

**SUNRAY PLAZA**  
**7700 SUNRISE BLVD**  
**CITRUS HEIGHTS, CA**

FOR LEASE

1,038 SF - 2,456 SF RETAIL SUITES

**ETHAN CONRAD**  
PROPERTIES INC.



**NOW REMODELED**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

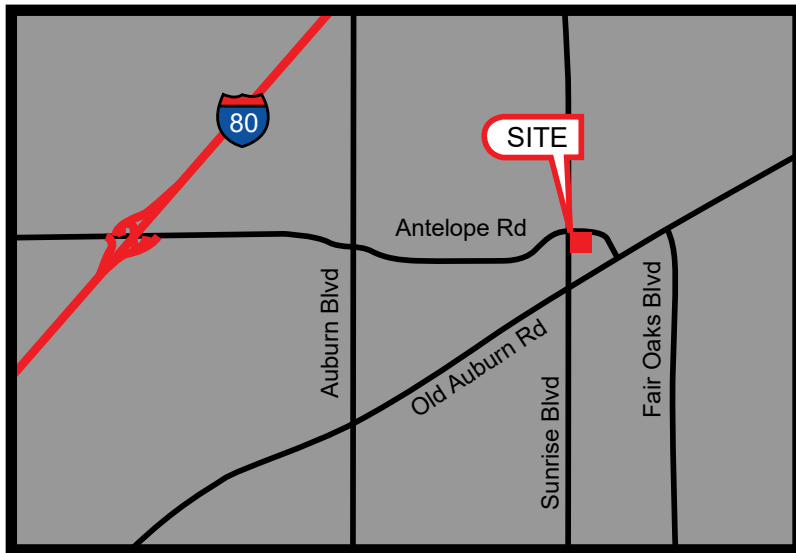
**FEATURES:**

- Prominent exposure on Sunrise Blvd & Antelope Rd
- Easy access to I-80 at Antelope Rd
- Anchored by In-Shape Fitness
- Dense residential population
- Excellent ingress/egress from Sunrise Blvd & Antelope Rd
- Pylon signage available
- Salon suite available

**PROPERTY DETAILS:**

Sunray Plaza is a prominent neighborhood retail center on Sunrise Blvd, in the prime retail area of Citrus Heights. Co-tenants include: Leatherby's Family Creamery, Burger King, Taco Bell and Circle K.

Neighboring businesses include: McDonald's, Walgreens, Jack in the Box, O'Reilly Auto Parts and Jiffy Lube.



**LEASE RATES:**

Suite 1500	2,456 SF	\$3,659.00 (\$1.49 PSF, NNN)
Suite 2600*	1,038 SF	\$2,024.00 (\$1.95 PSF, NNN)

NNN costs are approximately \$0.58 PSF.  
 \*Available with 30 days' notice.

**DEMOGRAPHICS:**

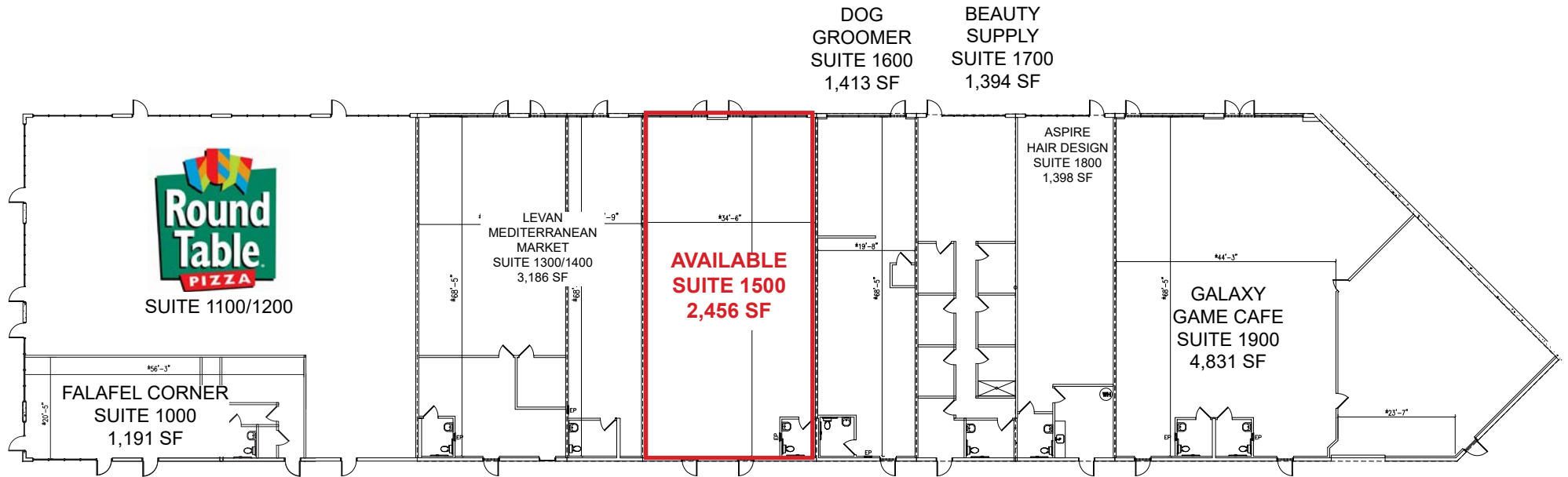
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Total Population (est):	16,986	131,851	343,166
2025 Average HH Income:	\$113,943	\$115,486	\$131,961
Traffic Count @ Sunrise Blvd:	43,084		

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

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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
1500	2,456	\$1.49 PSF, NNN	\$3,659.00
NNN costs are approximately \$0.58 PSF.			

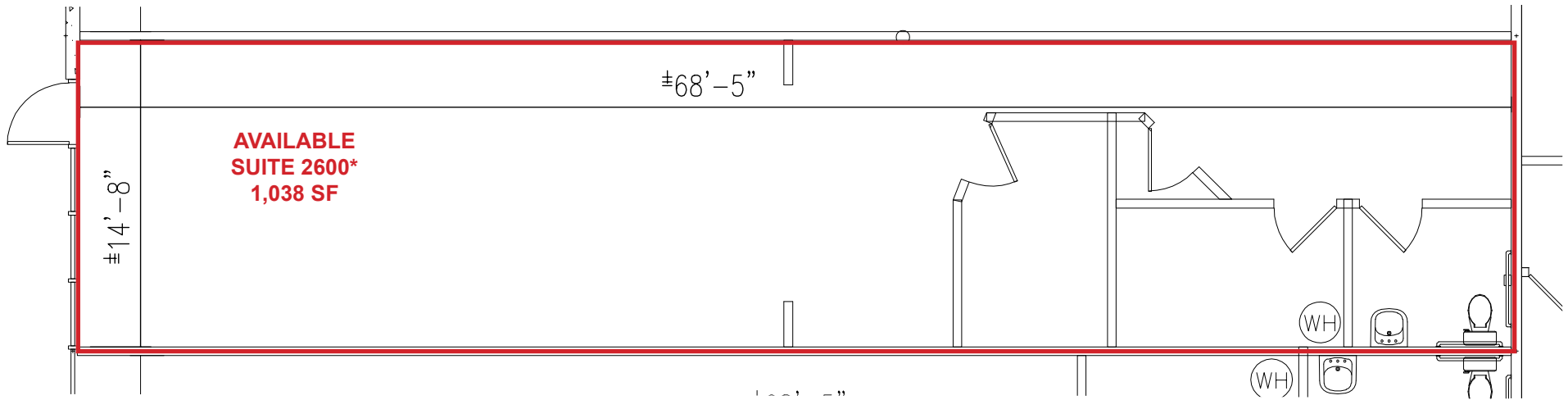
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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
2600*	1,038	\$0.00 PSF, NNN	\$0,000.00
NNN costs are approximately \$0.58 PSF. *Available with 30 days' notice.			

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ANTELOPE RD

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7700 SUNRISE BLVD  
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SITE PLAN

SUNRISE BLVD

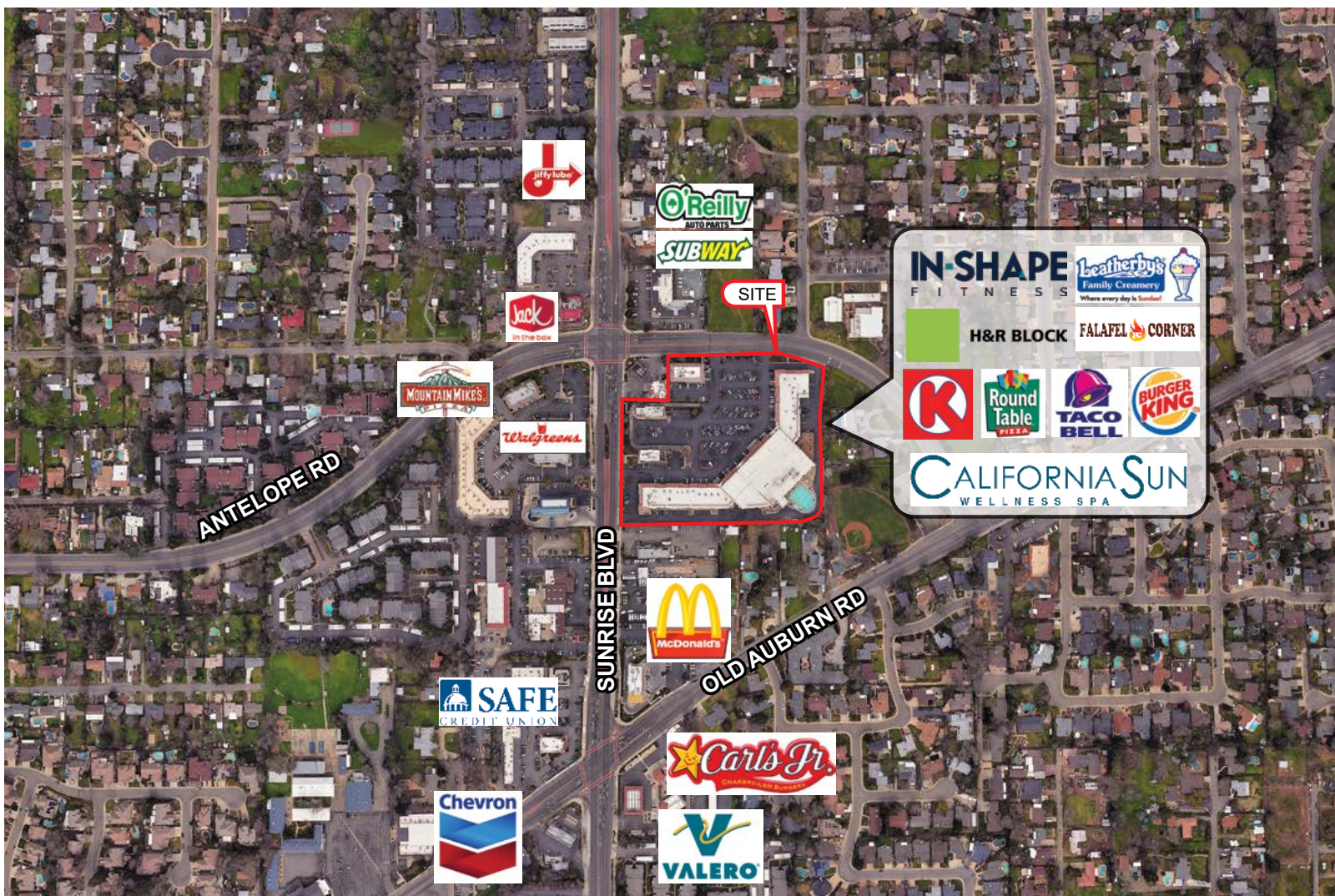


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