

# SUNRISE TOMORROW

## 5900 SUNRISE BLVD

### CITRUS HEIGHTS, CA

FOR LEASE  
39,923 SF - 82,687 SF LOWER-LEVEL  
WAREHOUSE AREA

**ETHAN CONRAD**  
PROPERTIES INC.

LEASES SIGNED!



**NOW REMODELED!**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

**Ethan Conrad**  
DRE: #01298662  
ethan@ethanconradprop.com

**916.779.1000**

**FEATURES:**

- Prominent Citrus Heights retail location at the intersection of Sunrise Blvd and Greenback Lane
- Building is located on approximately ±10 acres of land
- Parking ratio is approximately 1/1,000 SF for lower level
- Approximately 85 parking spaces
- EVgo fast charging stations on-site

**PROPERTY DETAILS:**

This is the former vacant three-story Sears building with 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:**

LL-Industrial 39,923 SF - 82,684 SF \$0.65 PSF, NNN

NNN costs are approximately \$0.15 PSF.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 mile</b>	<b>5 mile</b>
2025 Population (est)	20,747	132,684	321,003
2025 HH Income:	\$104,860	\$124,756	\$125,573

**DAILY TRAFFIC COUNTS:**

Sunrise Blvd - ±43,983 | Greenback Lane - ±46,480

**ETHAN CONRAD PROPERTIES, INC.**

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

www.ethanconradprop.com

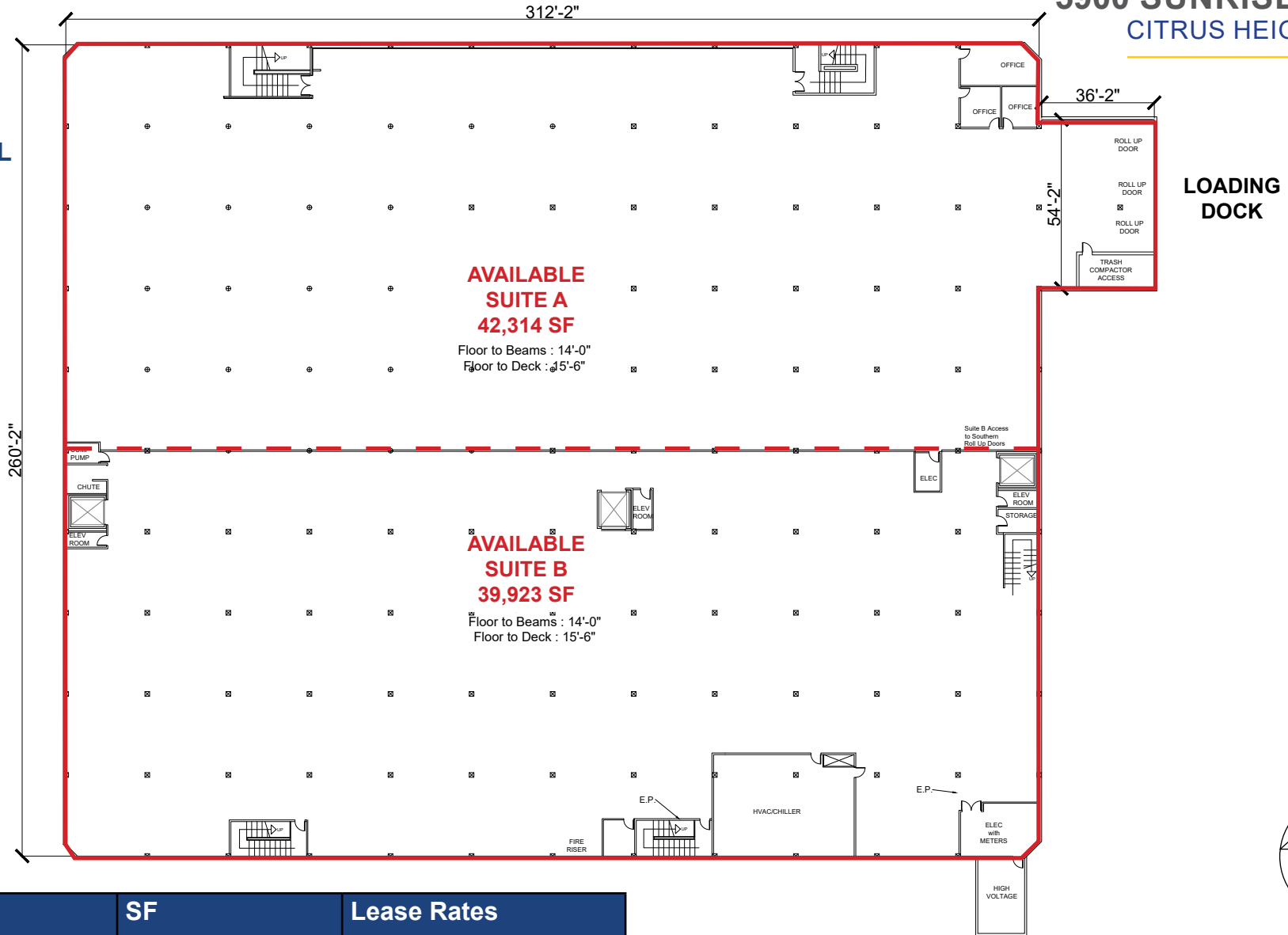
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

SUNRISE TOMORROW | INDUSTRIAL

5900 SUNRISE BLVD  
CITRUS HEIGHTS, CA

FLOOR PLAN  
LOWER LEVEL

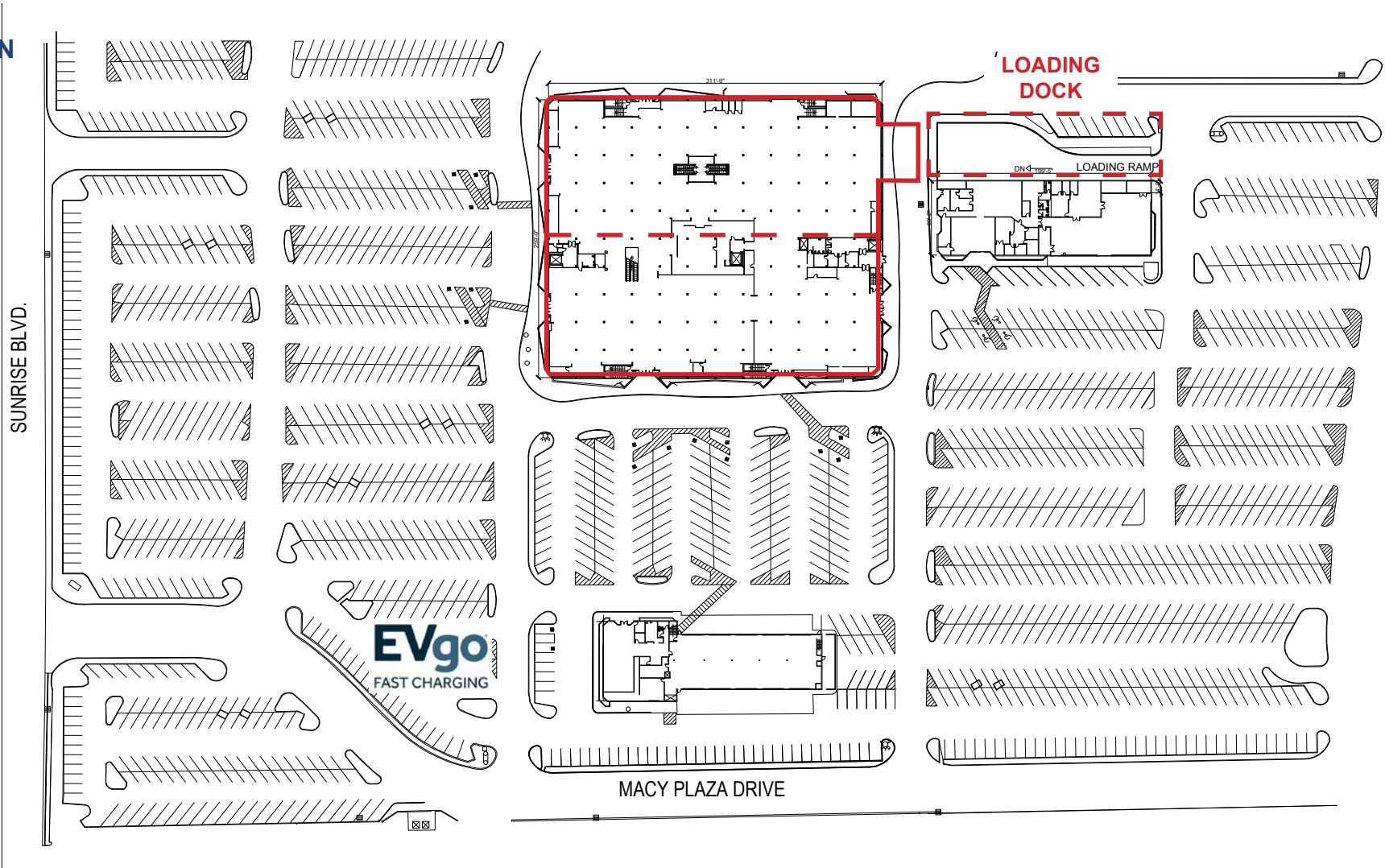


Suite	SF	Lease Rates
Lower-Level Warehouse	39,923-82,684	\$0.65 PSF, NNN
NNN costs are approximately \$0.15 PSF.		

[VIEW VIRTUAL TOUR](#)

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



**ETHAN CONRAD PROPERTIES, INC.**

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

[www.ethanconradprop.com](http://www.ethanconradprop.com)

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.



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.

FOR LEASE

**SUNRISE TOMORROW | INDUSTRIAL**  
**5900 SUNRISE BLVD**  
CITRUS HEIGHTS, CA



**ETHAN CONRAD PROPERTIES, INC.**

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

[www.ethanconradprop.com](http://www.ethanconradprop.com)

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.