

SUNRAY PLAZA
7700 SUNRISE BLVD
CITRUS HEIGHTS, CA
FOR LEASE
2,456 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



NOW REMODELED

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
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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

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)

NNN costs are approximately \$0.52 PSF.



DEMOGRAPHICS:

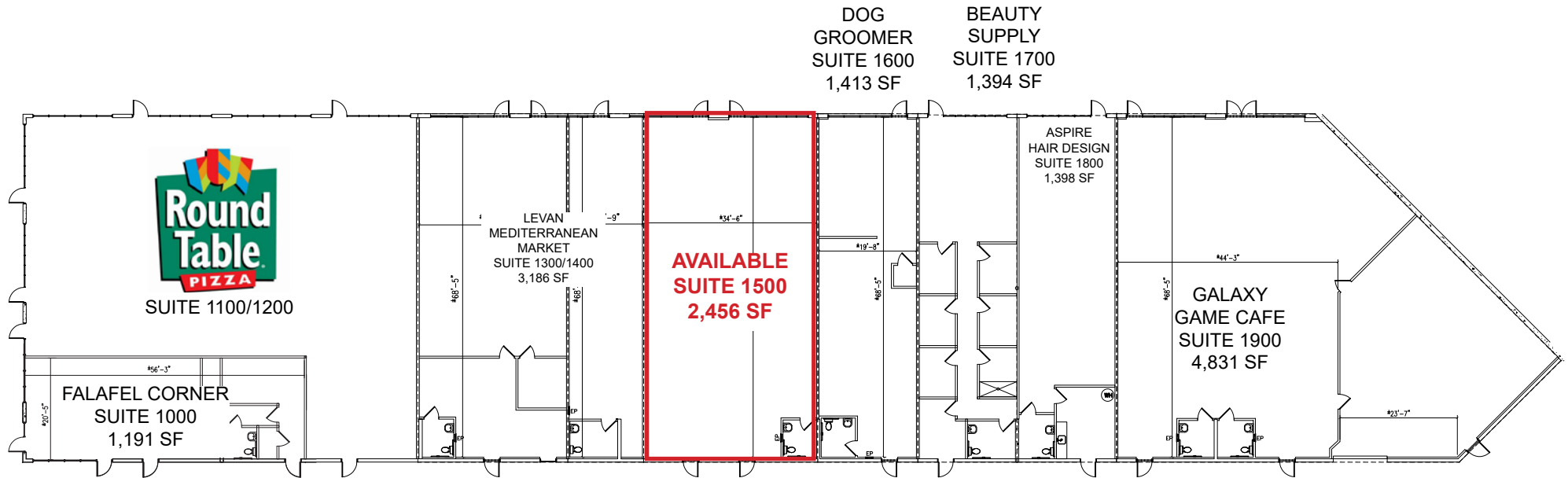
	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	17,095	132,390	338,057
2023 Average HH Income:	\$93,098	\$89,194	\$101,220
Traffic Count @ Sunrise Blvd:	43,084		

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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 \$0.52 PSF.			

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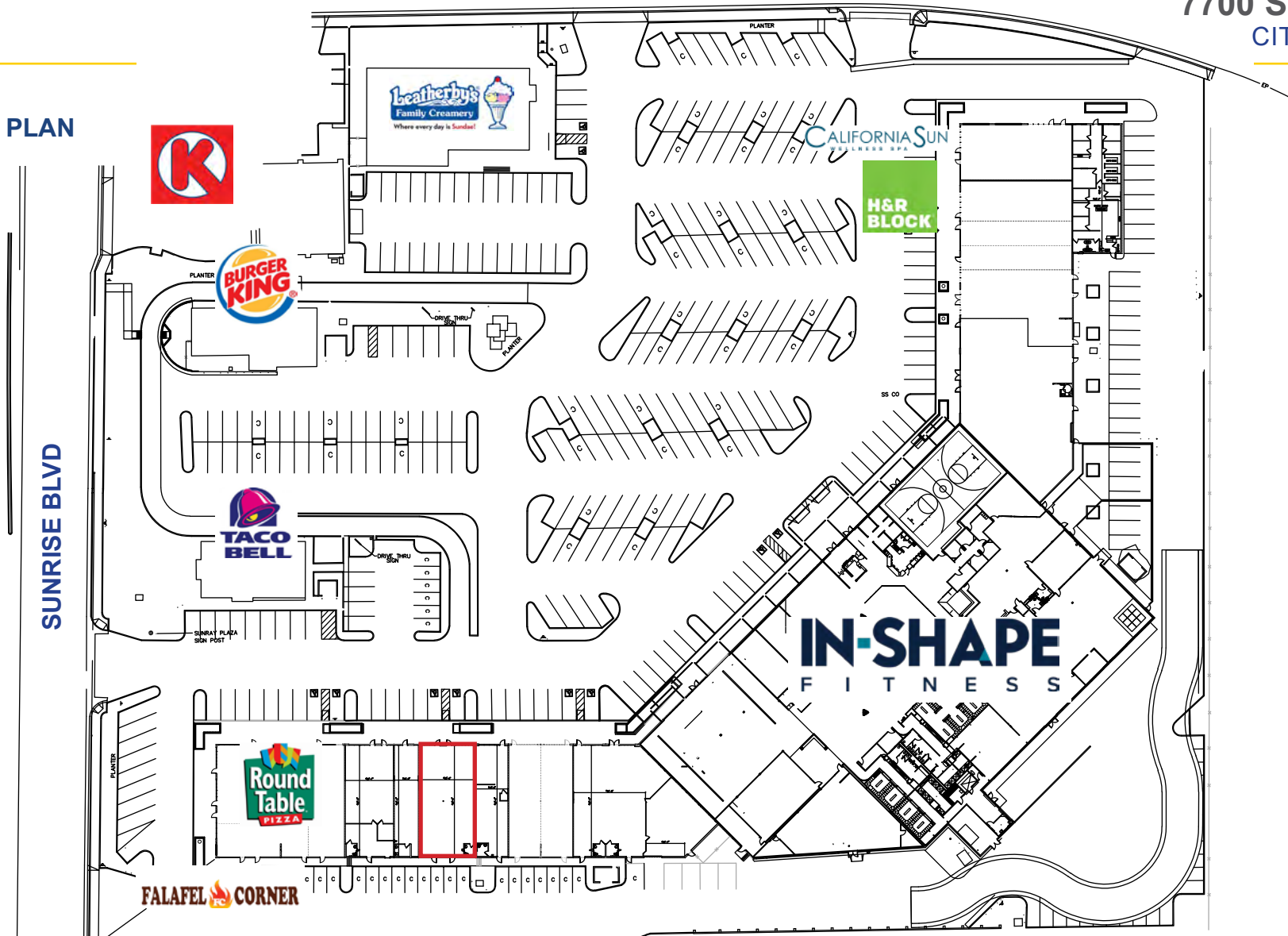
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation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

FOR LEASE

ANTELOPE RD

SUNRAY PLAZA
7700 SUNRISE BLVD
CITRUS HEIGHTS, CA

SITE PLAN

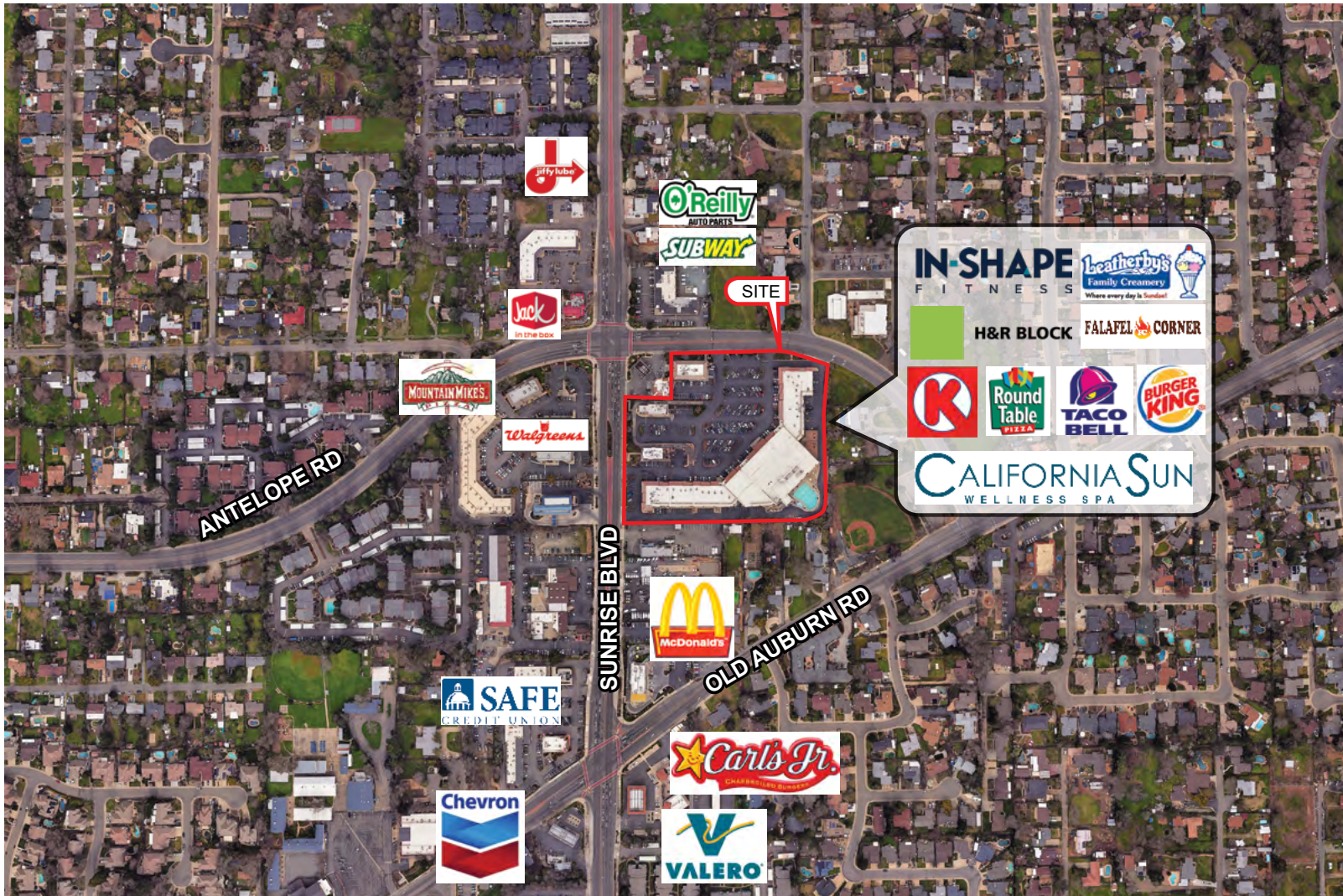


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