

SUMMERHILLS PLAZA | SPA
7835 LICHEN DR
CITRUS HEIGHTS, CA

FOR LEASE
1,961 SF MASSAGE/TANNING SUITE

ETHAN CONRAD
PROPERTIES INC.

LEASES SIGNED!

TESLA

SUPERCHARGER



NOW REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

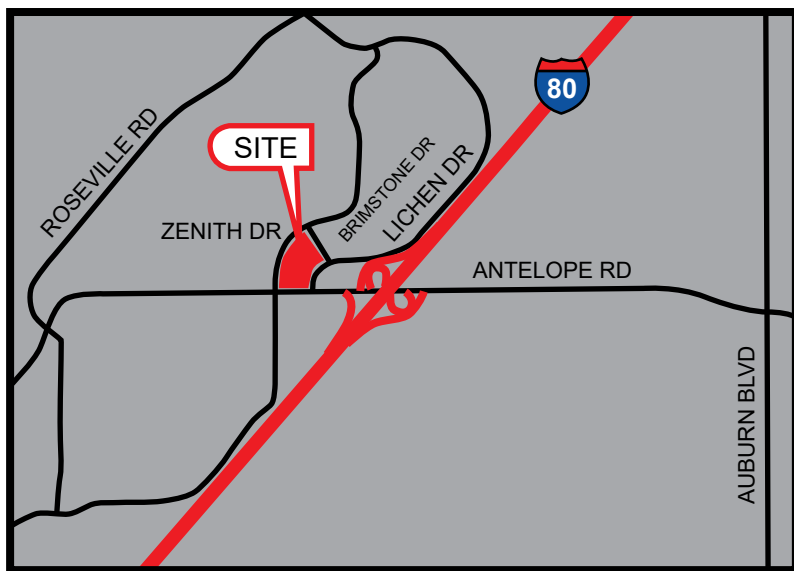
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basi@ethanconradprop.com

916.779.1000

FEATURES:

- Massage or tanning salon suite 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
- EVgo fast charging stations and Tesla Superchargers



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 RATE:

Suite 7835: 1,961 SF \$3,432.00 (\$1.75 PSF, NNN)

NNN costs are approximately \$0.43 PSF.

DEMOGRAPHICS:

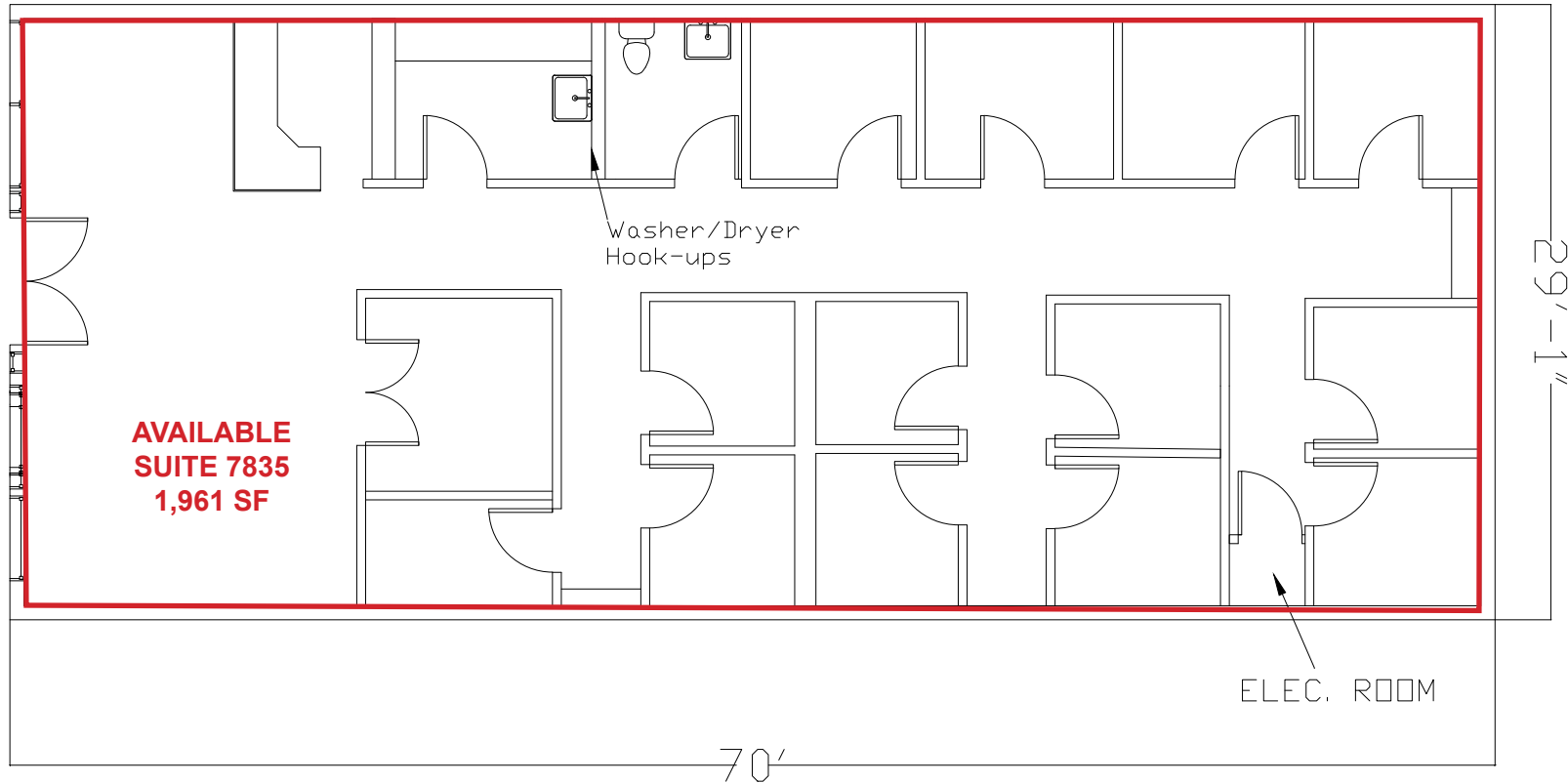
	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	16,121	158,489	389,610
2025 Average HH Income:	\$105,638	\$110,057	\$119,387
Traffic Count Antelope Rd @ Lichen Dr:		44,973	

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FLOOR PLAN



**AVAILABLE
 SUITE 7835
 1,961 SF**

Washer/Dryer
 Hook-ups

ELEC. ROOM

70'

29'-1"

Suite	SF	Lease Rate	Monthly Rent
7835	1,961	\$1.75 PSF, NNN	\$3,432.00
NNN costs are approximately \$0.43 PSF.			

[VIEW VIRTUAL TOUR](#)

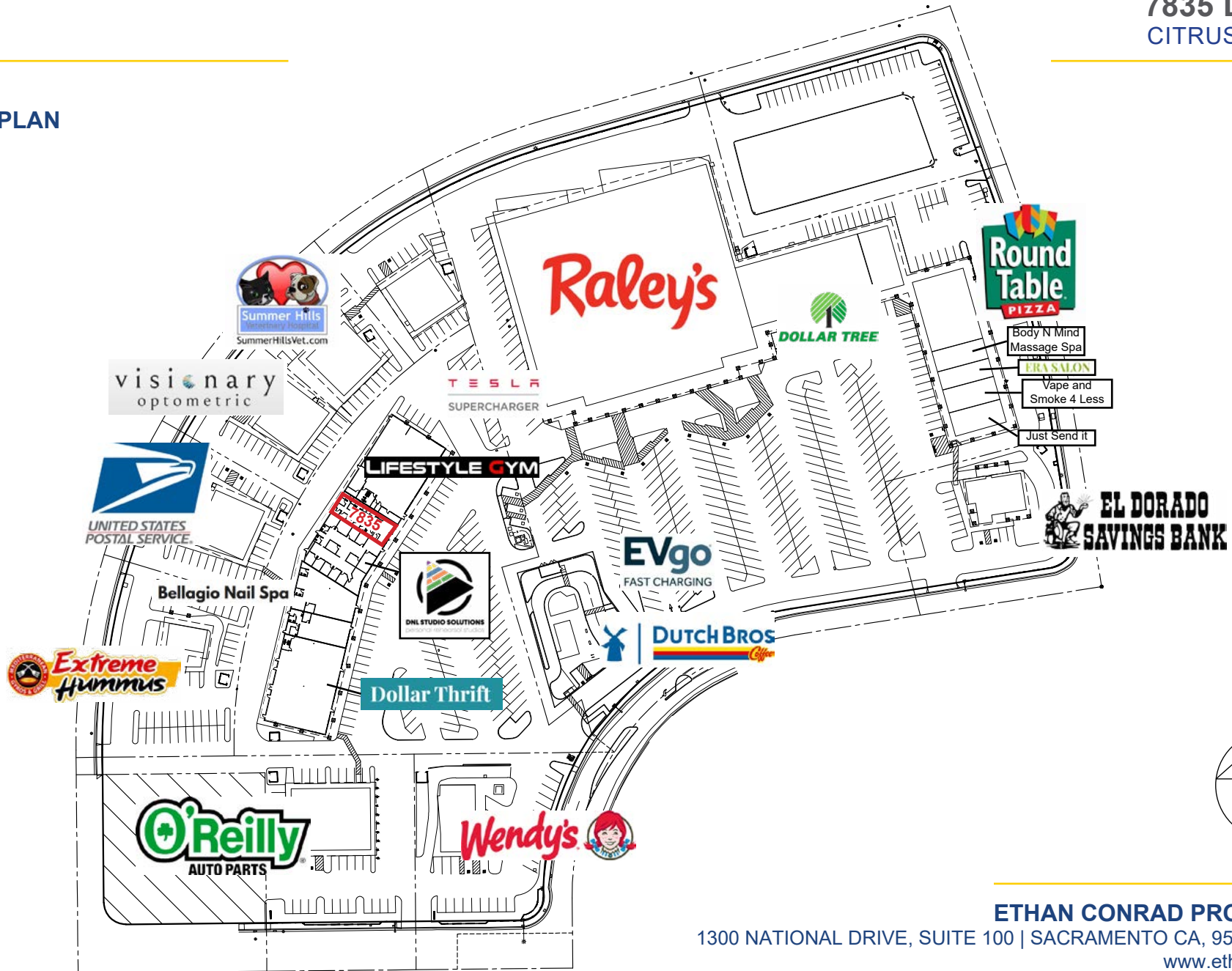
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SITE PLAN



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