

US BANK | \$10,300,000

6199 SUNRISE MALL RD, CITRUS HEIGHTS, CA 95610



8,000 SF BLDG | 0.93 AC LAND

SUNRISE MALL
SUNRISE TOMORROW DEVELOPMENT

ABS NNN CASH FLOW | HIGH-PERFORMING LOCATION | 100 ACRE REDEVELOPMENT | FANTASTIC RENT GROWTH



EXECUTIVE SUMMARY

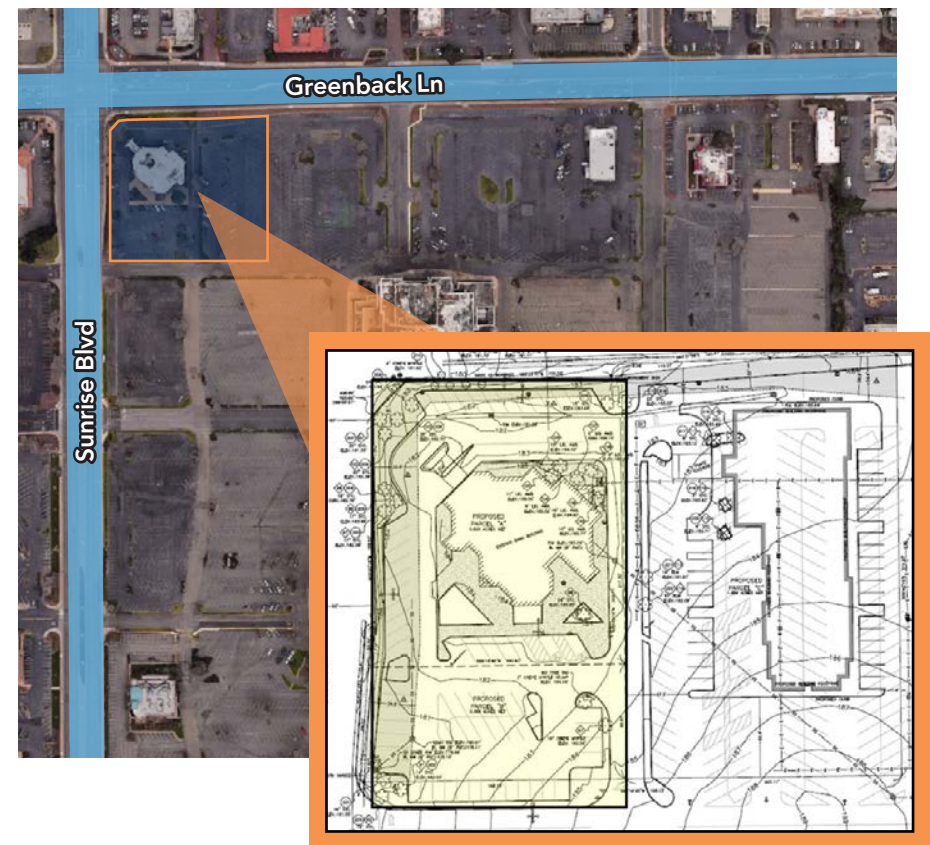
US BANK

SINGLE TENANT NET LEASE INVESTMENT

EXECUTIVE SUMMARY

FOR SALE

Price	\$10,300,000
Gross Leasable Area (GLA)	8,000
Price per Square Foot	\$1,288
Net Operating Income	\$582,947
Cap Rate	5.66%
Lease Structure	ABS NNN
Lease Term Remaining	± 9.6 Years
Lease Expiration	12/31/35
Options	Four (4), Five-Year Options
Current Occupancy	100%
Customer Deposits	\$248M
Rent Deposits Ratio	0.22%
Parcel Size (Acres)*	0.928
Parcel Size SF *	40,424
Type of Ownership	Fee Simple
Year Built	1972



Seller intends to sub-divide the parcel "Tentative Parcel Map." The list price represents the Property for the US Bank parcel "A", it does not include the designated "Hotel" parcel "C" which, if not subdivided prior to any sale closing, would be conveyed back to the Seller post-closing without any further consideration from Seller to Buyer once the subdivision has been completed. Seller shall pay all direct costs of completing the subdivision. Buyer shall reasonably cooperate as necessary to complete the subdivision and partial reconveyance of the deed of trust. Seller is agreeable to including the "Hotel" parcel "C" with the sale of the Bank parcels "A" and "B"

Said subdivision may occur post-closing of any sale of the Property.

KOHL'S ROSS DRESS FOR LESS Burlington

sam's club SAFEWAY
DOLLAR TREE O'Reilly AUTO PARTS BMO

BEST BUY

HOBBY LOBBY

Canes
CHICKEN FINGERS

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Michaels
HomeGoods

LOWE'S

BIG 5
SHOPPING GOODS

MATTRESS FIRM

COST PLUS
WORLD MARKET

S
SKECHERS

Firestone
COMPLETE AUTO CARE

Shell

Walmart

Greenback Ln

Sunrise Blvd | ±19,237 ADT



±40,296 ADT

◀ SUNRISE MALL
SUNRISE TOMORROW DEVELOPMENT

OFFERING SUMMARY

U.S. BANK – SINGLE TENANT NET LEASE INVESTMENT

Marcus & Millichap has been selected to exclusively market for sale the fee simple interest in an 8,000SqFt Single Tenant Drive Thru building leased to U.S. Bank, located at the signalized intersection of Sunrise Boulevard at Greenback Lane, Citrus Heights, California.

The Property is subject to a long-term Lease originating in 1971 and recently extended an additional Ten (10) year firm term reflecting the Tenant's continued long-term commitment to the location. The Lease extends through December 31, 2035, with Four (4) five-year options.

The Lease provides contractual annual rent increases equal to the greater of CPI or 4%, providing a built-in hedge against inflation and supporting long-term income growth. Rental income increases from \$582,947 in 2026 to \$829,715 in 2035. The Lease is an absolute triple-net structure with zero landlord responsibilities and is backed by a corporate guarantee from U.S. Bancorp (Operating as U.S. Bank).

The location demonstrates strong bank operating performance, ranking in the top 93rd percentile nationwide by Placer.ai, with over \$264 million in total deposits, supporting long-term tenant viability and reinforcing the location's importance within the tenant's branch network.

The Property is part of a Reciprocal Easement Agreement to the Sunrise Tomorrow Specific Plan, a long-term mixed-use redevelopment initiative encompassing the Sunrise Mall trade area. The plan envisions a transformational redevelopment featuring housing, hospitality, retail, entertainment, office, and community-oriented uses designed to revitalize the corridor into a regional destination.

As part of the redevelopment initiative, the City of Citrus Heights recently announced plans for the proposed Sunrise Sports Center, a 160,000SqFt regional sports and entertainment complex envisioned as a catalyst project for the broader Sunrise redevelopment area. Current plans include a 4,000-seat arena, NHL-sized ice sheets, indoor and outdoor sports facilities, restaurants, and entertainment-oriented uses expected to drive additional consumer traffic and long-term investment throughout the immediate area.



AREA OVERVIEW

The Property is located at 6199 Sunrise Mall within the Sunrise Mall shopping center in Citrus Heights, California, an established retail destination within the greater Sacramento metropolitan area. The site is positioned at the intersection of Sunrise Boulevard and Greenback Lane, a primary commercial corridor serving the surrounding community and regional traffic.

- Sunrise Boulevard and Greenback Lane represent one of the core retail intersections in Citrus Heights, supporting a concentration of national and regional retailers, service providers, and daily-needs businesses. The Property benefits from its location within an existing shopping center environment, providing consistent visibility, access, and consumer traffic.
- The Property is located within the Sunrise Tomorrow Specific Plan area, an entitlement-approved redevelopment initiative by the City of Citrus Heights focused on revitalizing the Sunrise Mall corridor through future mixed-use development and infrastructure investment.
- Further supporting long-term growth within the immediate area, the City recently announced the proposed Sunrise Sports Center, a planned 160,000-square-foot regional sports and entertainment venue expected to include a 4,000-seat arena, NHL-sized ice sheets, indoor and outdoor sports facilities, restaurants, and entertainment-oriented uses designed to drive year-round visitation and consumer activity to the corridor.
- Citrus Heights is located within Sacramento County, one of the primary population centers in Northern California. The greater Sacramento region serves as the economic and governmental hub of the state's capital, supporting a diverse employment base and stable residential population.

INVESTMENT HIGHLIGHTS

S&P A-Rated U.S. Bancorp Lease (NYSE: USB) – Corporate-backed credit tenant

Absolute NNN Cash Flow – 4% annual rent increases with zero landlord responsibilities; inflation-protected growth

High-Performing Location – \$264M+ in total deposits; ranked in the 93rd percentile nationwide (Placer.ai)

Sunrise Tomorrow Redevelopment – Entitlements approved for a 100-acre mixed-use project

Long-Term Income – ±9.6 years remaining with (4) five-year extension options

Strong Rent Growth – Increases from \$560K (2025) to \$829K (2035)

Dominant Retail Location – Signalized intersection of Sunrise Blvd & Greenback Ln within the core Citrus Heights corridor

Catalyst Sports & Entertainment Development – Proposed 160,000 SF Sunrise Sports Center featuring a 4,000-seat arena





TENANT SUMMARY

U.S. Bank is one of the largest and most diversified banking institutions in the United States, serving individuals, businesses, corporations, and government entities. The bank operates a nationwide platform with a strong regional presence, offering a full suite of banking, payment, investment, and trust services. U.S. Bancorp provides a full suite of financial services, including consumer and business banking, commercial lending, and treasury solutions for corporate clients. The platform is further supported by industry-leading payment services and comprehensive wealth, investment, and trust offerings for high-net-worth and institutional clients.

US Bank	
Parent Company	U.S. Bancorp
Tenant / Guarantor	U.S. Bancorp
Founded	1863
S&P Credit Rating	"A" Stable
Annual Revenue	#28.7 billion
Locations	~3,474
Ticker Symbol	NYSE: USB

U.S. Bank
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usbank.com

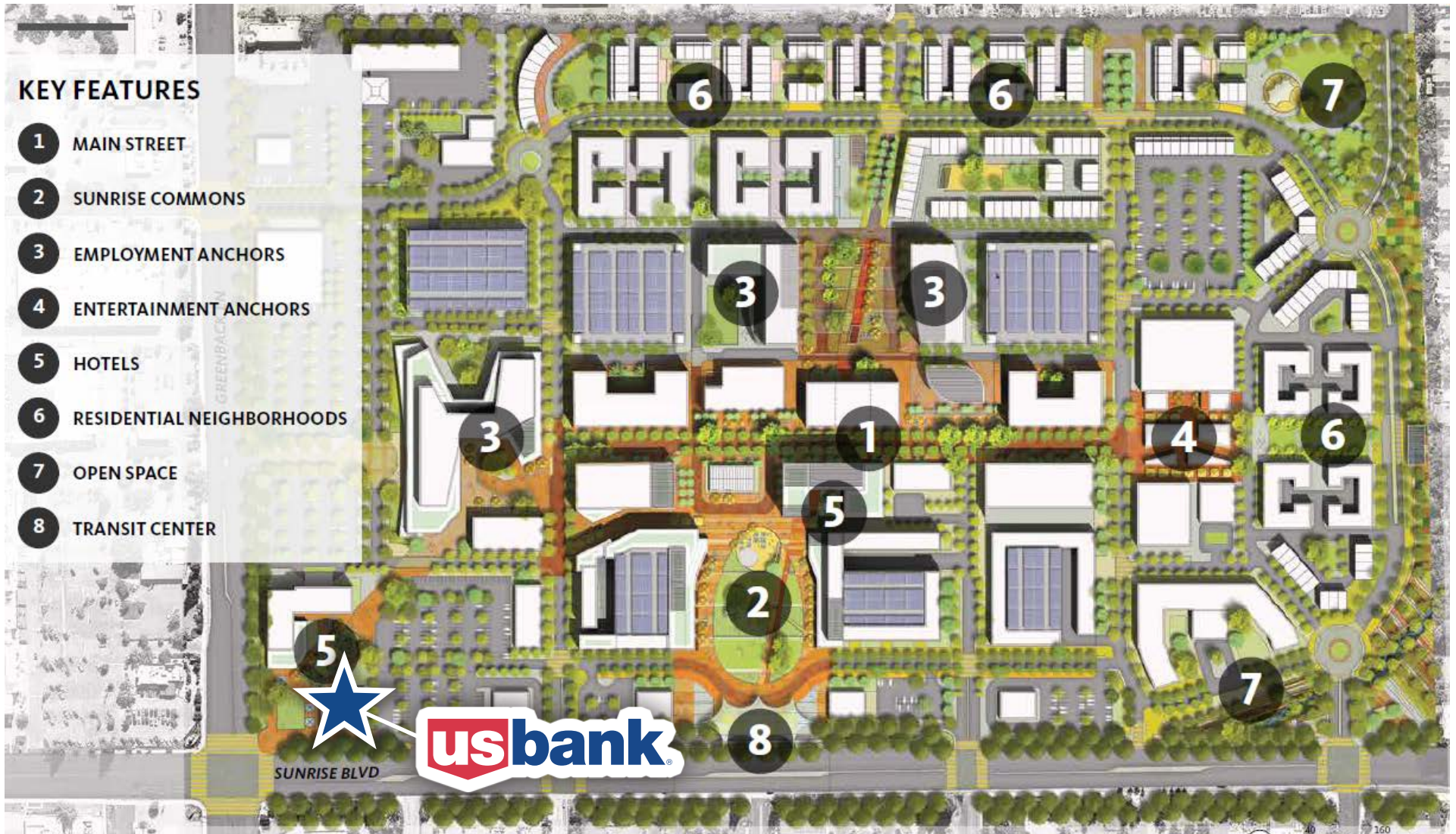
LEASE ABSTRACT

Options	
Tenant	US Bank
Guarantor	US Bank
Lease Type	Absolute NNN
Lease Commencement	1/1/72
Expiration Date	12/31/35
Increases	4% Annually
Remaining Options	Four (4) Five-year
Notice	180 Days
Date	7/3/35
Roof, Structure CAM, Taxes, Insurance & Utilities	Tenant Responsibility

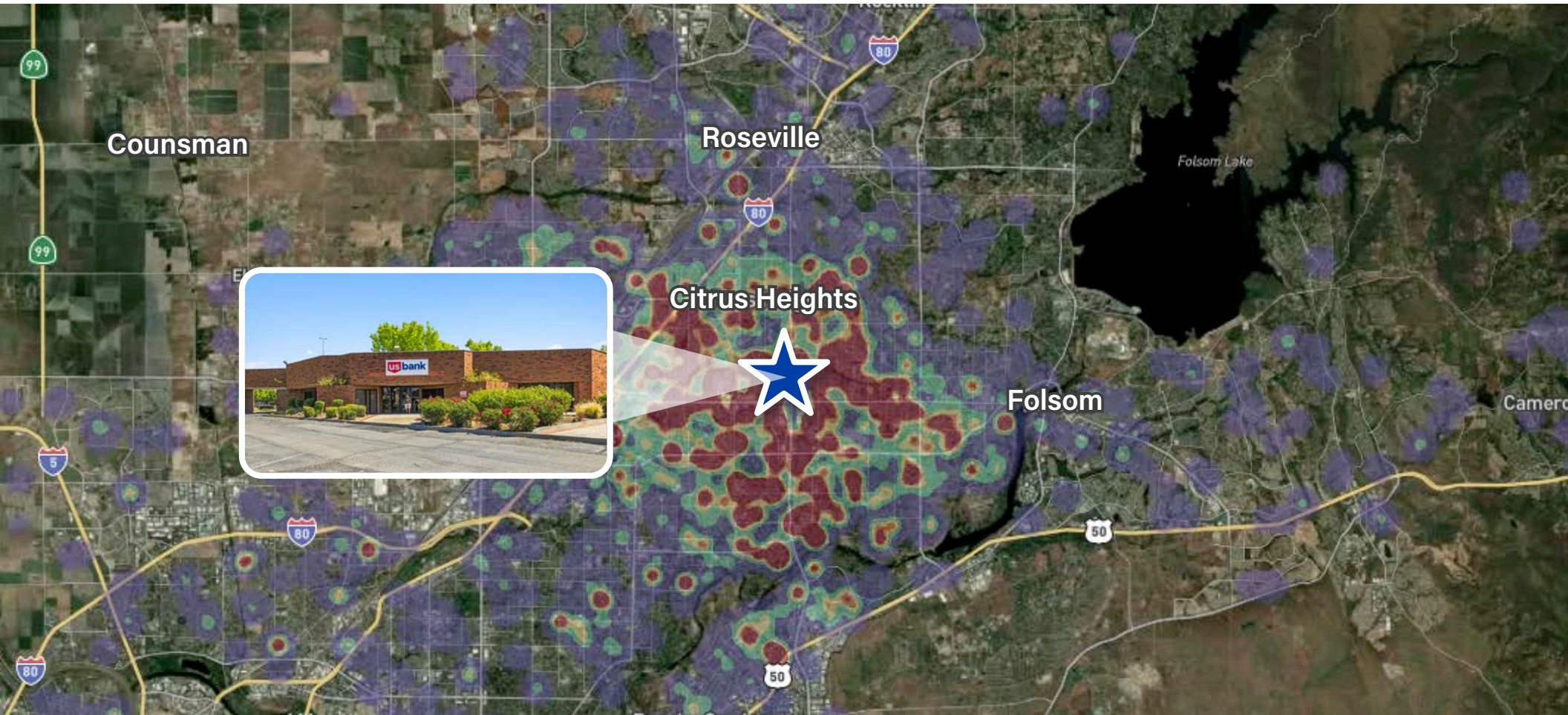
RENT SCHEDULE

Term Start	Term End	Annual Rent	Monthly Rent	Annual Rent PSF	Cap Rate
1/1/72	12/31/97	\$44,000.00	\$3,667	\$5.50/sf	--
1/1/26	12/31/26	\$582,947.19	\$48,579	\$72.87/sf	5.66%
1/1/27	12/31/27	\$606,265.08	\$50,522	\$75.78/sf	5.89%
1/1/28	12/31/28	\$630,515.68	\$52,543	\$78.81/sf	6.12%
1/1/29	12/31/29	\$655,736.31	\$54,645	\$81.97/sf	6.37%
1/1/30	12/31/30	\$681,965.76	\$56,830	\$85.25/sf	6.62%
1/1/31	12/31/31	\$709,244.40	\$59,104	\$88.66/sf	6.89%
1/1/32	12/31/32	\$737,614.20	\$61,468	\$92.20/sf	7.16%
1/1/33	12/31/33	\$767,118.72	\$63,927	\$95.89/sf	7.45%
1/1/34	12/31/34	\$797,803.44	\$66,484	\$99.73/sf	7.75%
1/1/35	12/31/35	\$829,715.64	\$69,143	\$103.71/sf	8.06%

SUNRISE TOMORROW REDEVELOPMENT



PRIMARY TRADE AREA



Total Visits
131.7K
ANNUALLY

Top
93%
NATIONWIDE

Average Household
Income
\$214K

Traffic Counts
59,531
AVERAGE DAILY TRAFFIC







PEER CENTERS

PROPERTY STATUS LEGEND:

○ = Peer Centers ★ = Subject Site

- | | | |
|----------------------------------|-------------------------------------|---------------------------------------|
| A Marketplace at Birdcage | G Copperwood Square | M Orangevale Supercenter |
| B Citrus Town Center | H San Juan Shopping Center | N Dewey & Madison Market Place |
| C Sunrise Plaza | I Ross Center Citrus Heights | O Madison Marketplace |
| D Sunrise Marketplace | J Regency Plaza | P Fair Oaks Promenade |
| E Sunrise Village | K Northridge Plaza | Q Creekside Center |
| F Quail Pointe | L Cable Park | |



PEER CENTERS

PROPERTY NAME	ADDRESS	CATEGORY	DISTANCE (MILES)	ANCHORS
A Marketplace at Birdcage	5975 Birdcage Centre Ln, Citrus Heights, CA 95610	Power Centers	0.29	Best Buy, Lowe's, Target, Barnes & Noble, Hobby Lobby Michaels, Bath & Body Works, Chuze, Ulta, Old Navy
B Citrus Town Center	7925 Greenback Ln, Citrus Heights, CA 95610	Neighborhood Centers	0.3	Sprouts, BevMo, Marshalls, Five Below, Skechers
C Sunrise Plaza	7833 Greenback Ln, Citrus Heights, CA 95610	Shopping Center	0.41	Big 5, Harbor Freight, Mattress Firm
D Sunrise Marketplace	7945 Madison Ave, Citrus Heights, CA 95610	Neighborhood Centers	0.62	Smart & Final, McDonalds
E Sunrise Village	5425 Sunrise Blvd, Citrus Heights, CA 95610	Neighborhood Centers	0.63	Joann, Rite Aid
F Quail Pointe	5309 Sunrise Blvd, Fair Oaks, CA 95628	Neighborhood Centers	0.88	Trader Joe's, Chilli's
G Copperwood Square	6956 Sunrise Blvd, Citrus Heights, CA 95610	Neighborhood Centers	1.3	Foodmaxx, Dollar Tree, Planet Fitness, Chase, Sbox
H San Juan Shopping Center	7301 Greenback Ln, Citrus Heights, CA 95621	Neighborhood Centers	1.36	Safeway, O'Reily, BMO Bank
I Ross Center Citrus Heights	7342 Greenback Ln, Citrus Heights, CA 95621	Neighborhood Centers	1.38	Kohl's, Burlington, Ross
J Regency Plaza	7147 Greenback Ln, Citrus Heights, CA 95621	Neighborhood Centers	1.54	Sam's Club, Pacific Coast Food
K Northridge Plaza	4840 San Juan Ave, Fair Oaks, CA 95628	Neighborhood Centers	1.87	Raley's, Planet Fitness
L Cable Park	8839 Greenback Ln, Orangevale, CA 95662	Neighborhood Centers	2.2	Grocery Outlet, Ross, Goodwill, Denny's, Taco Bell, America's Tire, AutoZone
M Orangevale Supercenter	8961 Greenback Ln, Orangevale, CA 95662	Neighborhood Centers	2.2	Walmart Supercenter
N Dewey & Madison Market Place	5450 Dewey Dr, Fair Oaks, CA 95628	Neighborhood Centers	2.21	Safeway, CVS, Starbucks, Taco Bell
O Madison Marketplace	8894 Madison Ave, Fair Oaks, CA 95628	Community Shopping Centers	2.36	Raley's, TJ Maxx, Petco, Chipotle, McDonalds, Sbox, Del Taco, Dave's Hot, Oreily's, Baskin Robbins
P Fair Oaks Promenade	8925 Madison Ave, Fair Oaks, CA 95628	Neighborhood Centers	2.48	Safeway, Orangetheory, Jersey Mike's, Nektar, Peet's Cofee, Panda
Q Creekside Center	6059 Greenback Lane, Citrus Heights, CA 95621	Neighborhood Centers	2.84	Petco, Grocery Outlet, Dollar Tree, Taco Bell, Jack in the Box, Shell

TRADE AREA TOP EMPLOYERS

COMPANY NAME	EMPLOYEES HERE	DISTANCE (MI)
Sunbridge Brttany Rhlbtton Ctr	5,018	4.72
Lumen Tech Gvrnment Sltons Inc	5,006	4.70
Kaiser Foundation Hospitals	2,299	4.81
Los Rios Community College Dst	1,844	4.81
Dignity Health	1,500	2.57
Aerojet Rocketdyne Inc	1,400	4.89
Blue Shield Cal Lf Hlth Insur	1,324	4.43
Chevys Inc	1,317	3.85
Unilab Corporation	1,246	4.47
Oakland Hospice Inc	1,117	3.88
Powerschool Holdings Inc	996	4.46
Permanente Medical Group Inc	842	4.81
South Coast Medical Center	690	4.63
Sierra Pacific Mortgage Co Inc	580	4.89
Childrens Crative Lrng Ctr Inc	546	4.69
Dutch Bros Inc	478	1.77
Century Theatres Inc	361	3.69
H & D Electric	360	4.46
Frontier California Inc	345	4.81
Aesyntix Health Inc	341	4.87
William L Lyon & Assoc Inc	331	2.29
Smart Stores Operations LLC	322	4.61
Philips Image Gded Thrapy Corp	317	4.73
Mercury Insurance Company	310	4.59
Ampac Fine Chemicals LLC	301	4.22
County of Sacramento	296	2.61

323,606
POPULATION IN
5-MILE TRADE AREA

375,000+
EMPLOYEES WITHIN A
20 MINUTE DRIVE TIME

128,000+
HOUSEHOLDS IN
5-MILE TRADE AREA

32.5%
OF AREA RESIDENTS
HAVE COMPLETED
A BACHELOR'S DEGREE

Daytime Population in Excess of
\$2.4B CONSUMER SPENDING

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ACTIVITY ID --

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US BANK | \$10,300,000

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