

# SUMMERHILLS PLAZA

7867 LICHEN DR  
CITRUS HEIGHTS, CA

FOR SALE OR LEASE  
1.02 ACRE LAND

# ETHAN CONRAD

PROPERTIES INC.

Raley's

DOLLAR TREE

Round  
Table  
PIZZA

FOR MORE INFORMATION CONTACT:

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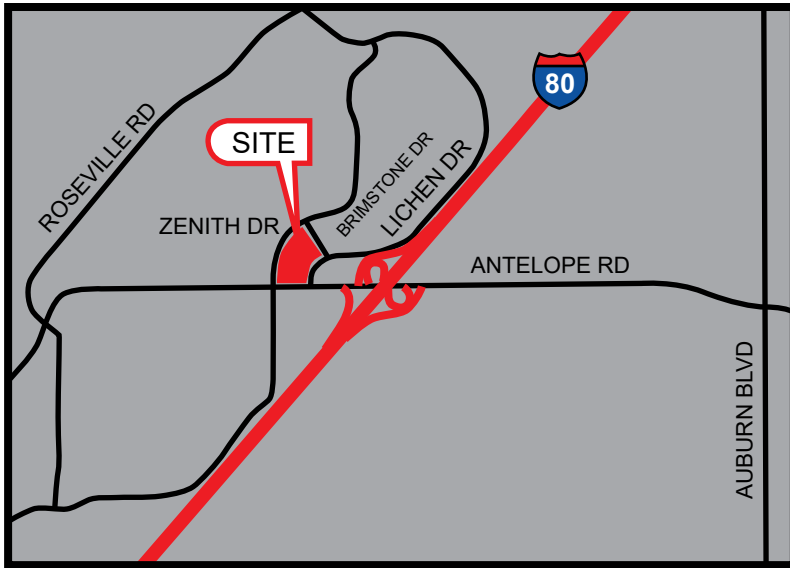
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**FEATURES:**

- 1.02 acre developable, flat pad with off-site improvements
- SPA Zoning - Citrus Heights; allows for variety of uses
- APN: 209-0680-006-000
- Direct access to I-80 at Antelope Rd
- Excellent exposure on Antelope Rd with multiple ingress and egress from multiple streets
- Strong daytime and residential population
- EV charging stations



**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.

**GROUND LEASE RATE:**

\$4,800.00 per month

**SALE PRICE:**

44,431 SF - \$778,000.00 (\$17.50 PSF)

Site improvements are worth at least \$4.00 PSF.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Total Population (est):	16,567	157,260	385,222
2023 Average HH Income:	\$91,022	\$96,570	\$103,212
Traffic Count Antelope Rd @ Lichen Dr:	44,973		

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SITE PLAN



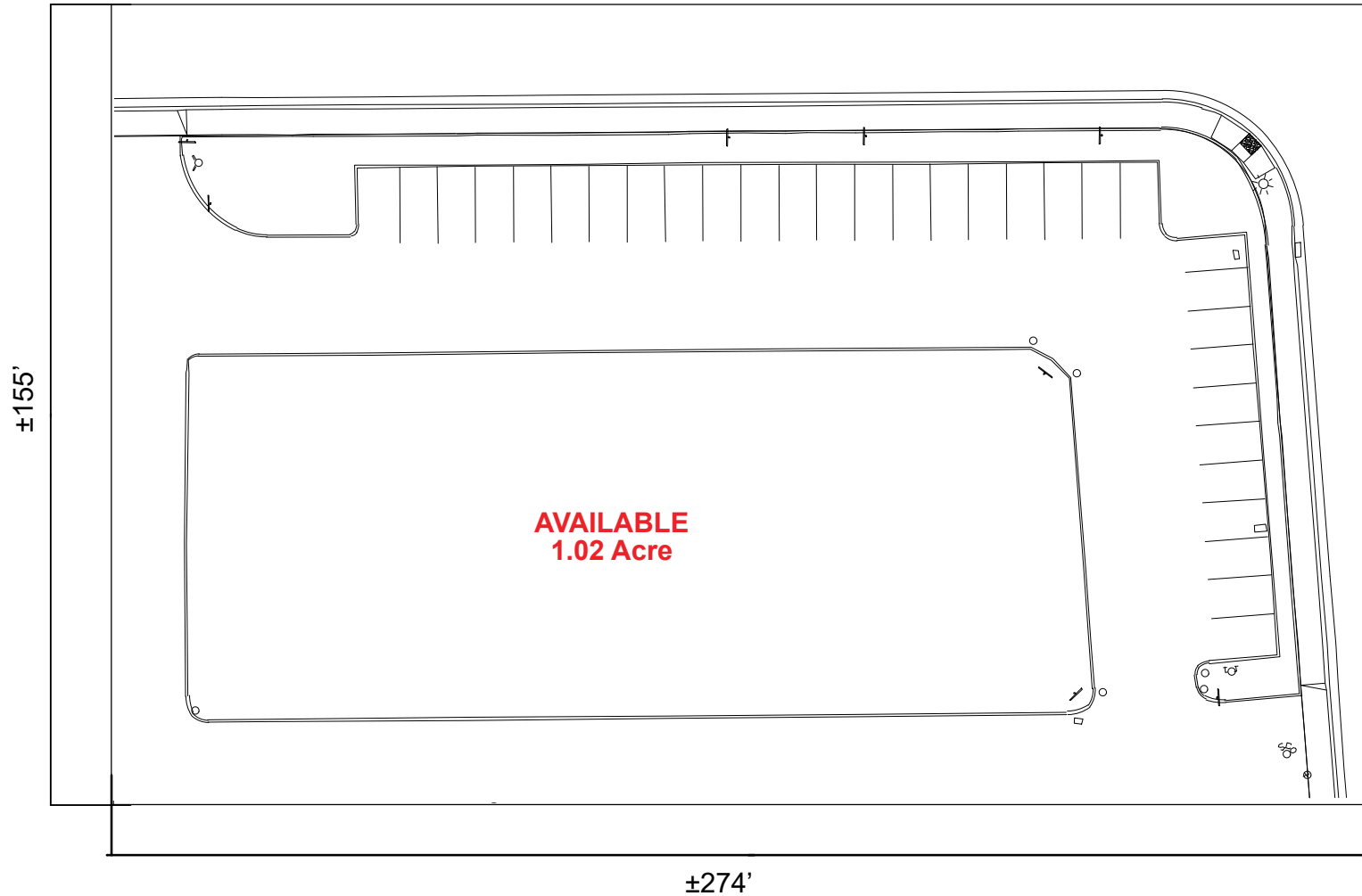
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FLOOR PLAN



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