SUNRISE TOMORROW AUTO CENTER

5850 SUNRISE BLVD

CITRUS HEIGHTS, CA

FOR SALE OR LEASE

23,813 SF AUTO SERVICE BUILDING

ETHAN CONRAD PROPERTIES INC.

LEASES SIGNED!

SLICK CITY ACTION PARK

EVgo FAST CHARGING

NOW REMODELED!

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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916.779.1000

FEATURES:

- 23,813 SF auto service building, 548 SF office and 8,557 SF showroom
- Prominent Citrus Heights retail location at the intersection of Sunrise Blvd and Greenback Lane
- Parcel size is approximately ±1.6 acres
- Clear height: 1st floor - 16'-17', lower level - 10'-12'
- 800 amps at 277/480 volts
- Approximately 55 parking spaces
- EVgo fast charging stations on-site

PROPERTY DETAILS:

This is the former Sears 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:

Lower Level:	11,577 SF	$ 6,830.00, NNN ($0.59 PSF)
First Floor:	12,236 SF	$17,008.00, NNN ($1.39 PSF)
Total:	23,813 SF	$23,838.00, NNN ($1.00 PSF)

NNN costs are approximately $0.37 PSF.

PURCHASE PRICE ALLOCATIONS:

Lower Level:	$ 915,000.00 ($ 79.00 PSF)
First Floor:	$2,068,000.00 ($169.00 PSF)
Total:	$2,982,000.00 ($125.00 PSF)

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	20,747	132,684	321,003
2025 Average HH Income:	$104,860	$124,756	$125,573

Traffic Count @ Sunrise Blvd: ±43,983, Greenback Lane: ±46,480

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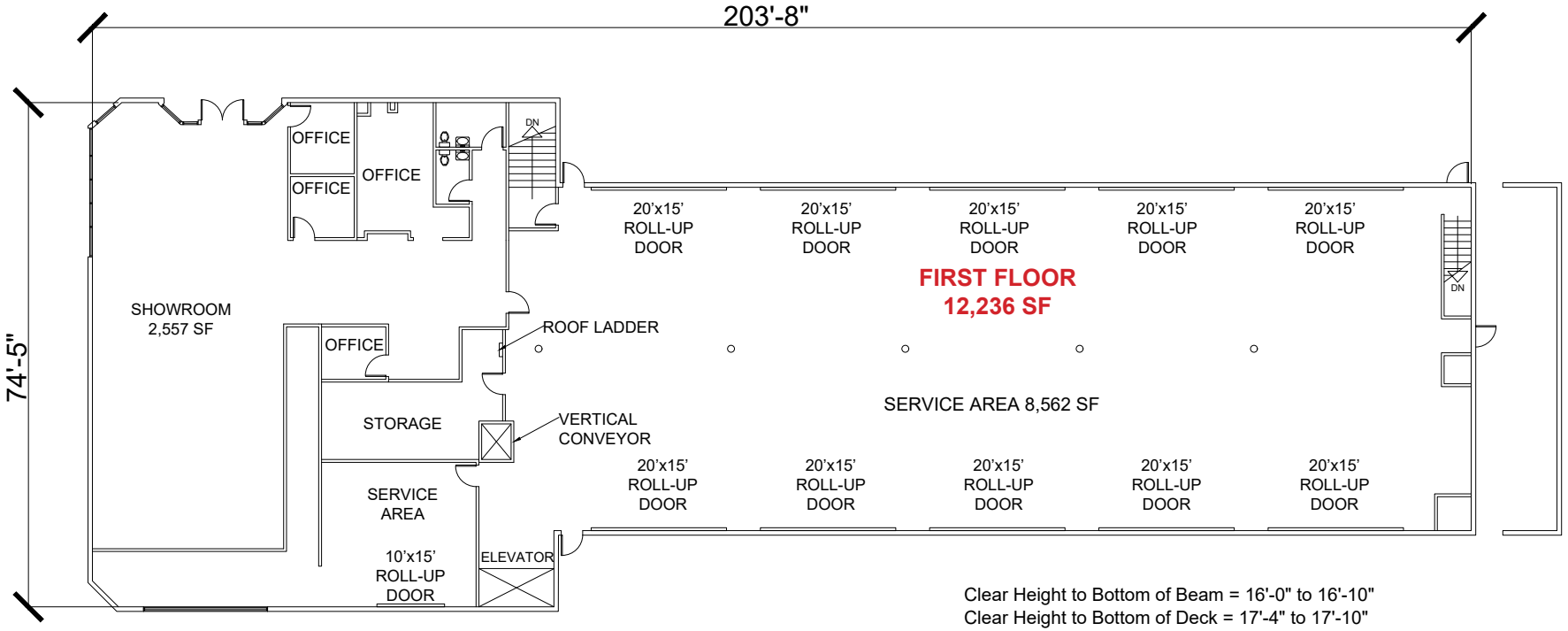
The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN
FIRST FLOOR



Clear Height to Bottom of Beam = 16'-0" to 16'-10"
Clear Height to Bottom of Deck = 17'-4" to 17'-10"

Suite	SF	Lease Rate	Monthly Rent
First Floor	12,236	$1.39 PSF, NNN	$17,008.00
NNN costs are approximately $0.39 PSF.			

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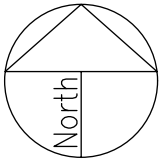

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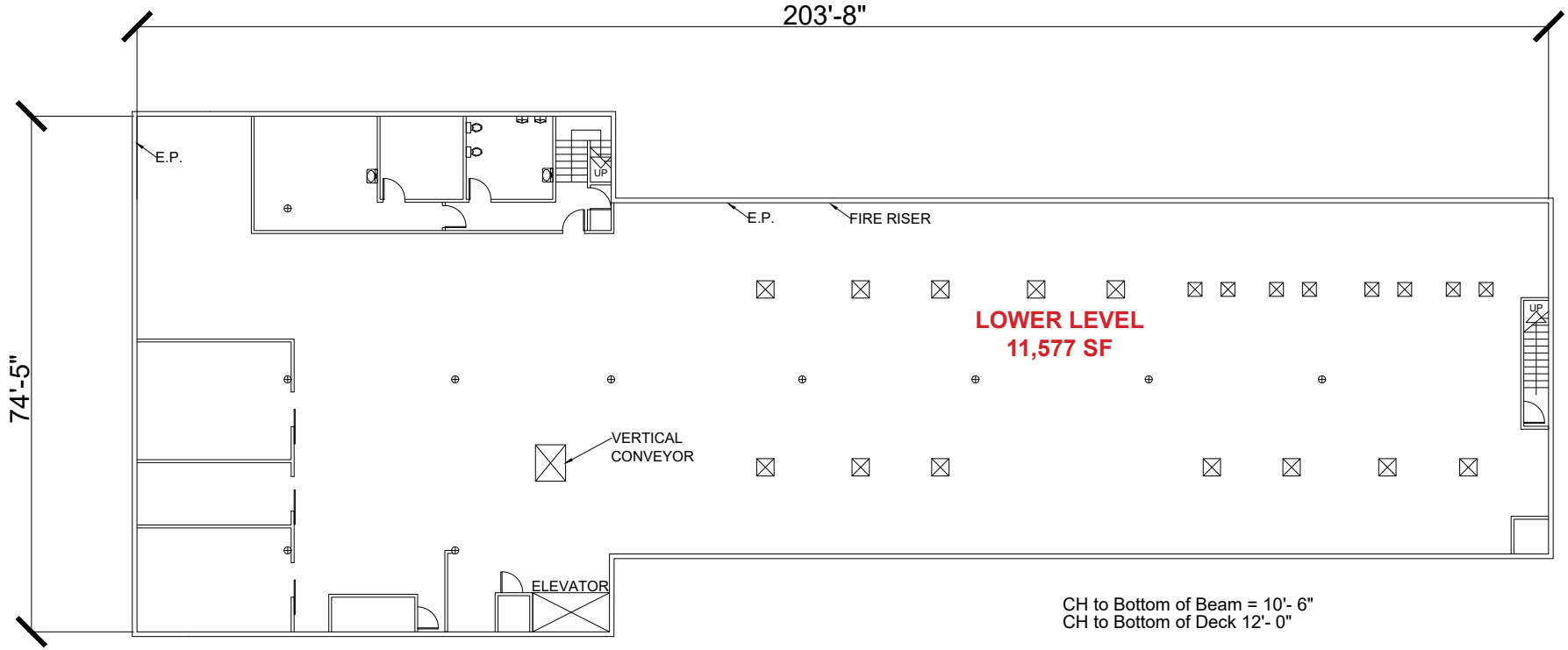
FLOOR PLAN
LOWER LEVEL



Suite	SF	Lease Rate	Monthly Rent
Lower Level	11,577	$0.59 PSF, NNN	$6,830.00
NNN costs are approximately $0.39 PSF.			

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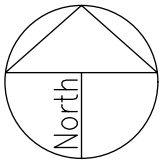

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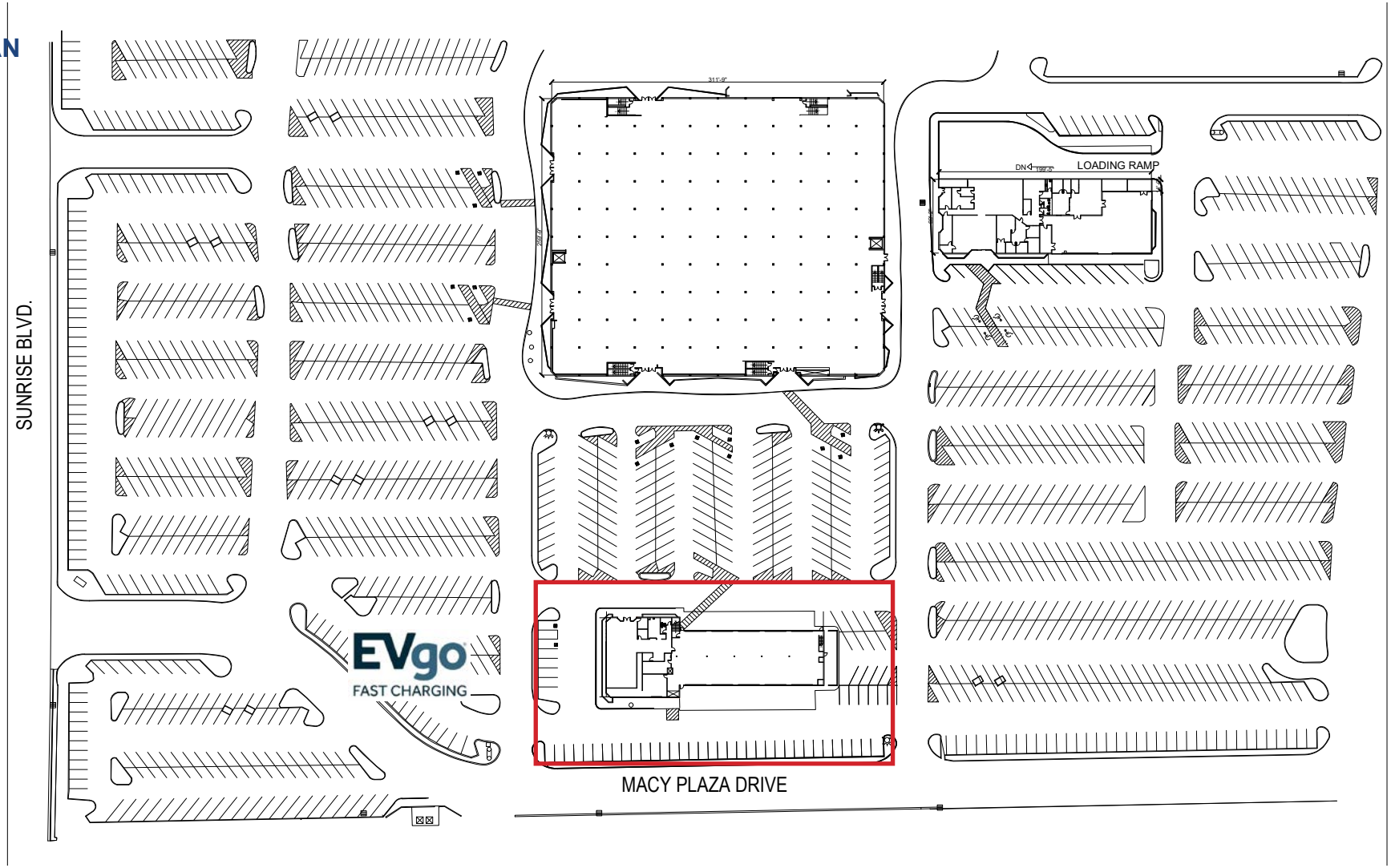
SITE PLAN



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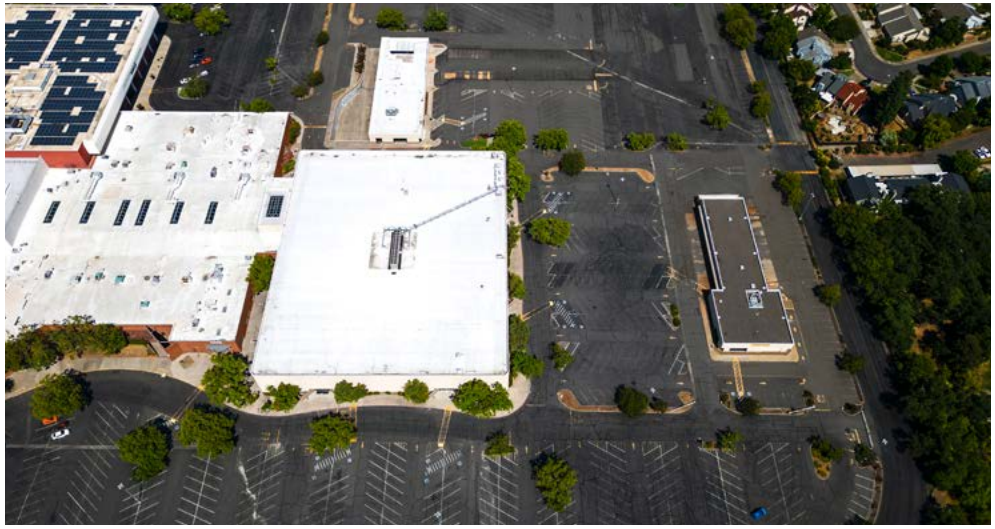

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