

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

**FOR LEASE**  
**1,038 SF TURNKEY SALON SUITE**

**ETHAN CONRAD**  
PROPERTIES INC.



**NOW REMODELED**

FOR MORE INFORMATION CONTACT:

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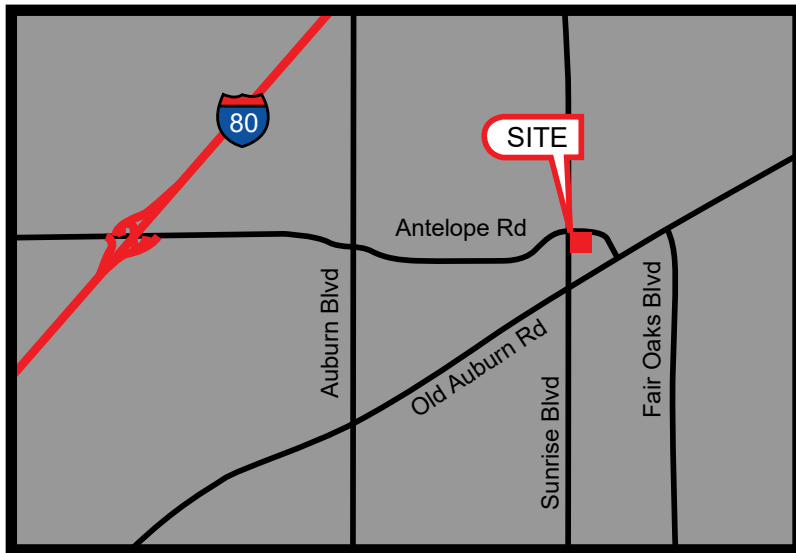
**FEATURES:**

- Turnkey salon suite with full FF&E
- 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 RATE:**

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:**

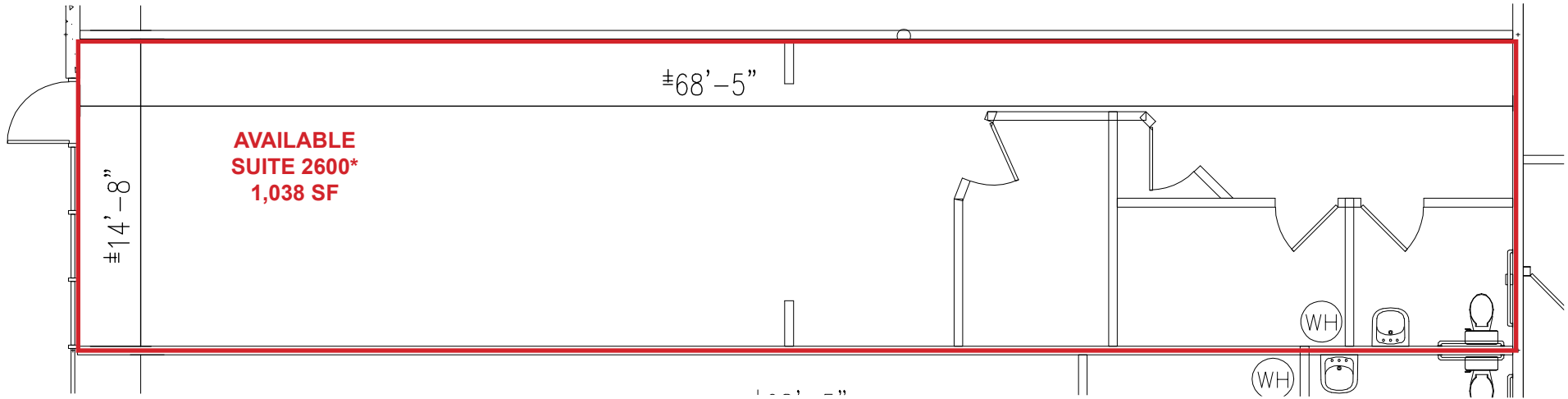
	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	16,986	131,851	343,166
2025 Average HH Income:	\$113,943	\$115,486	\$131,961
Traffic Count @ Sunrise Blvd:	43,084		

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

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.

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ANTELOPE RD

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SITE PLAN

SUNRISE BLVD



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