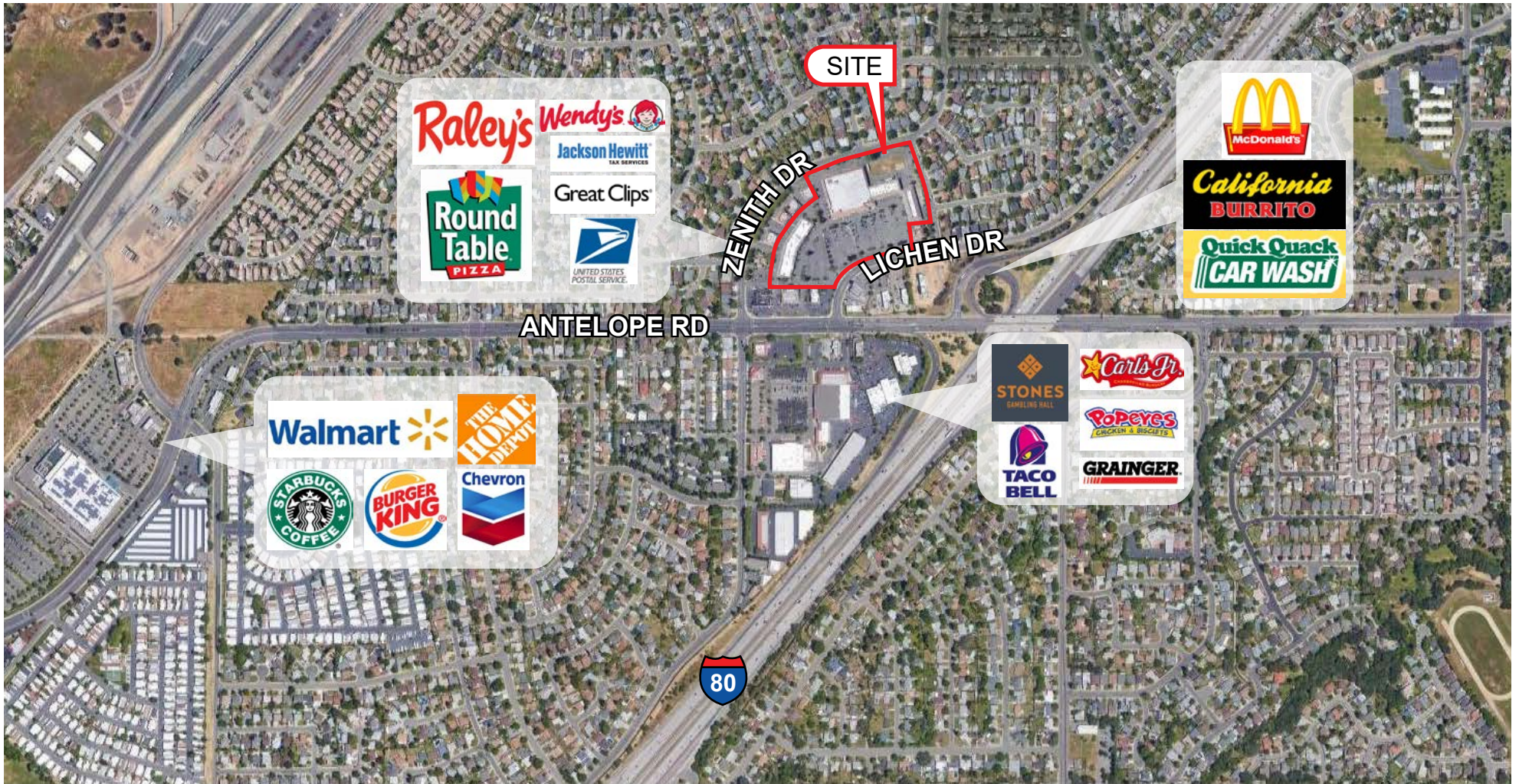
Suite	SF	Lease Rate	Monthly Rent
7821*	1,985	\$2.09 PSF, NNN	\$4,149.00
7823	2,950	\$1.59 PSF, NNN	\$4,691.00
7835	1,961	\$1.75 PSF, NNN	\$3,432.00

NNN costs are approximately \$0.43 PSF.  
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