

SUMMERHILLS PLAZA
7811 - 7895 LICHEN DR
CITRUS HEIGHTS, CA

FOR LEASE

1,961 SF - 11,852 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



NOW REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

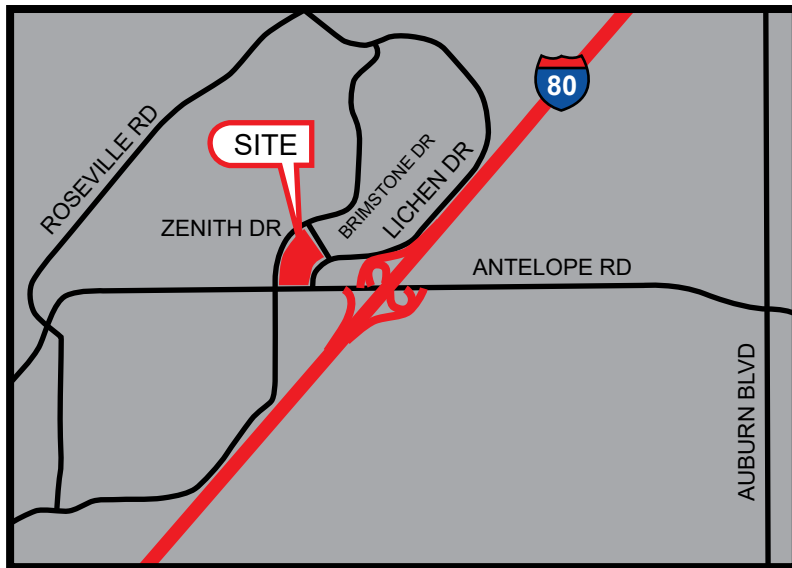
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FEATURES:

- Turn-key, full service salon available
- Direct access to I-80 at Antelope Rd
- Excellent exposure on Antelope Rd with multiple ingress and egress from multiple streets
- Monument signage available
- Abundant parking
- Strong daytime and residential population
- EV charging stations



PROPERTY DETAILS:

Summerhills Plaza is a ±108,081 SF grocery anchored shopping center located at the intersection directly off I-80 at Antelope Rd. Anchored by a high performing Raley’s Supermarket with strong sales. The center also benefits from a new Dutch Bros coffee drive-thru which brings consistent traffic counts.

Other tenants include: Dollar Tree, O’Reilly Auto Parts, Great Clips, Wendy’s, USPS, and Round Table Pizza.

Neighboring national tenants include: McDonald’s, Carl’s Jr, Taco Bell, Popeye’s, Quick Quack Car Wash, and more.

LEASE RATES:

\$1.35 - \$2.09 PSF, NNN

NNN costs are approximately \$0.47 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	16,567	157,260	385,222
2023 Average HH Income:	\$91,022	\$96,570	\$103,212
Traffic Count Antelope Rd @ Lichen Dr:		44,973	

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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.

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SITE PLAN



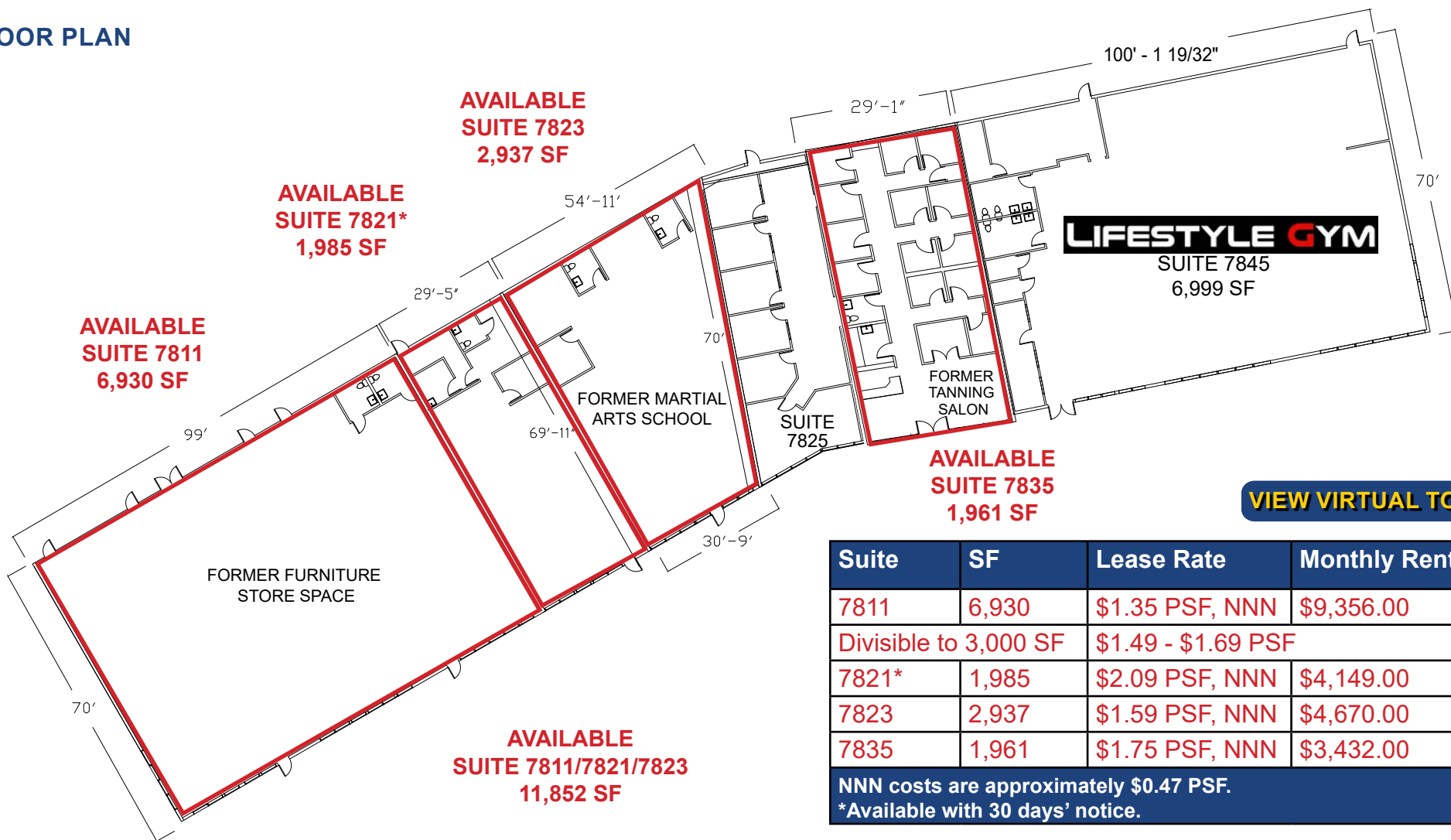
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FLOOR PLAN



[VIEW VIRTUAL TOUR](#)

Suite	SF	Lease Rate	Monthly Rent
7811	6,930	\$1.35 PSF, NNN	\$9,356.00
Divisible to 3,000 SF		\$1.49 - \$1.69 PSF	
7821*	1,985	\$2.09 PSF, NNN	\$4,149.00
7823	2,937	\$1.59 PSF, NNN	\$4,670.00
7835	1,961	\$1.75 PSF, NNN	\$3,432.00
NNN costs are approximately \$0.47 PSF. *Available with 30 days' notice.			

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