

**SUNRISE TOMORROW**

**5900 SUNRISE BLVD**

**CITRUS HEIGHTS, CA**

FOR SALE OR LEASE

20,000 SF - 257,584 SF

RETAIL/INDUSTRIAL/OFFICE SPACE

**ETHAN CONRAD**

PROPERTIES INC.



**NOW REMODELED!**

FOR MORE INFORMATION CONTACT:

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**VIEW VIRTUAL TOUR**

**916.779.1000**

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## FEATURES:

- Prominent Citrus Heights retail location at the intersection of Sunrise Blvd and Greenback Lane
- Building is located on approximately ±10 acres of land
- Parking ratio is approximately 4/1,000 SF for 1st and 2nd floor; 2/1,000 SF for lower level
- Approximately 768 parking spaces

DEMOGRAPHICS:	1 Mile	3 mile	5 mile
2022 Population (est)	20,916	136,881	323,651
2022 HH Income:	\$86,390	\$108,411	\$110,655

## DAILY TRAFFIC COUNTS:

Sunrise Blvd - ±43,983 | Greenback Lane - ±46,480



## PROPERTY DETAILS:

This is the former vacant three-story Sears building with Auto Center and Parts & Service buildings at Sunrise Mall located at the intersection of Sunrise Blvd and Greenback Lane in Citrus Heights, CA.

The Sunrise Mall sits on the second busiest intersection in all of Sacramento County in between the largest employment center outside of downtown Sacramento.

## TYPE OF SPACE, SQUARE FOOTAGE AND LEASE RATES:

LL-Showroom/Industrial 84,535 SF \$0.49 - \$0.65 PSF, NNN  
NNN costs \$0.19 PSF. Divisible to a minimum of 20,000 SF.

First Floor-Retail 81,486 SF \$0.95 - \$1.09 PSF, NNN  
NNN costs \$0.27 PSF. Divisible to a minimum of 20,000 SF.

Second Floor 82,062 SF \$0.65 - \$0.75 PSF, NNN  
NNN costs \$0.22 PSF. Divisible to a minimum of 20,000 SF.

## PURCHASE PRICE ALLOCATION:

LL-Showroom/Industrial	\$4,818,000.00 (\$ 57.00 PSF)
First Floor-Retail	\$7,007,796.00 (\$ 86.00 PSF)
Second Floor	\$4,513,410.00 (\$ 55.00 PSF)
Service Building	\$1,612,000.00 (\$115.00 PSF)

**TOTAL PURCHASE PRICE: \$16,301,936.00**

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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.

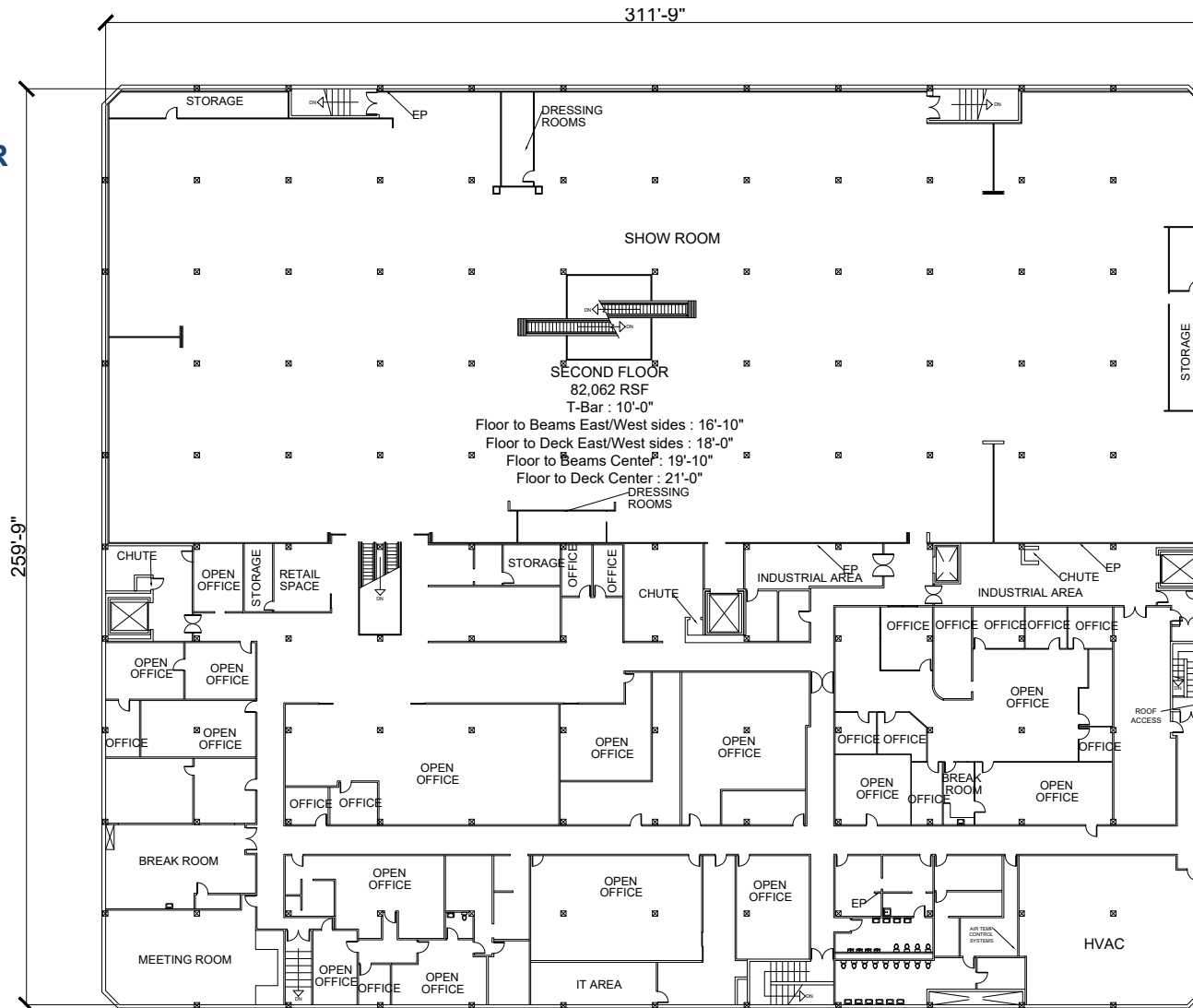




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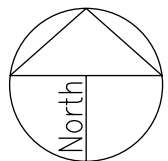
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**FLOOR PLAN  
SECOND FLOOR**



**AVAILABLE  
82,062 SF**

**AVAILABLE  
DIVISIBLE  
20,000 SF**



Suite	SF	Lease Rate
Second Floor	82,062	\$0.65 - \$0.75 PSF, NNN
NNN costs are approximately \$0.22 PSF. Divisible to a minimum of 20,000 SF.		

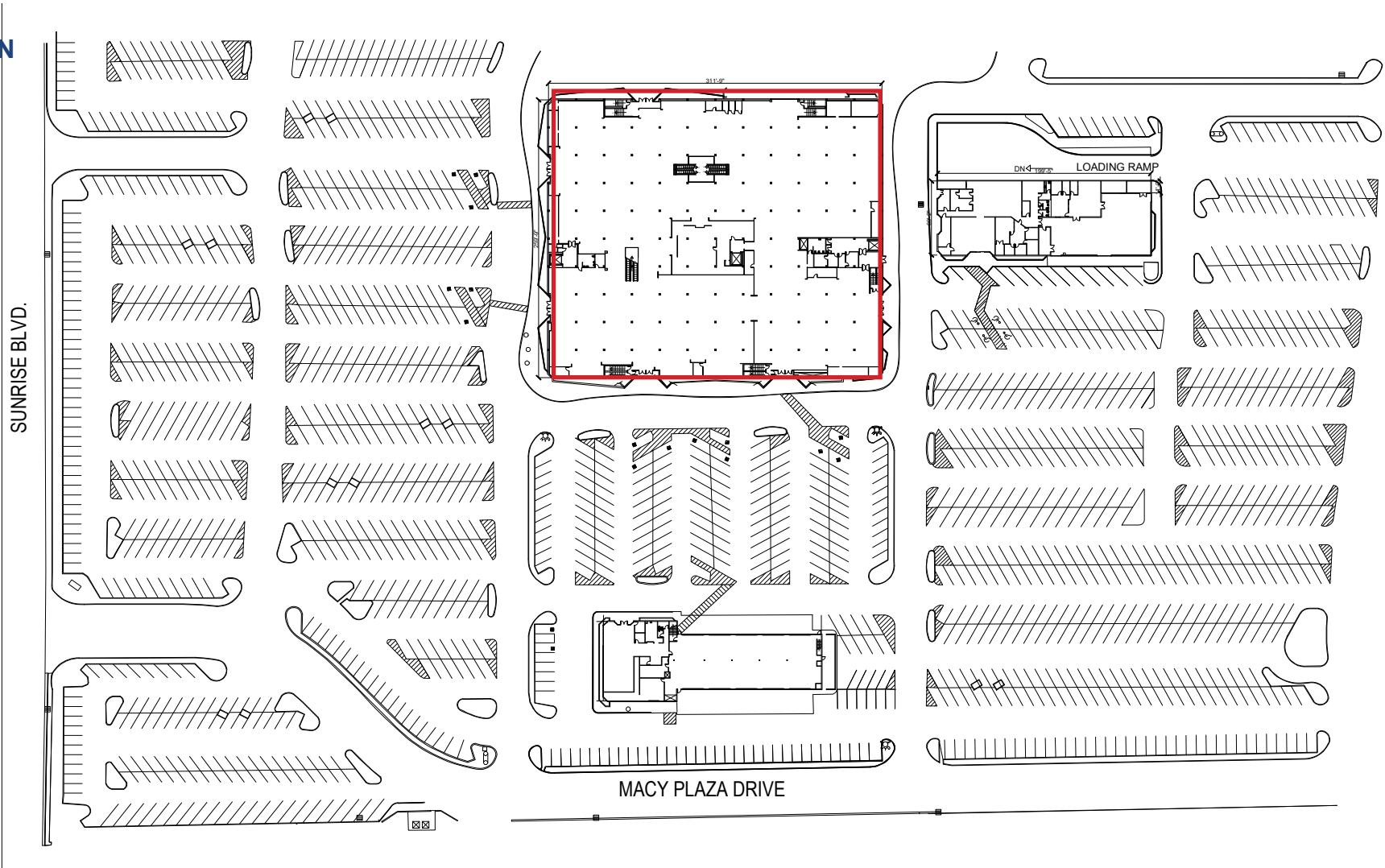
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**SITE PLAN**



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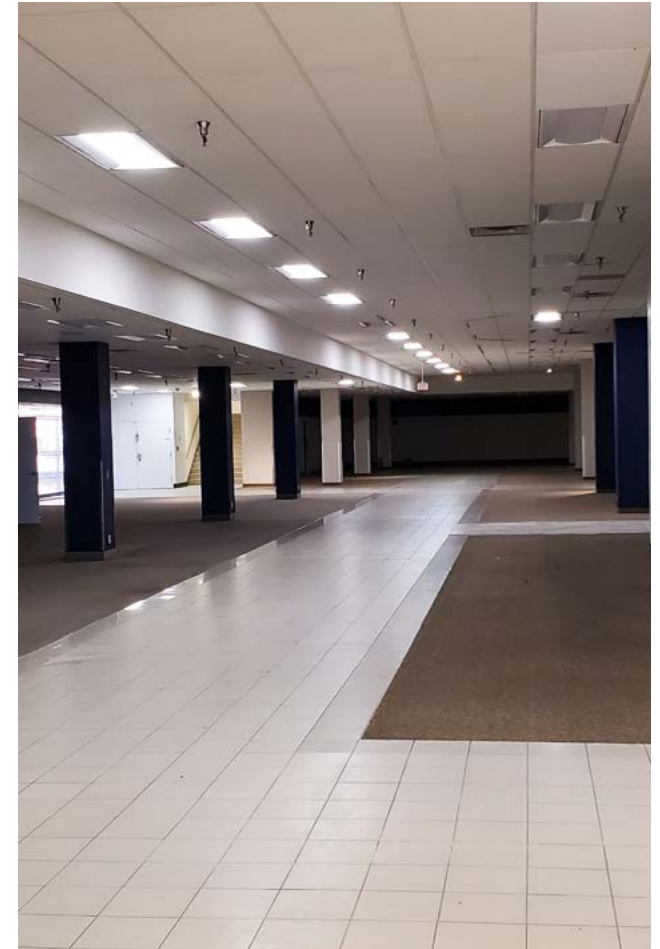
**LOWER LEVEL**



**FIRST LEVEL**



**SECOND LEVEL**



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