

For Lease Sunrise Plaza, Citrus Heights

7777 Sunrise Blvd , Citrus Heights CA 95610

One suite Left Behind Walgreens at Antelope Road



Prepared By:

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real estate

HIGHLIGHTS

- Suite 1900 at 1,200 SF
- \$1.35 PSF/NNN
- High Traffic Corner Shopping Center
- Walgreens/Mountain Mikes Pizza/Sunrise Thai Restaurant
- New Roof and New HVAC Units Well Kept Center
- Large Monument Signage 43,875 Daily Traffic Count
- Free Rents On Approved Applicants
- 65 parking spaces; Ratio of 3.00/1,000 sq
- Surrounded With High Volume Residential Neighborhoods
- Please Call for Details Lu Ann Henderson (415) 982-9496 and Watch the YouTube Video for Visual Walkthrough at MatrixCRE

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Suite	Tenant	Square Feet	Rent Per SF (Monthly)	Lease Type	Notes
1900	VACANT	1,200	\$1.35	NNN	AVAILABLE
1700	LEASED	5,850	\$1.35	NNN	LEASED
2000	LEASED	1,200	\$1.35	NNN	LEASED
2300	LEASED	2,400	\$1.35	NNN	LEASED

PROPERTY FEATURES

CURRENT OCCUPANCY	24,705
GLA (SF)	34,104
YEAR BUILT	1989
ZONING TYPE	SC Retail
LOCATION CLASS	Prime Location
NUMBER OF PARKING SPACES	65 free surface spaces
PARKING RATIO	3.00/1000
CORNER LOCATION	Sunrise Blvd / Antelope Road

TENANT INFORMATION

NEIGHBORING ANCHOR	Walgreens/Mountain Mikes Pizza
NEIGHBORING ANCHOR	Corner Pocket Billiards
LEASE TYPE	NNN



Take an Instant Walkthrough

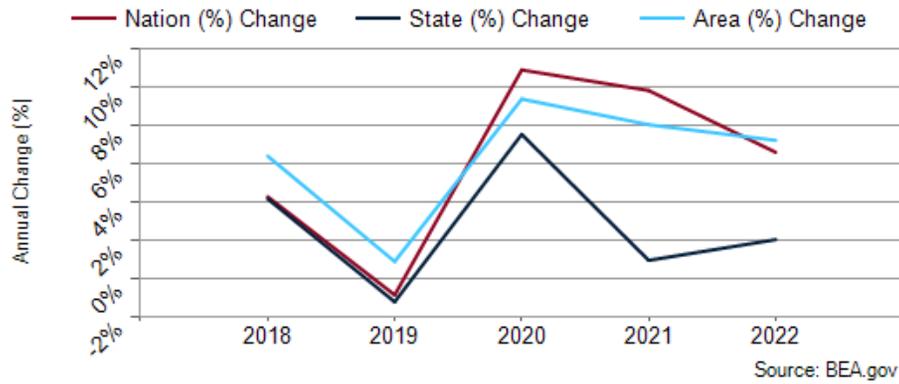
<https://www.youtube.com/@matrixCREAI>



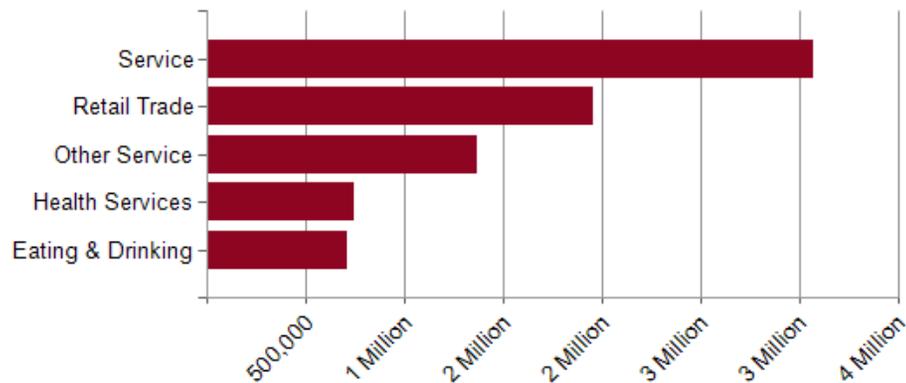
Corner of Sunrise Blvd and Antelope Road

- Sunrise Plaza is a well known, high volume shopping center located in the heart of Citrus Heights. With neighboring anchor tenants such as Walgreens and Mountain Mikes Pizza, this retail shopping center is the perfect location to invest your business. With key long term tenants such as the famous Corner Pocket Billiards and Golden Shore Medical, you will have a variety of traffic that may bring prosperity to your business.

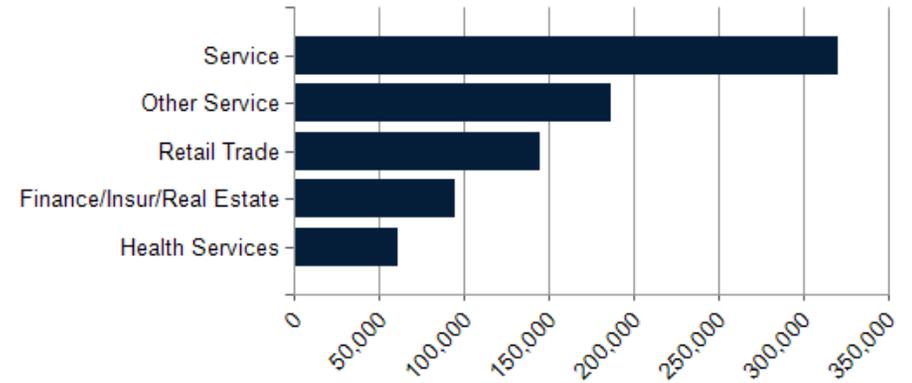
Sacramento County GDP Trend



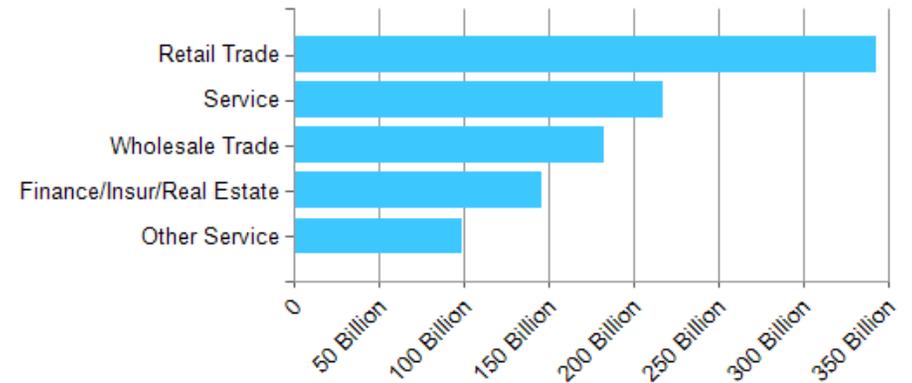
Major Industries by Employee Count

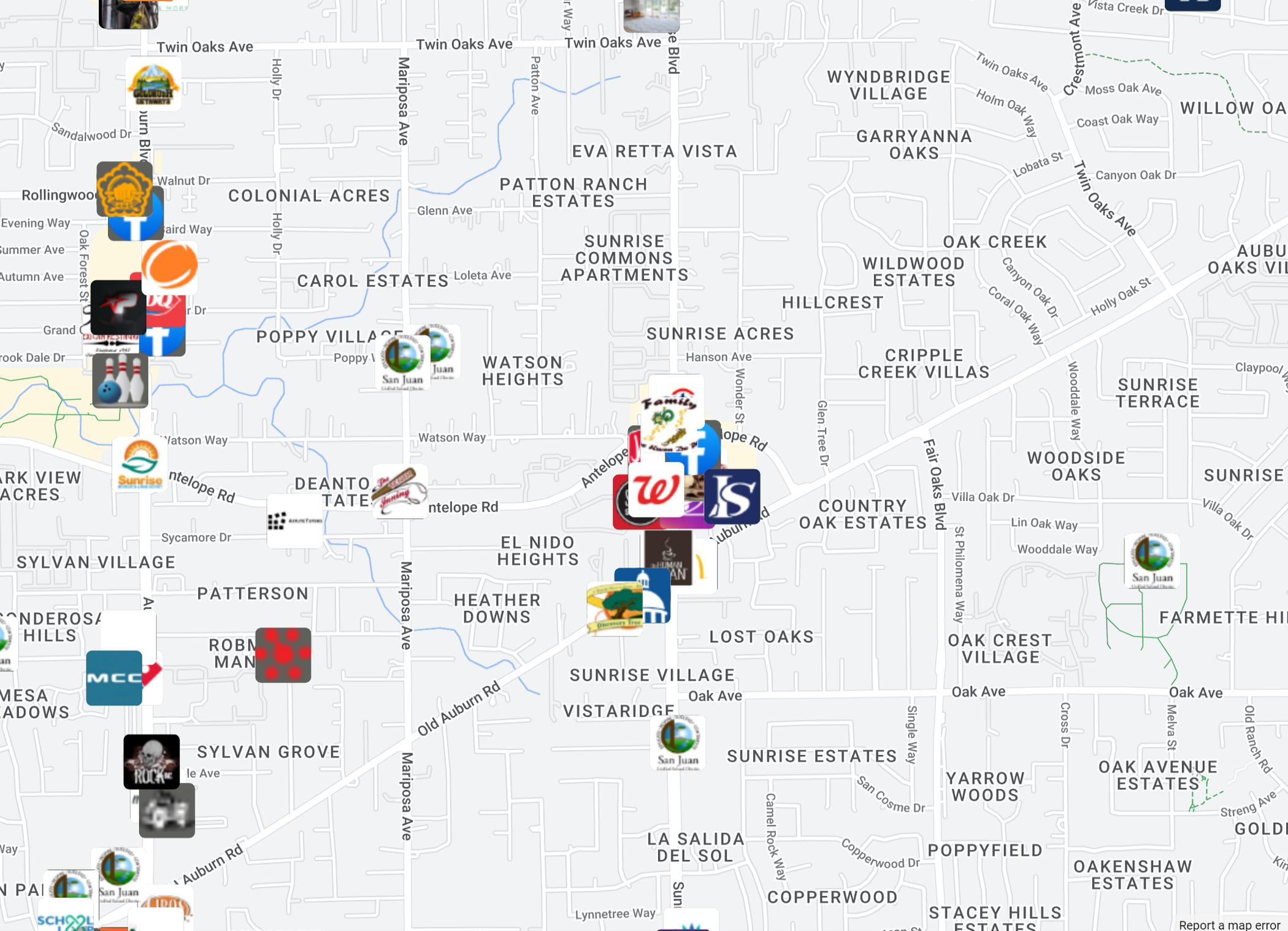


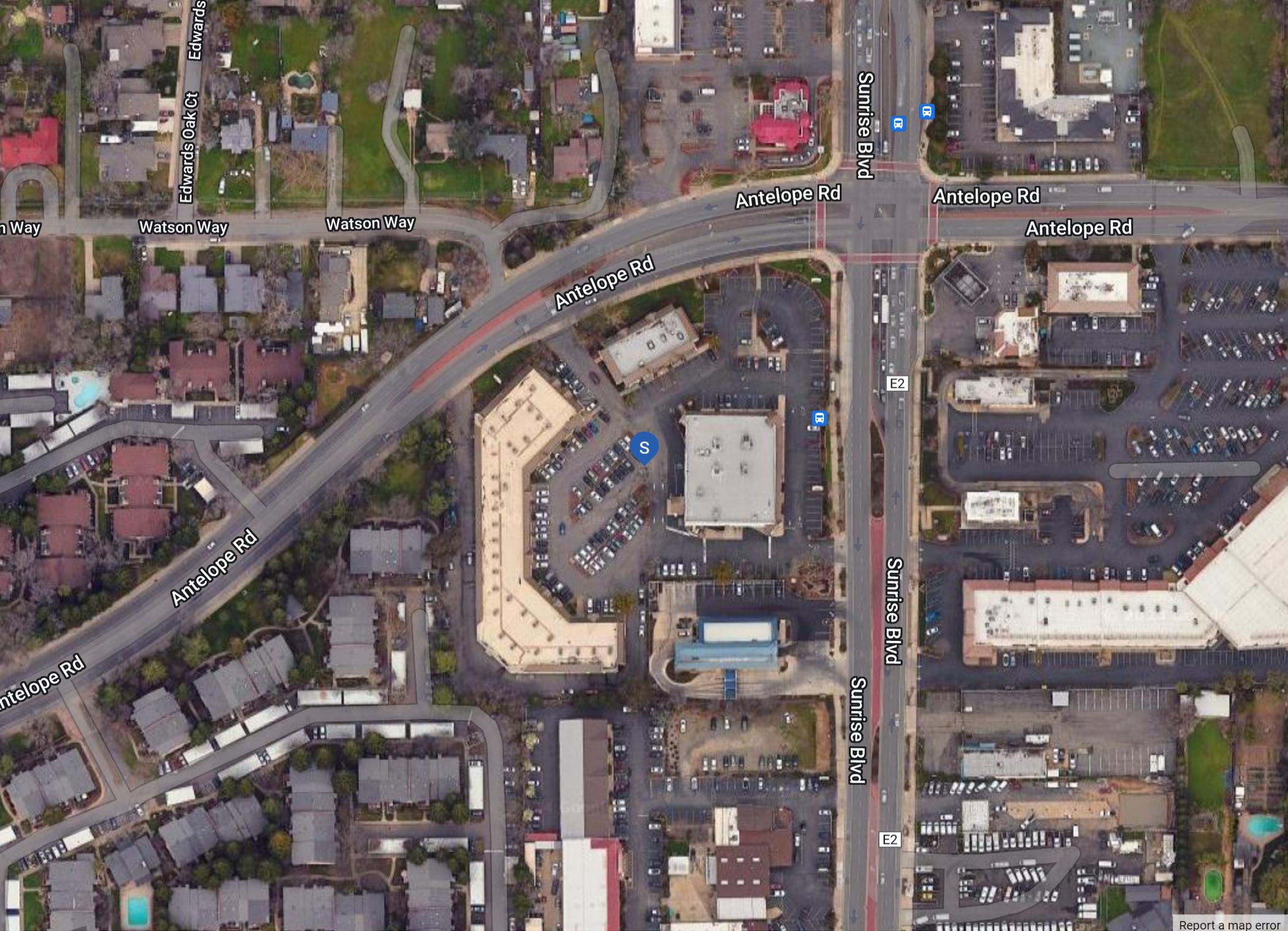
Major Industries by Business Count



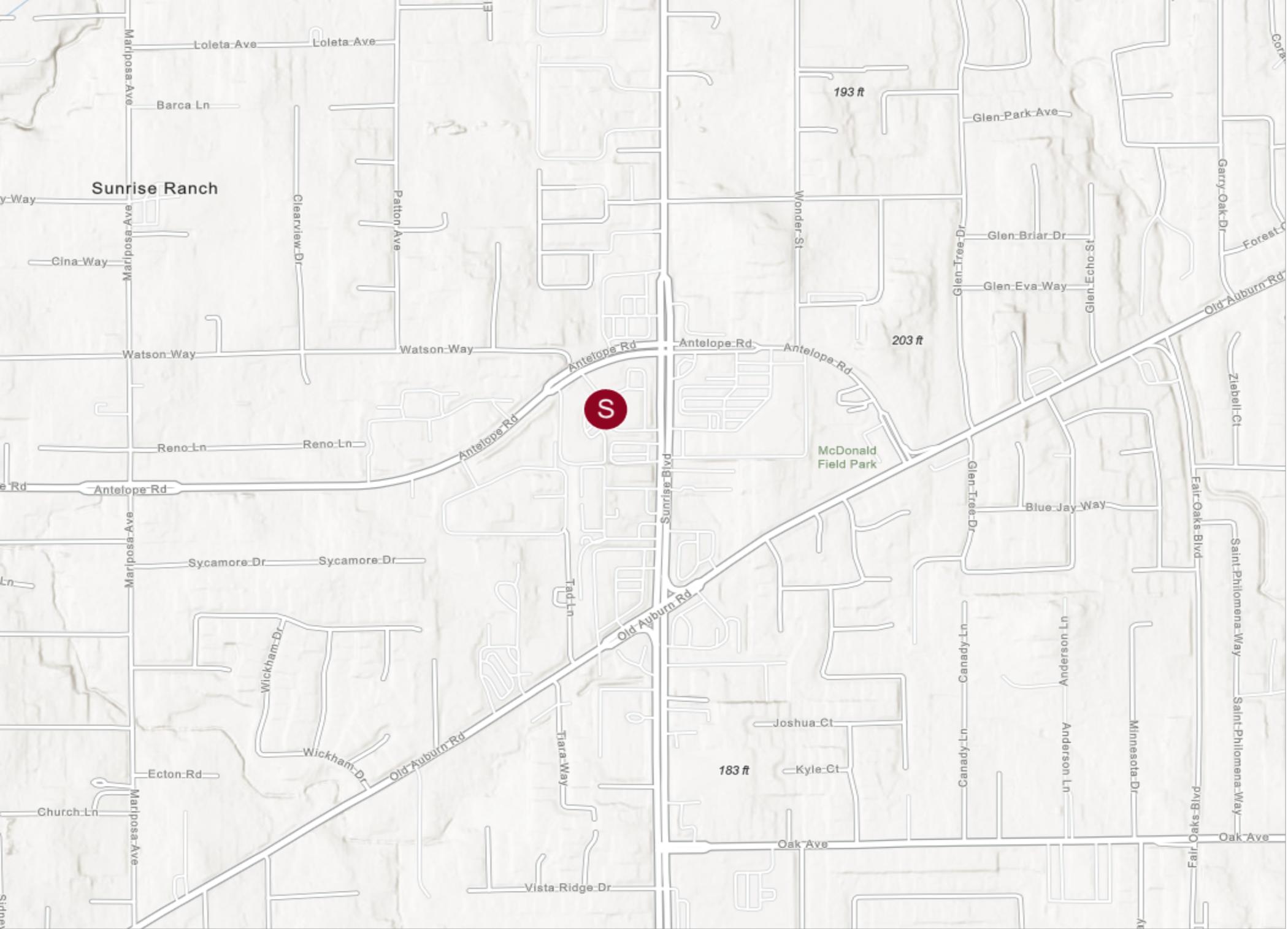
Major Industries by Sales Amount







[Report a map error](#)



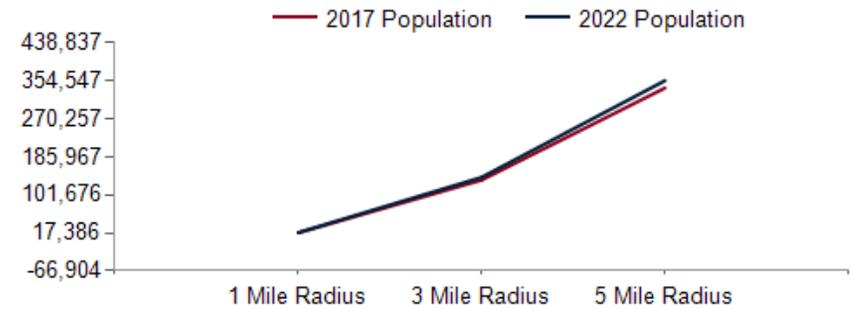


7777 Sunrise Blvd

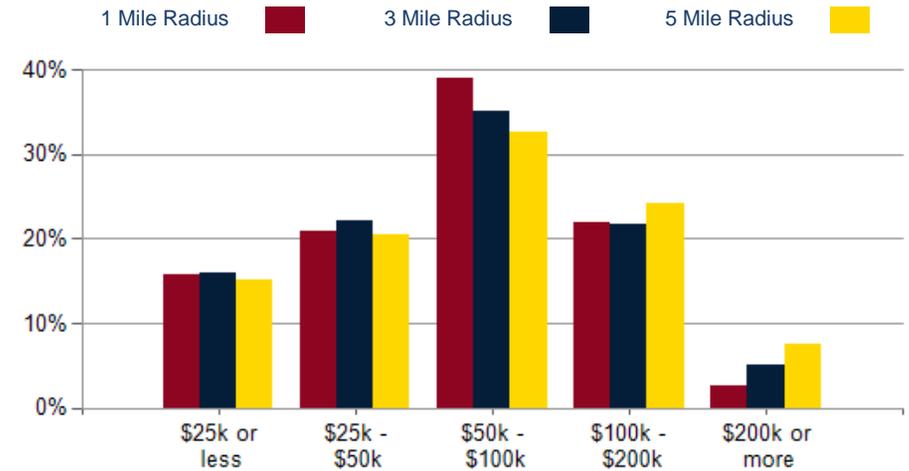
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,926	129,849	300,802
2010 Population	16,542	127,115	318,162
2017 Population	17,386	134,374	338,242
2022 Population	18,100	140,436	354,547
2017-2022: Population: Growth Rate	4.05%	4.45%	4.75%

2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	542	4,131	9,793
\$15,000-\$24,999	476	4,157	9,518
\$25,000-\$34,999	497	4,213	10,045
\$35,000-\$49,999	857	7,272	16,224
\$50,000-\$74,999	1,252	10,017	23,139
\$75,000-\$99,999	1,276	8,128	18,559
\$100,000-\$149,999	1,027	8,049	21,544
\$150,000-\$199,999	395	3,230	9,449
\$200,000 or greater	166	2,645	9,612
Median HH Income	\$65,248	\$62,958	\$68,177
Average HH Income	\$77,061	\$82,495	\$92,224

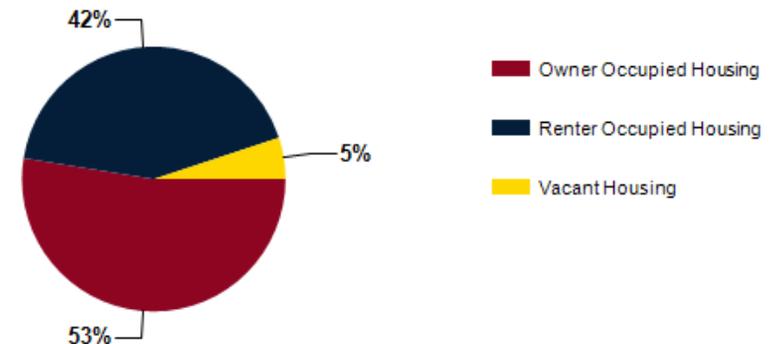
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,387	51,610	117,929
2010 Total Households	6,221	49,485	121,314
2017 Total Households	6,487	51,842	127,882
2022 Total Households	6,721	53,954	133,508
2017 Average Household Size	2.66	2.57	2.63
2017-2022: Households: Growth Rate	3.55%	4.00%	4.30%



2017 Household Income



2017 Own vs. Rent - 1 Mile Radius



Source: esri



Lu Ann Henderson
Senior Vice President

Lu Ann Henderson is an exclusive Commercial Real Estate listing agent serving California. She has a vast network of business owners and investors and a continuous pool of qualified buyers and tenants seeking quality real estate.

Eighty percent of her sales and leasing transactions are dual agency, which expedites transactions and reduces overall commission costs. Lu Ann has been recognized as a top producer by CoStar/LoopNet. She has received the Top-Performing Broker award in Crexi's Annual Platinum Broker Awards and is responsible for over \$40 million in California sales alone.

She selectively manages several listings, ensuring each client receives personal attention and thorough due diligence. Lu Ann has a proven strategy and specialization in various sectors of business real estate, including industrial, retail shopping centers, mixed-use, residential, office, land development, and specialty assets, which contributes to her status in the top 5 percent of brokers by transaction volume.

Lu Ann is committed to advising you on effective strategies for selling or leasing your property. She focuses on transparent and ethical dealings and wants to alleviate the pressures associated with property transactions.

Lu Ann leverages digital marketing platforms and social media, including commercial real estate platforms, to maximize your property's exposure. She also manages a YouTube channel, MatrixCRE.ai, to showcase each listing and enhance global visibility.

If you seek high-quality advice and result-oriented brokerage services, please call or email her at Infor@MatrixCRE.ai and visit the website at MatrixCRE.ai.

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Exclusively Marketed by:



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