

# BIRDCAGE OFFICES




5530 Birdcage St., Citrus Heights, CA 95610

## FEATURES & AMENITIES

- Modern turnkey suites
- Private offices and reception
- Abundant natural light
- Office balconies
- Individual HVAC
- LED lighting
- Upgraded restrooms
- High-speed internet
- Sunrise Mall & Sunrise Marketplace nearby
- Surrounded by restaurants & retail
- Close to Sunrise Blvd & I-80
- Ample surface parking
- Professionally managed

## CONTACT

Shawn Dhillon - DRE # 1498044

 916-382-0000

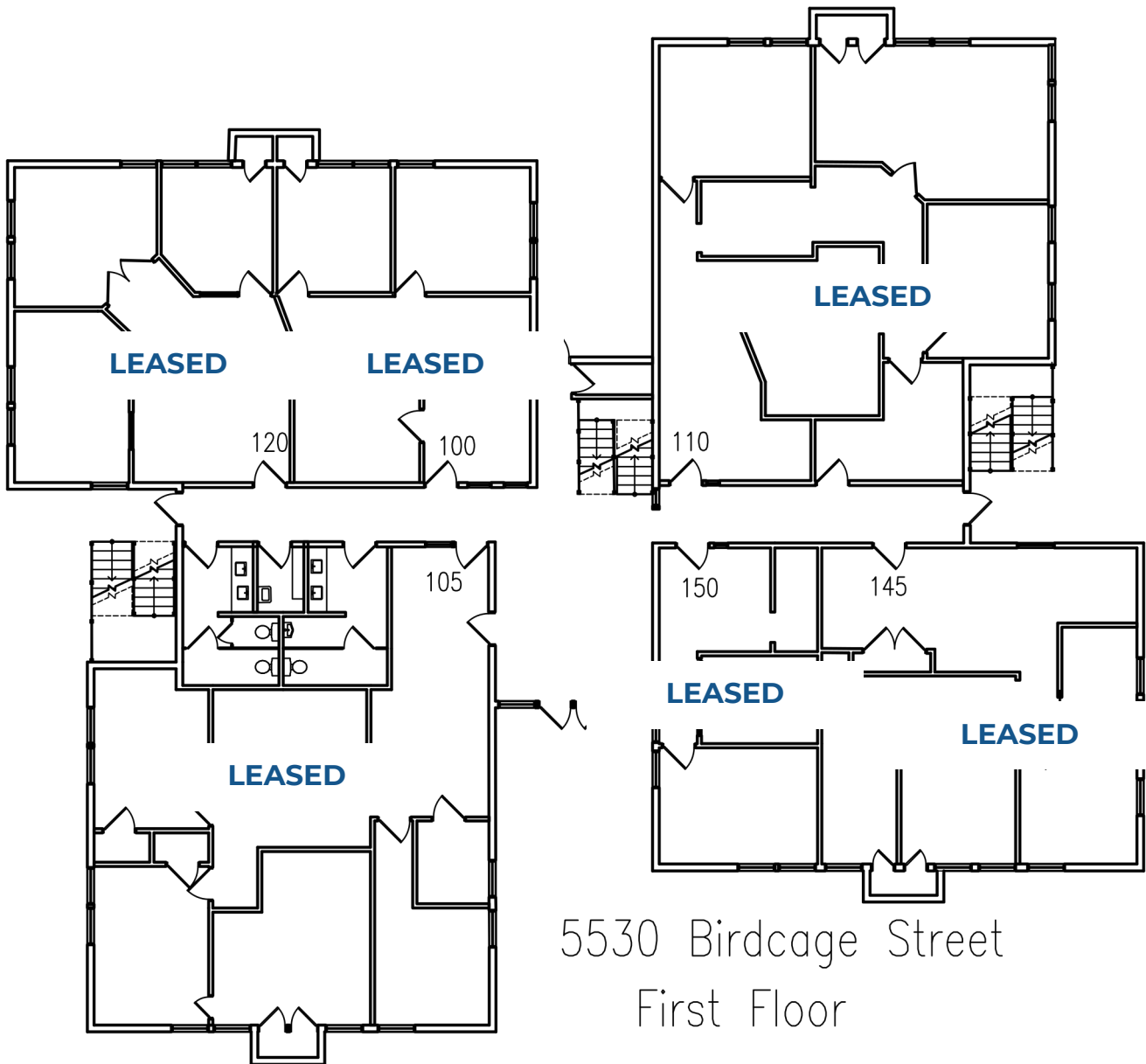
 shawn@coreequitycorp.com

 www.coreequitycorp.com



# FIRST FLOOR

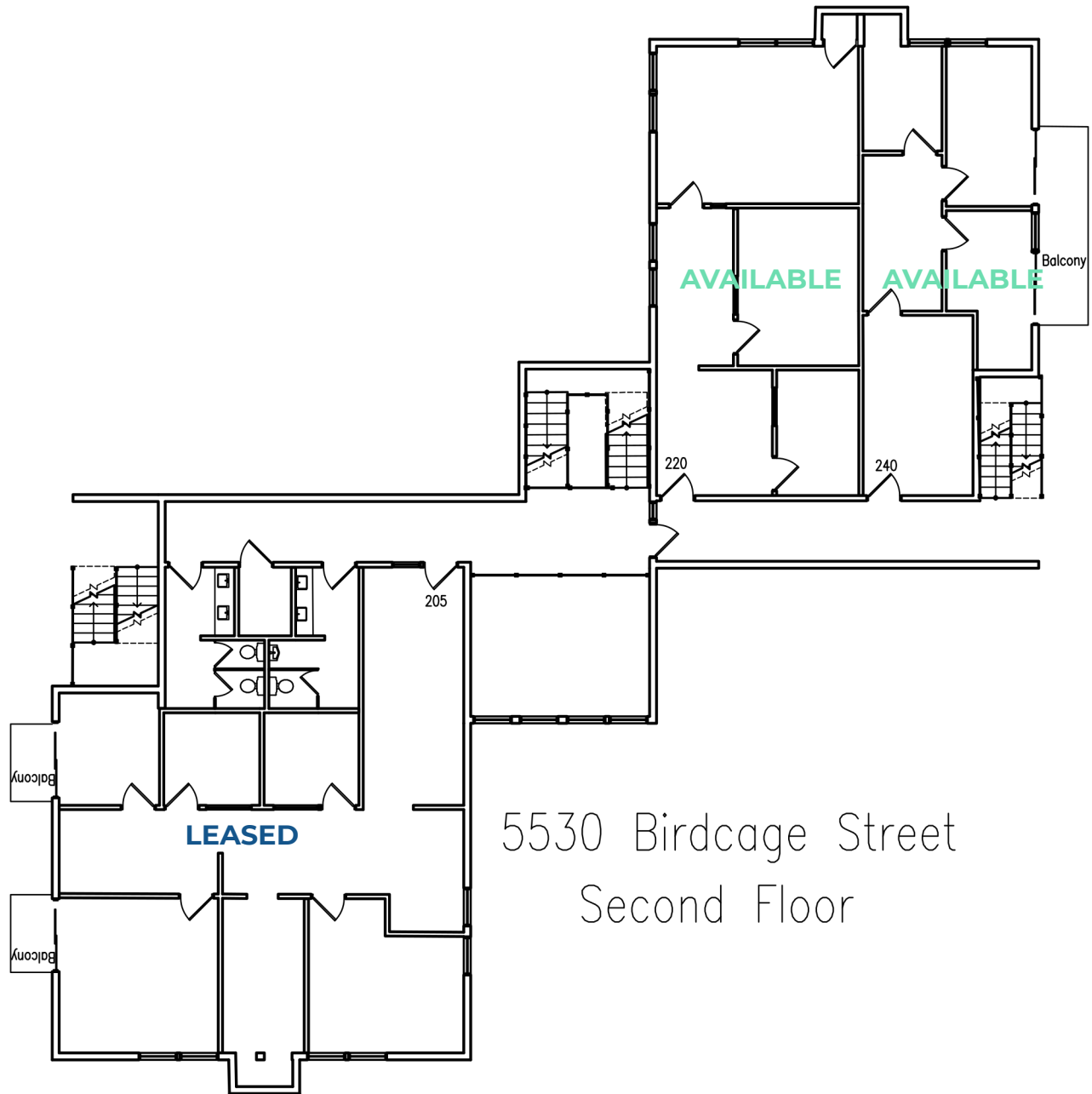
5530 Birdcage St, Citrus Heights, CA 95610



5530 Birdcage Street  
First Floor

# SECOND FLOOR

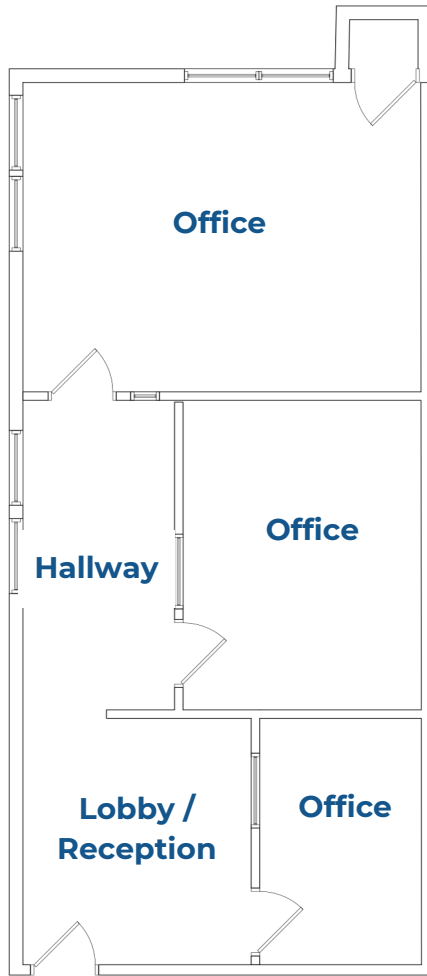
5530 Birdcage St, Citrus Heights, CA 95610



5530 Birdcage Street  
Second Floor

# SUITE 210

**\$1,679.04/ Month**

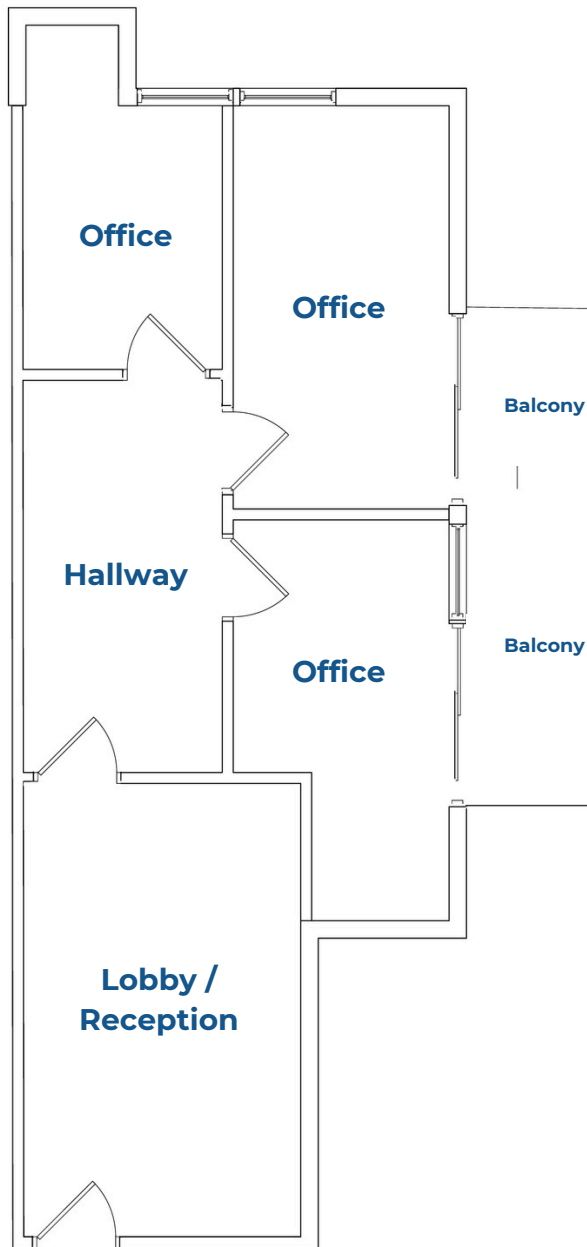


- +/- 1,056 SF | \$1.59/ SF
- Modern & Turn Key Office
- 2-3 Private Offices
- Inviting Lobby
- Reception Area
- Large Windows
- Natural Lighting
- LED Lighting
- Individual HVAC



# SUITE 230

**\$1,667.91/ Month**



- +/- 1,049 SF | \$1.59/ SF
- Modern & Turn Key Office
- 3 Private Offices
- 2 beautiful balconies facing Sunrise Blvd
- Inviting Lobby
- Large Reception Area
- Large Windows
- Natural Lighting
- LED Lighting
- Individual HVAC

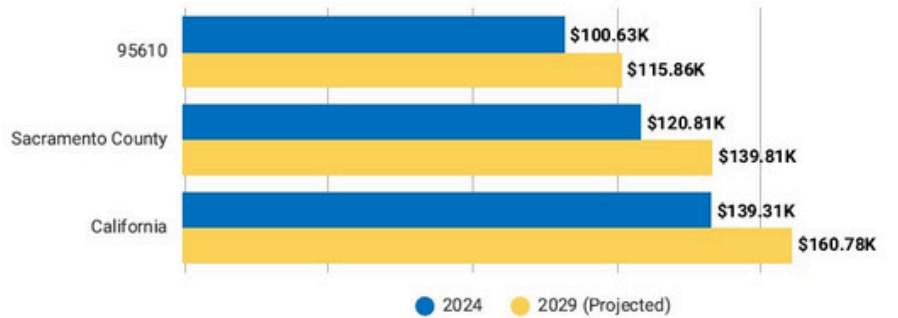
# TRADE AREA SUMMARY

5530 Birdcage St, Citrus Heights, CA 95610

Source: U.S. Census American Community Survey via Esri, 2024  
Update Frequency: Annually

## Average Household Income

This chart shows the average household income in an area, compared with other geographies.

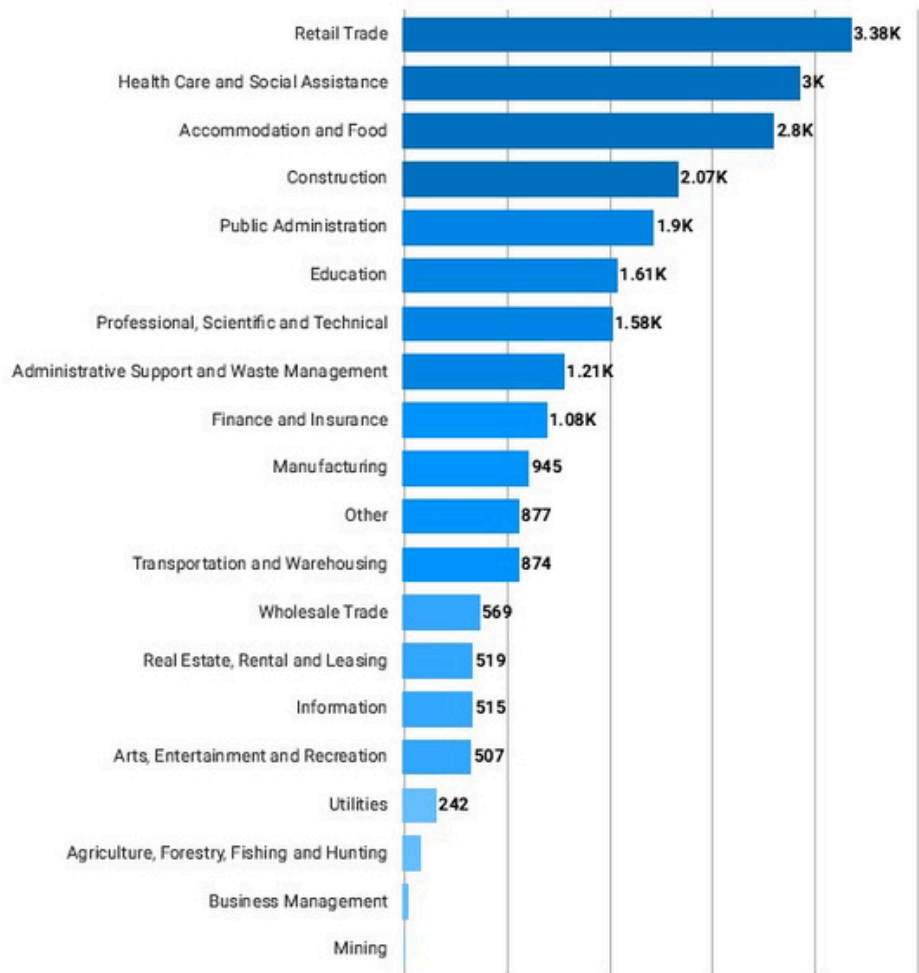


## Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



# PROPERTY PHOTOS

5530 Birdcage St, Citrus Heights, CA 95610

