

SUNRISE TOMORROW
5900 SUNRISE BLVD
CITRUS HEIGHTS, CA

FOR SALE OR LEASE
84,535 SF RETAIL, OFFICE &
INDUSTRIAL SPACE

ETHAN CONRAD
PROPERTIES INC.

NOW REMODELED!

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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916.779.1000

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



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:

LL-Showroom/Industrial 84,535 SF \$0.49 - \$0.65 PSF, NNN

NNN costs \$0.19 PSF. Divisible to a minimum SF of 40,000 SF.

PURCHASE PRICE:

LL-Showroom/Industrial \$4,818,000.00 (\$57.00 PSF)

TOTAL PURCHASE PRICE: \$16,301,936.00

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:

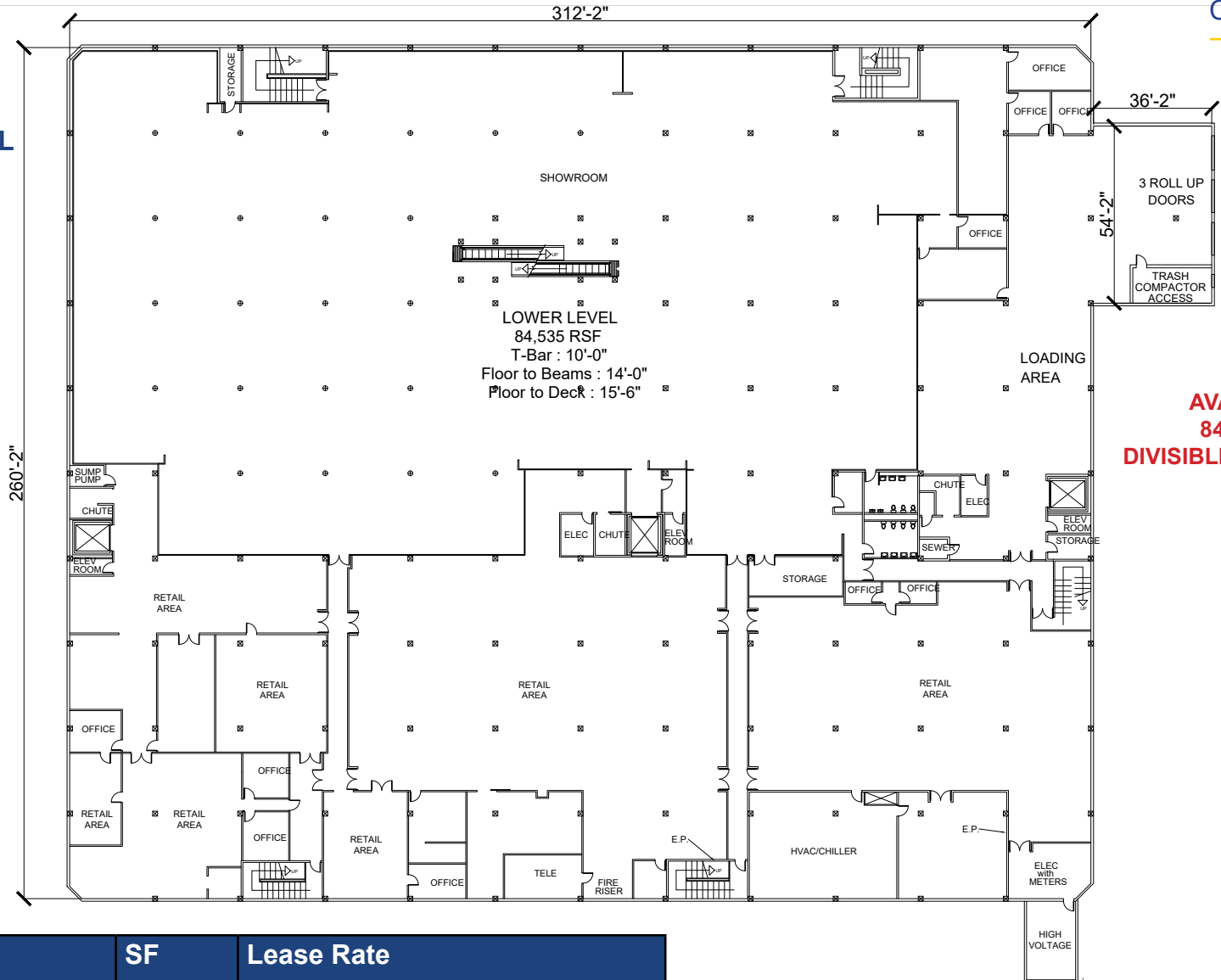
Sunrise Blvd - ±43,983 | Greenback Lane - ±46,480

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

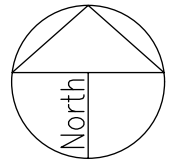
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**FLOOR PLAN
LOWER LEVEL**



LOADING DOCK

**AVAILABLE
84,535 SF
DIVISIBLE TO 40,000 SF**



Suite	SF	Lease Rate
Lower Level Showroom	84,535	\$0.49 - \$0.65 PSF, NNN
NNN costs are approximately \$0.19 PSF. Divisible to a minimum of 40,000 SF.		

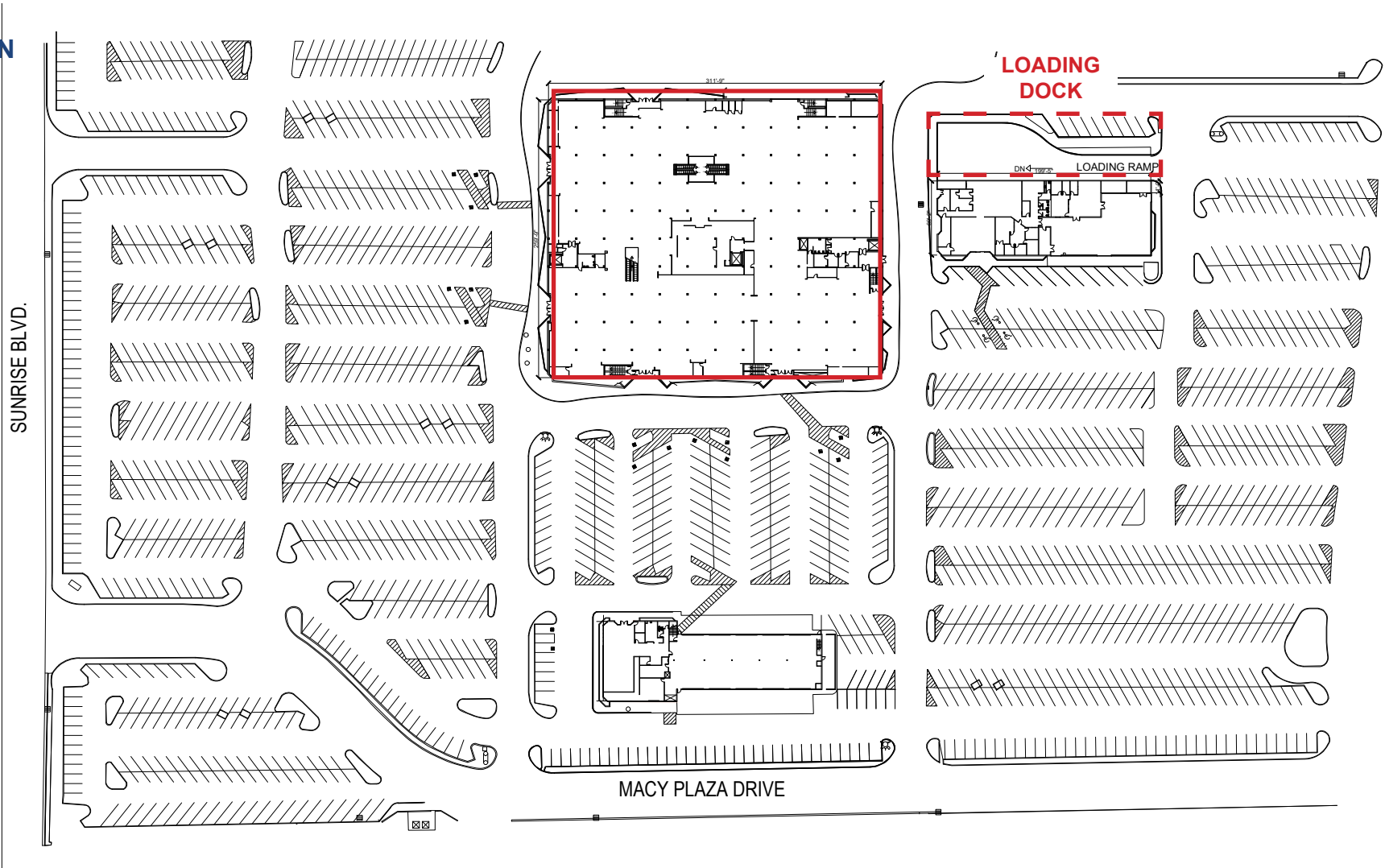
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

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SITE PLAN



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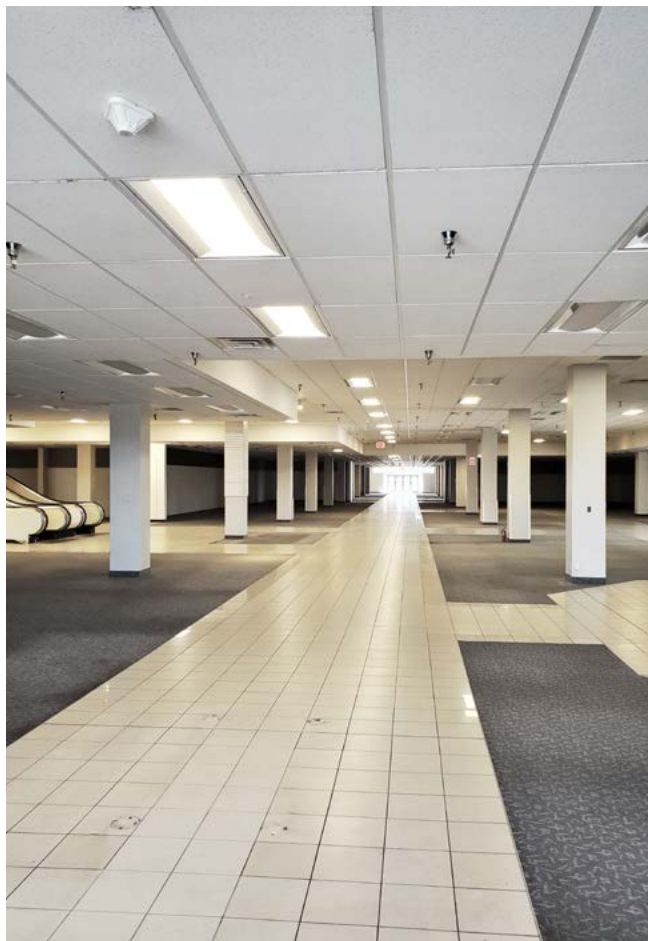
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LOWER LEVEL



1ST FLOOR



2ND FLOOR

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