

SUNRISE TOMORROW

5900 SUNRISE BLVD

CITRUS HEIGHTS, CA

FOR SALE OR LEASE

9,501 SF OFFICE/SHOWROOM WITH

PATIO AREA

ETHAN CONRAD

PROPERTIES INC.



NOW REMODELED!

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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FEATURES:

- Prominent Citrus Heights retail location at the intersection of Sunrise Blvd and Greenback Lane
- 9,501 SF with 2,065 SF office, 2,381 SF showroom and 1,634 SF warehouse
- 4,527 SF enclosed patio with full height walls
- Approximately 45 parking spaces



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.

LEASE RATES:

Service Building	9,501 SF	\$ 9,026.00 (\$0.95 PSF, NNN)
Patio Area	4,527 SF	\$ 1,132.00 (\$0.25 PSF, NNN)
Total	14,028 SF	\$10,158.00

NNN costs are approximately \$0.39 PSF.

PURCHASE PRICE:

Service Building	\$1,606,000.00 (\$169.00 PSF)
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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

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

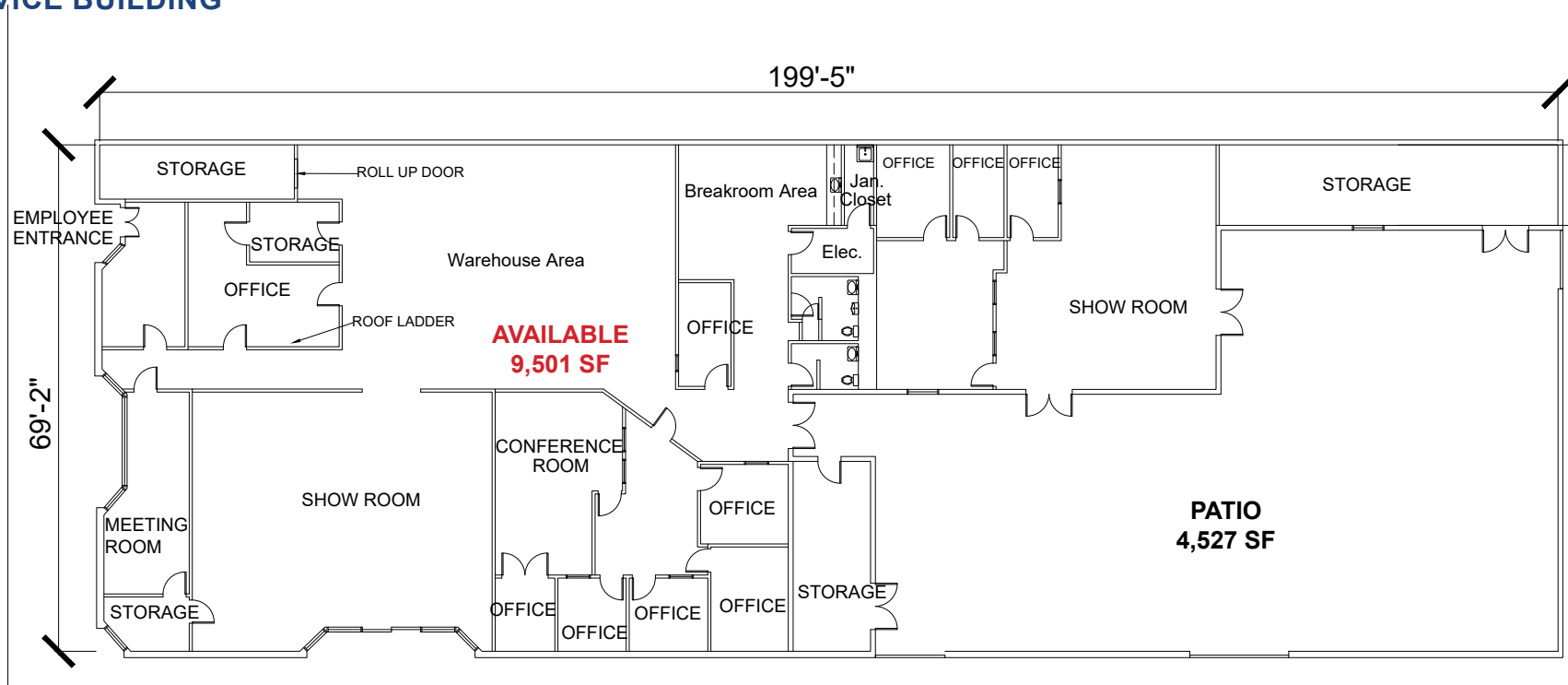
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**FLOOR PLAN
SERVICE BUILDING**

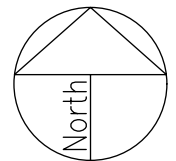


Suite	SF	Lease Rate	Rent
Service Building	9,501	\$0.95 PSF, NNN	\$9,026.00
Patio	4,527	\$0.25 PSF, NNN	\$1,132.00

NNN costs are approximately \$0.39 PSF.

OUTDOOR SPACE: 4,527 SF
 OFFICE: 2,065 SF
 STORAGE: 1,240 SF
 SHOWROOM: 2,381 SF
 WAREHOUSE: 1,634 SF

VIEW VIRTUAL TOUR



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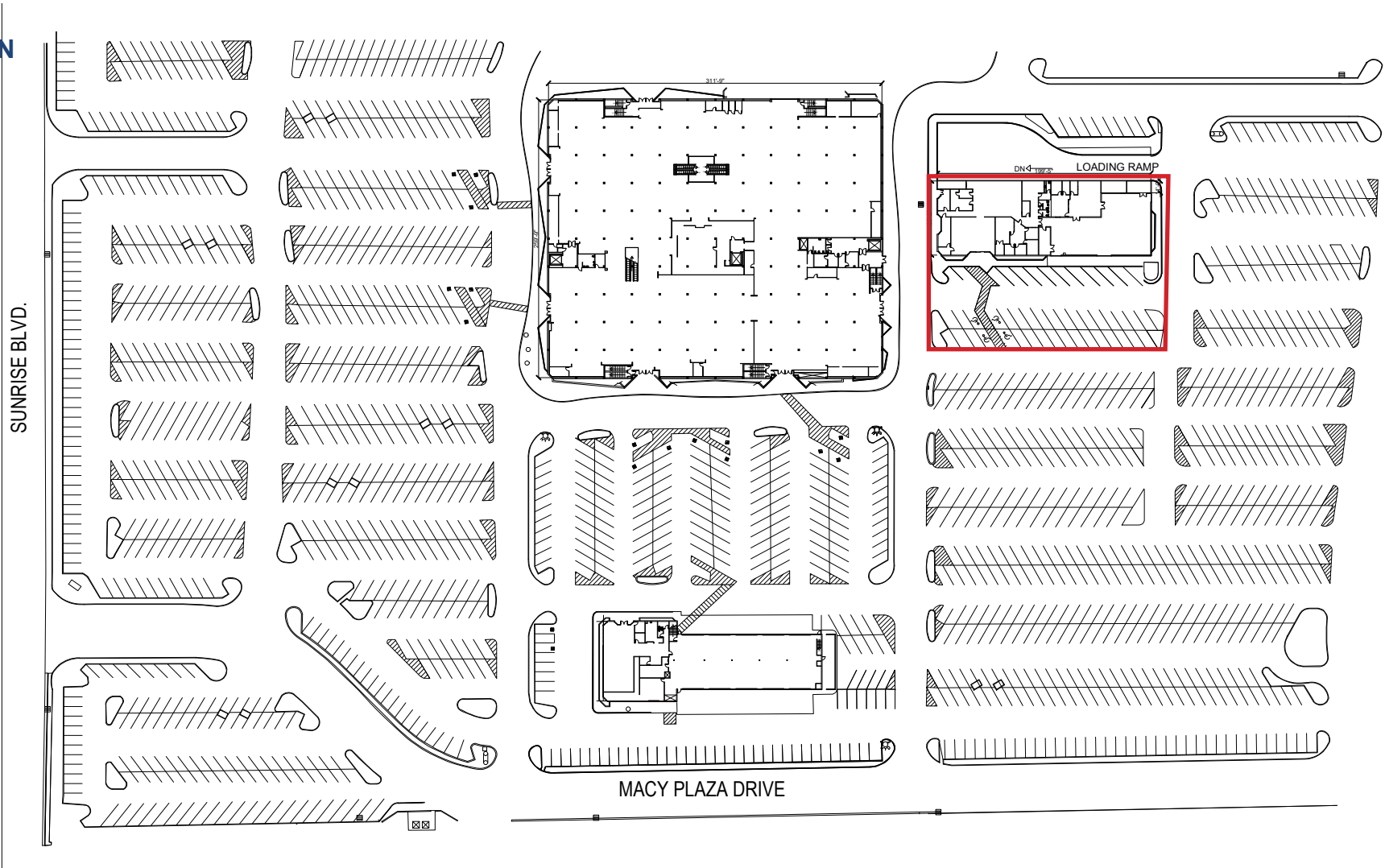
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SITE PLAN



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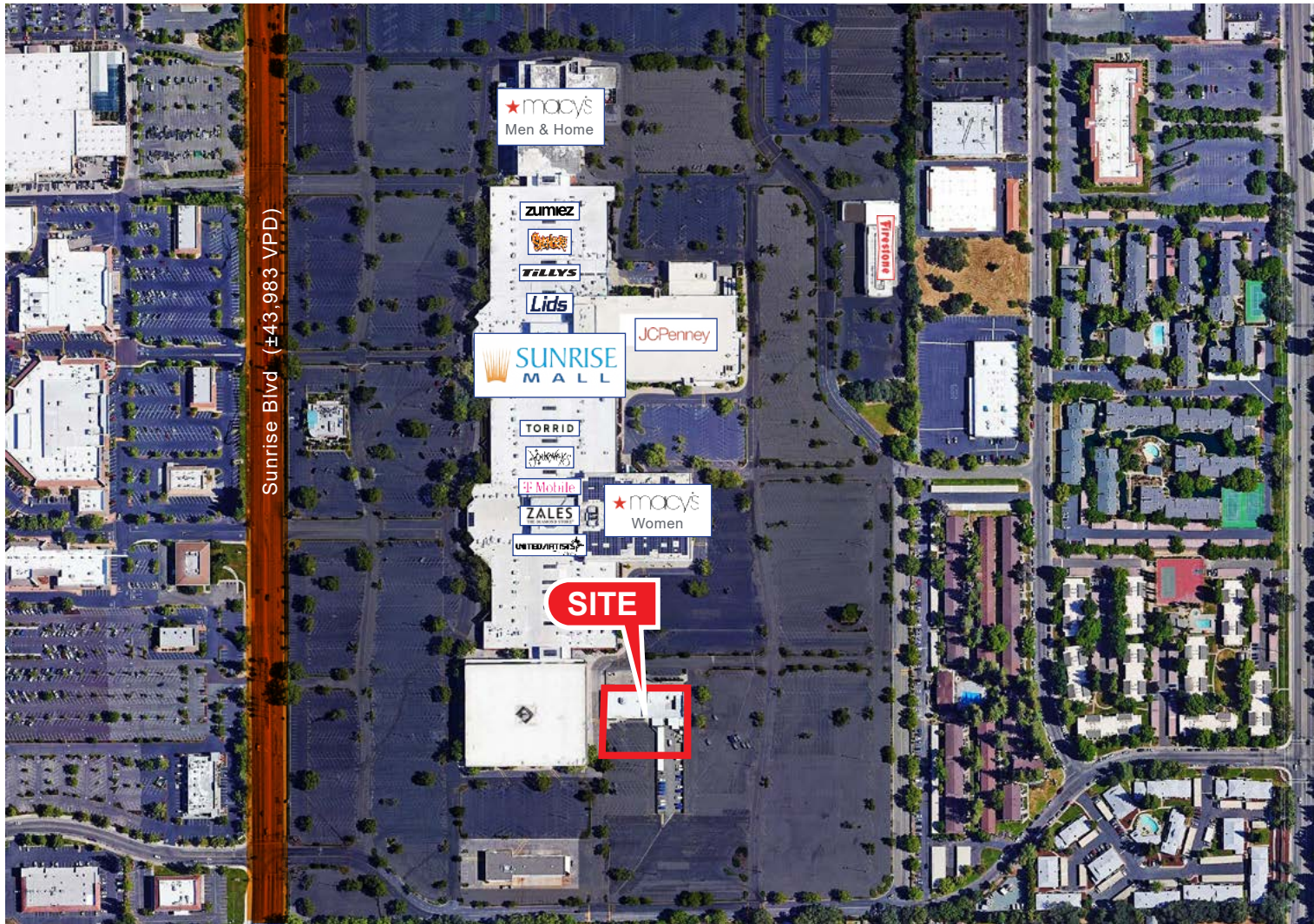
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