

**SUNRISE TOMORROW
AUTO CENTER
5850 SUNRISE BLVD
CITRUS HEIGHTS, CA
FOR SALE OR LEASE
23,813 SF AUTO SERVICE BUILDING**

ETHAN CONRAD
PROPERTIES INC.

AVAILABLE
916.779-1000

NOW REMODELED!

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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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 \$0.39 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:	$\pm 43,983$, Greenback Lane: $\pm 46,480$		

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203'-8"

74'-5"

SHOWROOM
2,557 SF

OFFICE

OFFICE

OFFICE

OFFICE

STAIRS
DN

20'x15' ROLL-UP DOOR

20'x15' ROLL-UP DOOR

20'x15' ROLL-UP DOOR

20'x15' ROLL-UP DOOR

20'x15' ROLL-UP DOOR

**FIRST FLOOR
12,236 SF**

ROOF LADDER

VERTICAL CONVEYOR

STORAGE

OFFICE

SERVICE AREA

10'x15' ROLL-UP DOOR

ELEVATOR

20'x15' ROLL-UP DOOR

20'x15' ROLL-UP DOOR

20'x15' ROLL-UP DOOR

20'x15' ROLL-UP DOOR

20'x15' ROLL-UP DOOR

SERVICE AREA 8,562 SF

STAIRS
DN

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

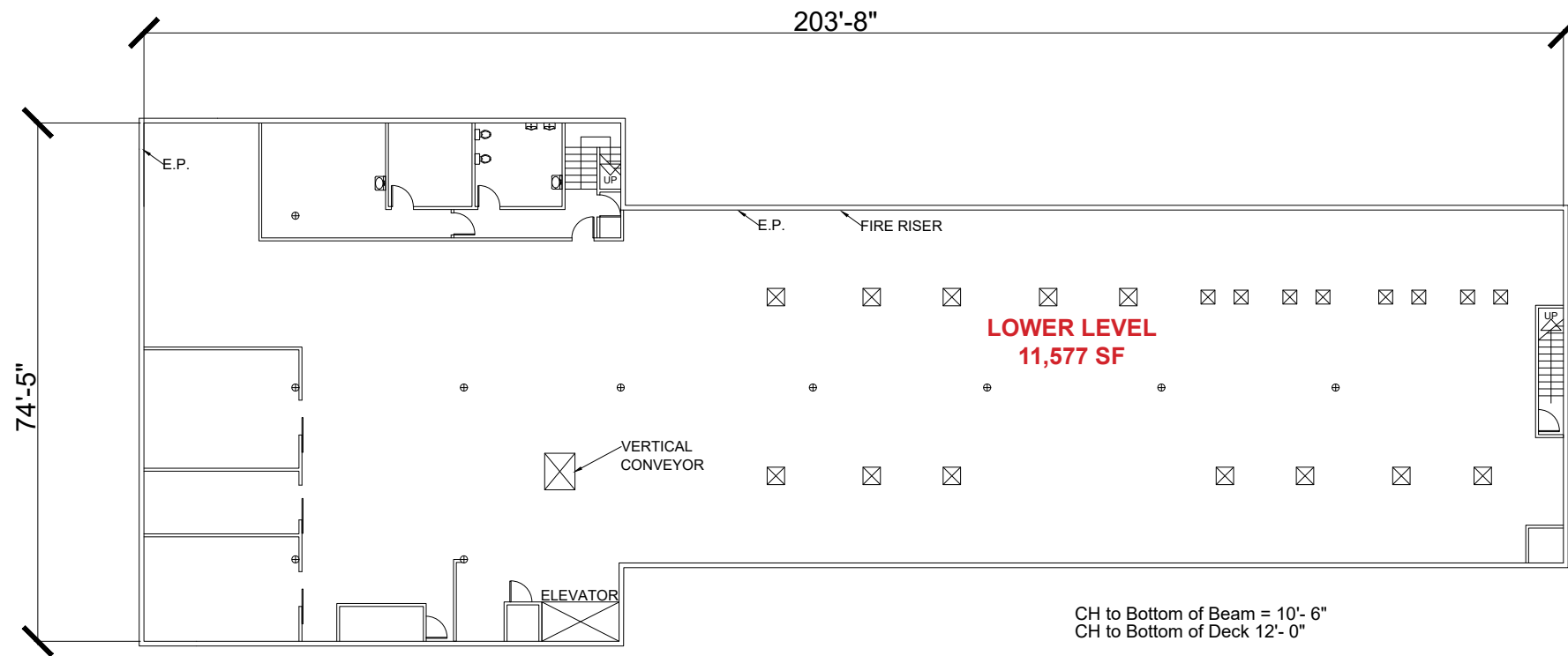
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3

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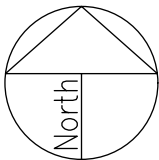
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FLOOR PLAN
LOWER LEVEL



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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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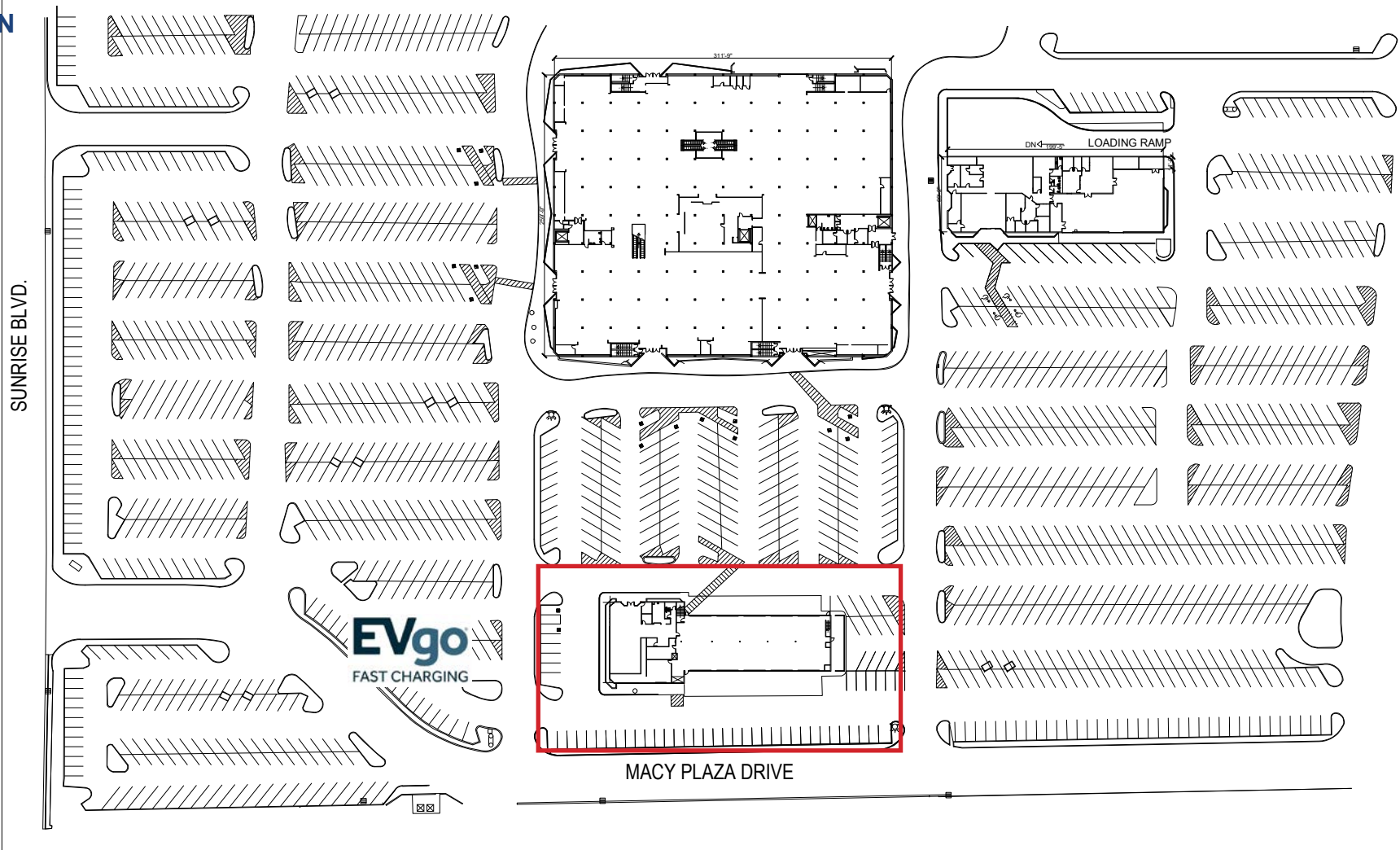
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SITE PLAN



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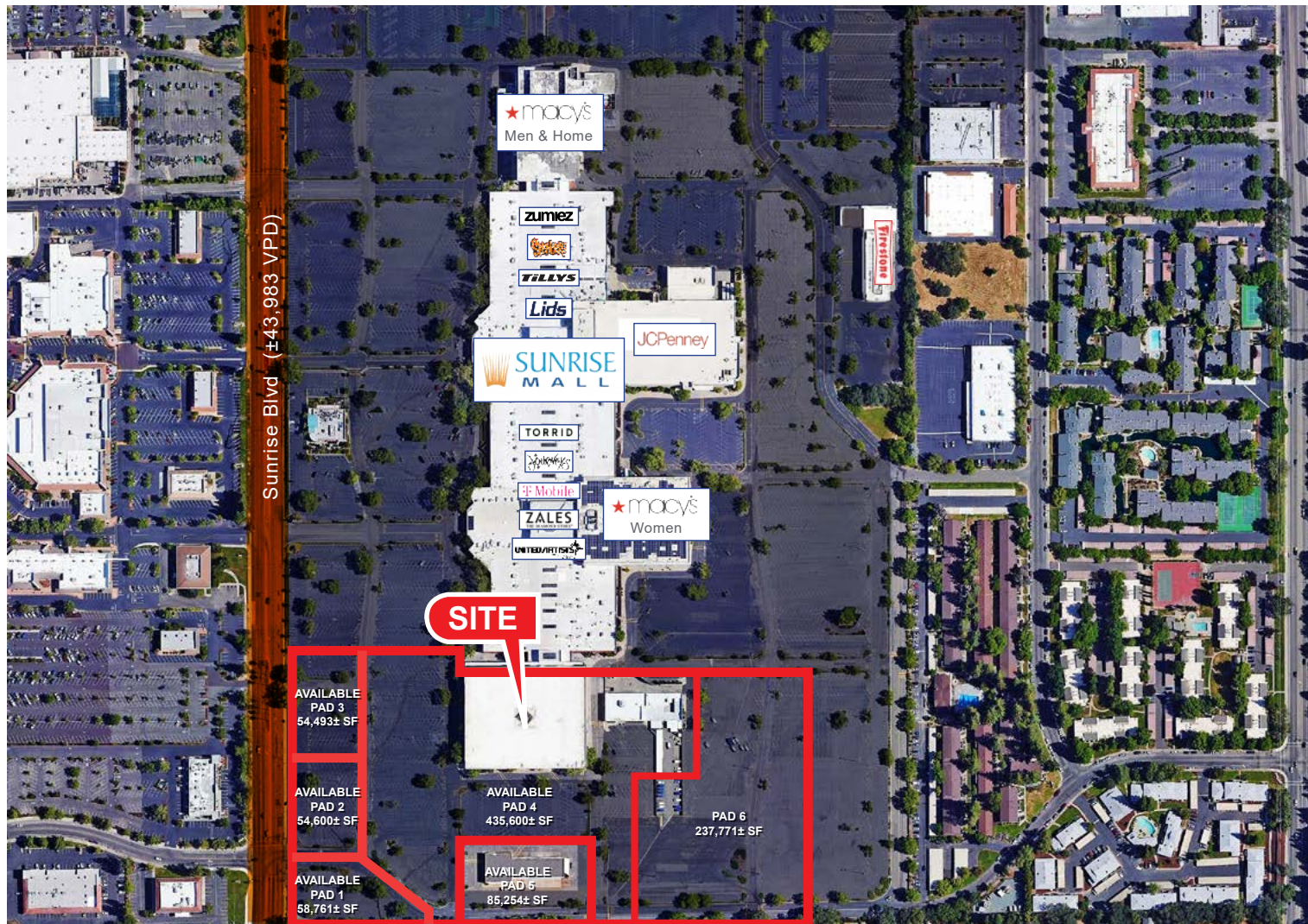
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