

**FOR
LEASE**

7601 SUNRISE BLVD
CITRUS HEIGHTS, CA

±1,400 - 3,360 SF OF RETAIL SPACE AVAILABLE



**3D Tour
Click Here** 

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ROME
REAL ESTATE GROUP

CITRUS HEIGHTS PLAZA

| SUITE | SIZE | LEASE RATE | SPACE NOTES |
|-------|--------|----------------|---|
| 1 | ±2,400 | \$1.65 PSF,NNN | FORMER CONVENIENCE STORE SPACE |
| 6 | ±1,400 | \$1.60 PSF,NNN | RETAIL SUITE WITH OPEN FLOOR PLAN |
| 11 | ±3,360 | \$1.25 PSF,NNN | RETAIL SUITE WITH OPEN FLOOR PLAN AND TWO (2) RESTROOMS. LARGE GLASS LINE |

PROPERTY HIGHLIGHTS:

- Prime Location:** High-exposure spot at Sunrise Blvd & Old Auburn Blvd intersection
- Easy Highway Access:** Quick connections to I-80 and Sunrise Blvd
- High-Density Area:** Surrounded by thriving residential and commercial communities
- Ample Parking:** 4.50/1,000 SF ratio ensures visitor and employee convenience
- Prominent Signage:** Monument signage maximizes visibility on Sunrise Blvd
- Strong Tenant Mix:** Includes groceries, banking, coffee, and daily essentials



PROPERTY ZONING

SC

SACRAMENTO COUNTY



AVERAGE
\$\$100,856

WITHIN 1 MILE

HOUSEHOLD INCOME

STRONG TRAFFIC COUNTS

SUNRISE BLVD: 41,196 ADT

OLD AUBURN RD: 18,724 ADT



AMPLE PARKING

4.50 SPACES/1,000 SF

FLOOR PLAN

Suite 1

Size: ±2,400 RSF

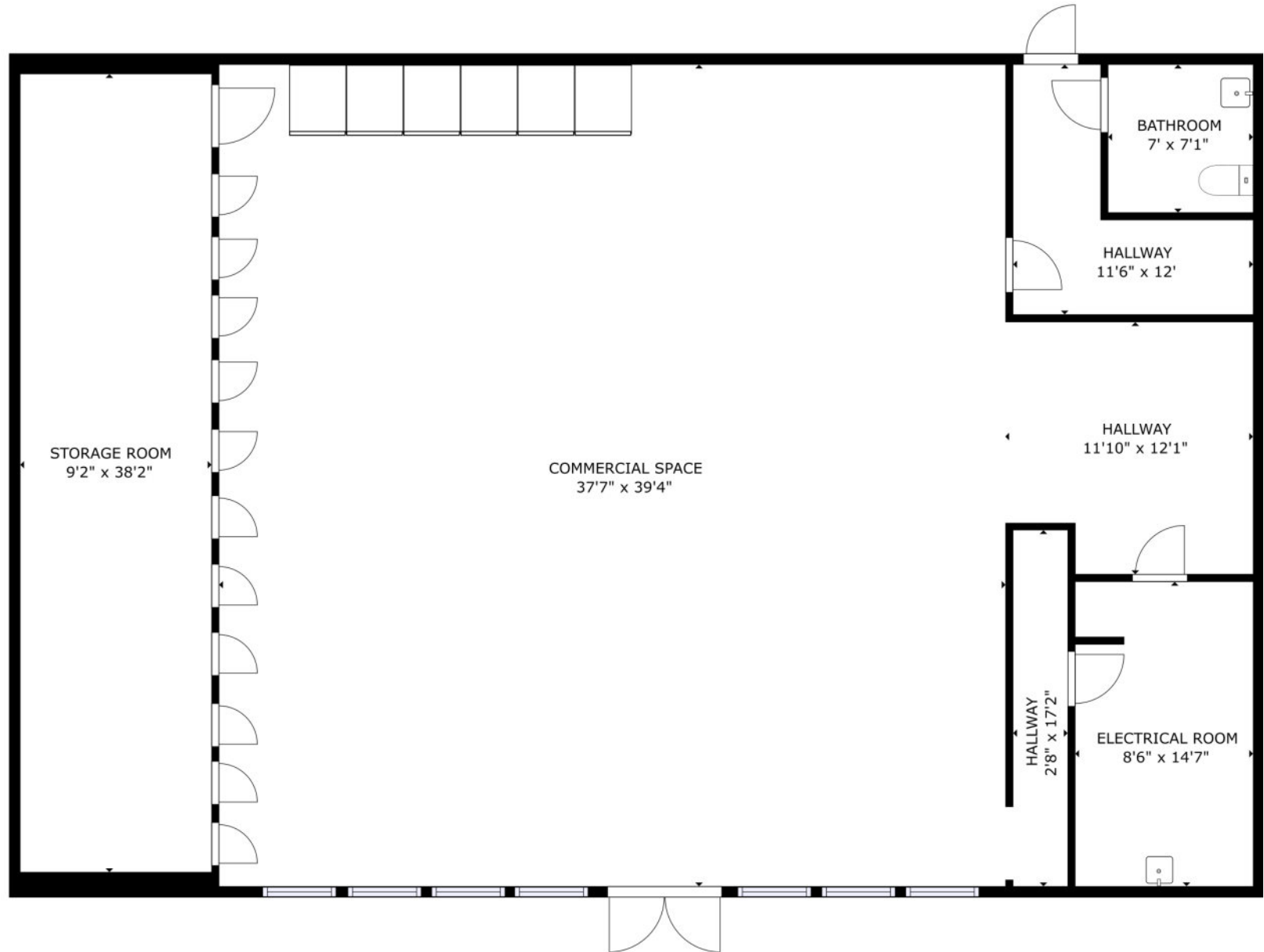
Base Rent:

\$1.65 PSF, NNN

NNN Costs:

\$0.50 PSF

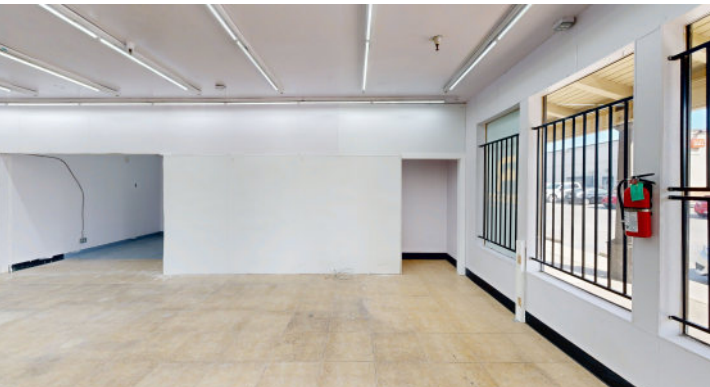
3D Tour
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INTERIOR PHOTOS



FLOOR PLAN

[3D Tour
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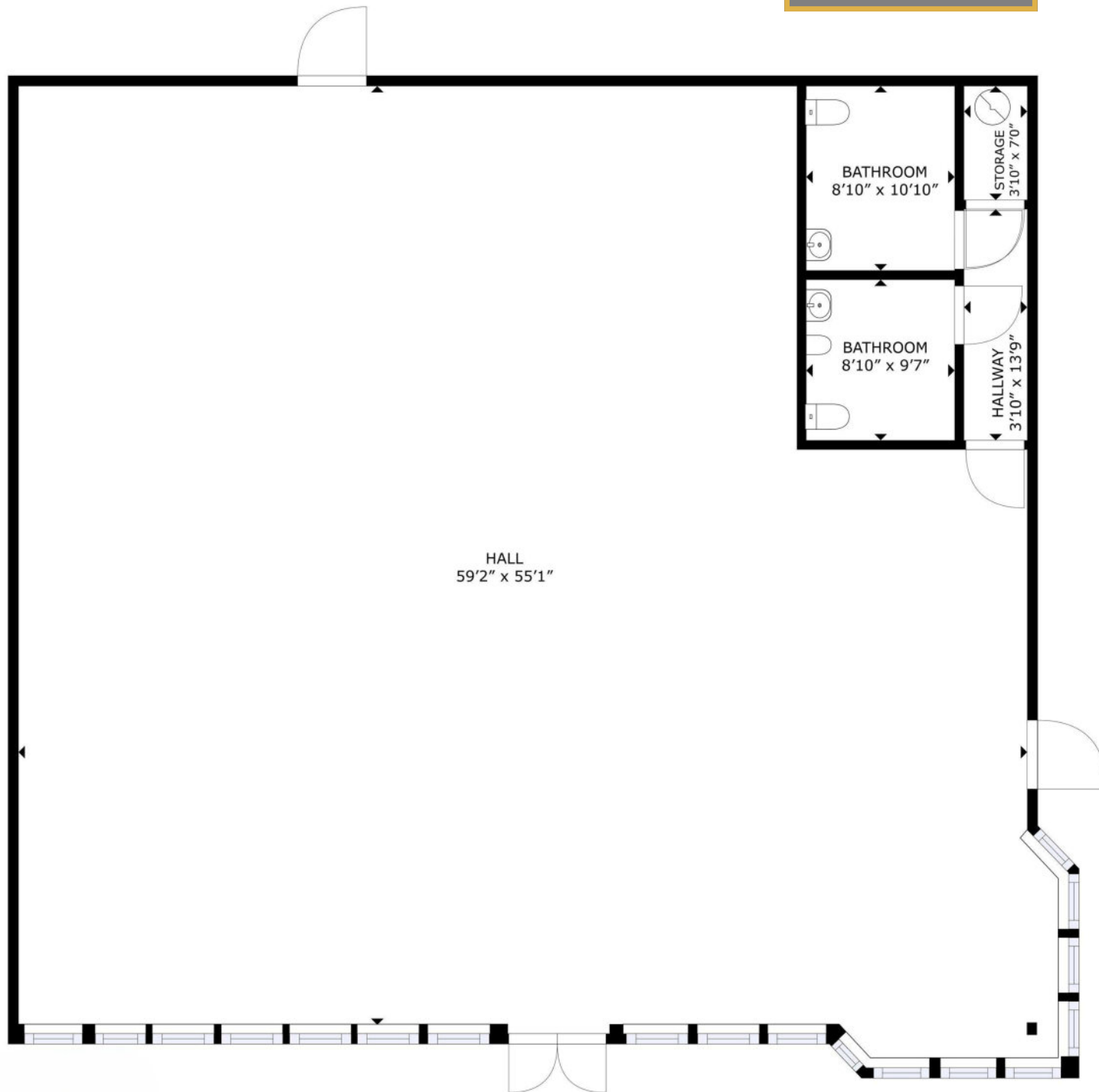
Suite 11*

Size: ±3,360 RSF

Base Rent: \$1.25 PSF, NNN

NNN Costs: \$0.50 PSF

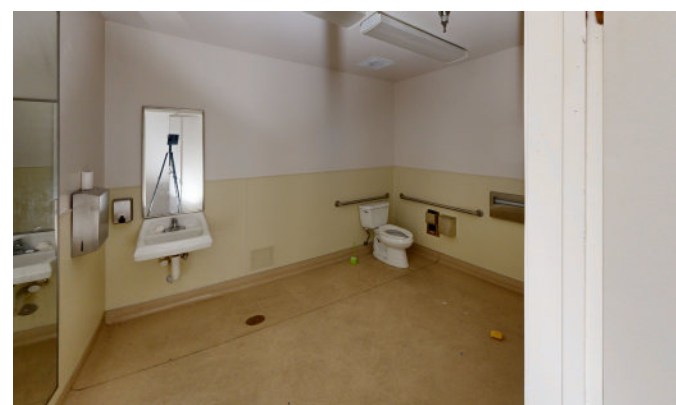
***SUITE IS OCCUPIED AND
IS AVAILABLE WITH 30
DAYS' NOTICE***



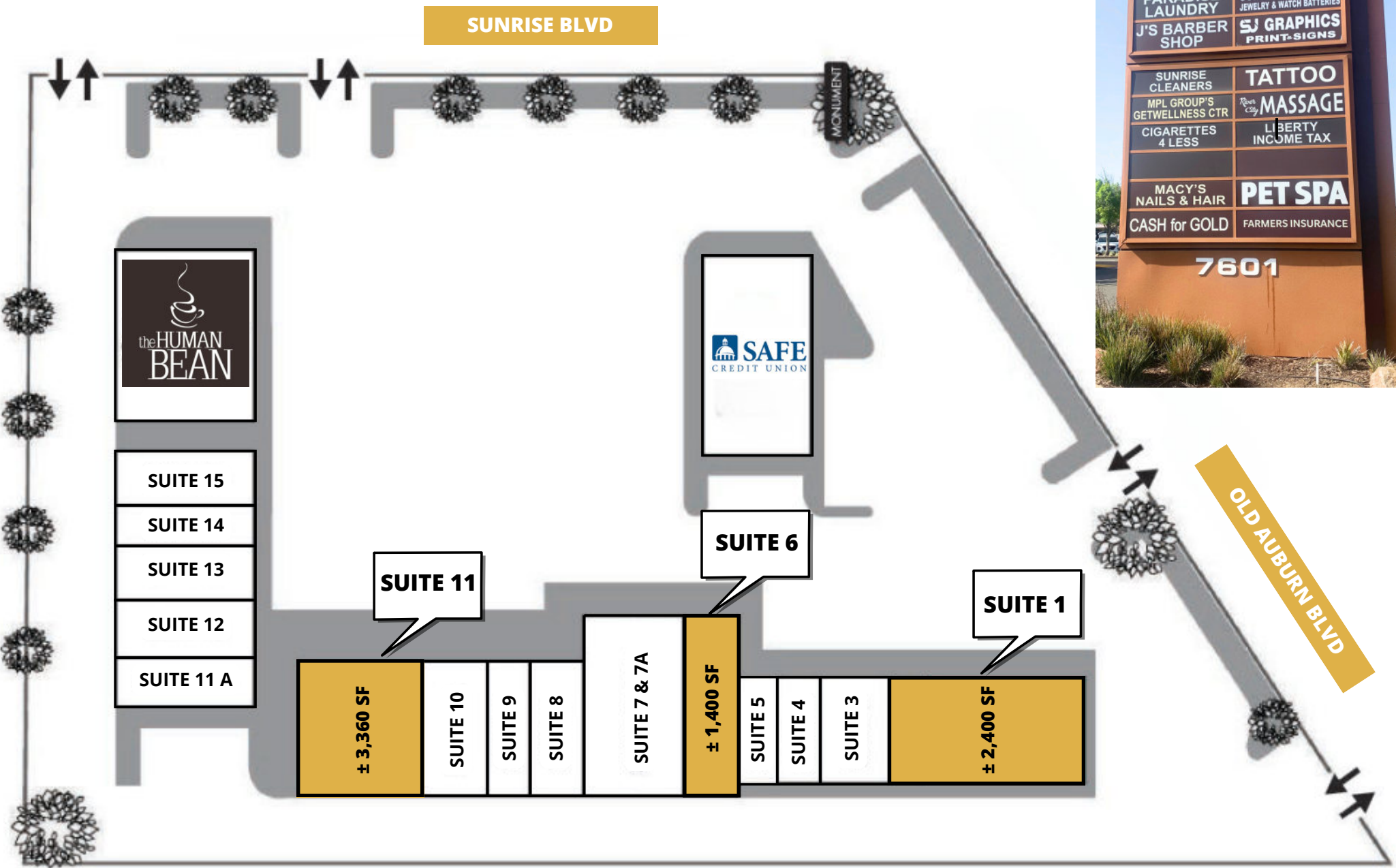


[3D Tour
Click Here](#) 

INTERIOR PHOTOS

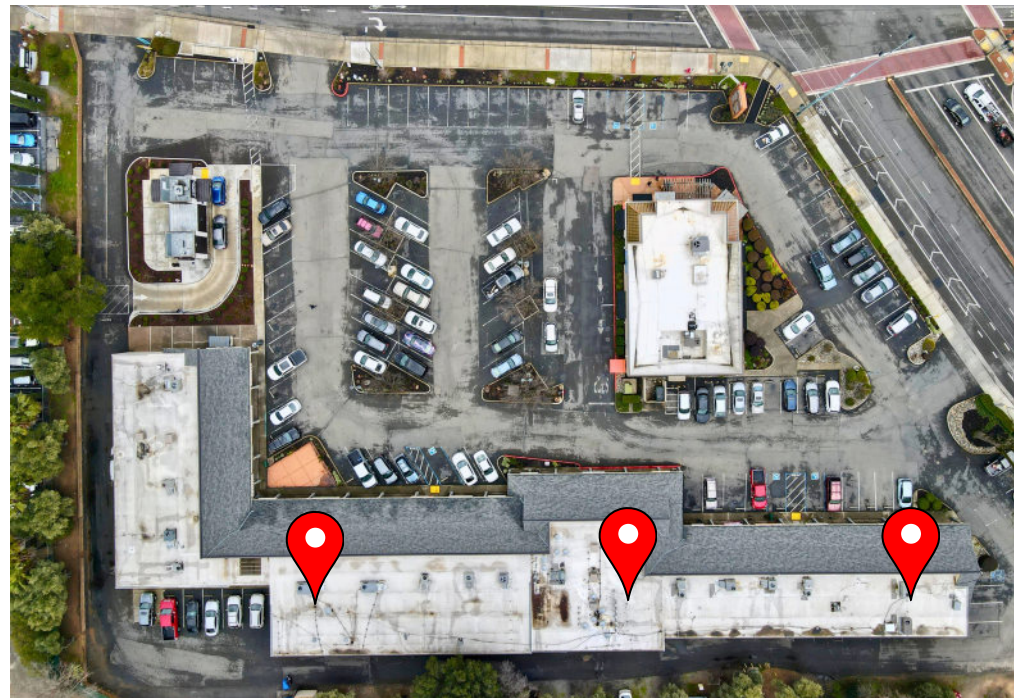


SITE PLAN





EXTERIOR PHOTOS





PROPERTY LOCATION

SUNRISE BLVD

MADISON AVE

AUBURN BLVD

SAN JUAN AVE

GREENBACK LN

TACO BELL

BURGER KING

IN-SHAPE FAMILY FITNESS

Walgreens

ROUND TABLE PIZZA ROYALTY

Leatherby's Family Creamery

Jack in the box

MOUNTAIN MIKE'S PIZZA

Pizza the way it oughta be!

Raley's

planet fitness

T Mobile

Donation Center

Sam's CLUB

KOHL'S

ROSS

DRESS FOR LESS

Burlington

CHUCK E. CHEESE'S

BIG 5 SPORTING GOODS

Firestone

Party City

SPROUTS FARMERS MARKET

Pizza Hut

THE BEACH HUT DELI

RITE AID

Marshalls

Staples

TARGET

OLD NAVY

LOWE'S

Walmart+

BEST BUY

HOBBY LOBBY

Sunrise MALL

JCPenney

macy's

DEMOGRAPHIC SUMMARY REPORT

7601 SUNRISE BLVD., CITRUS HEIGHTS, CA 95610



POPULATION 2024 ESTIMATE

1-MILE RADIUS 17,175
5-MILE RADIUS 334,218
10-MILE RADIUS 875,712

POPULATION 2029 PROJECTION

1-MILE RADIUS 17,197
5-MILE RADIUS 341,185
10-MILE RADIUS 899,765



HOUSEHOLD INCOME 2024 AVERAGE

1-MILE RADIUS \$100,856.00
5-MILE RADIUS \$108,304.00
10-MILE RADIUS \$115,925.00

HOUSEHOLD INCOME 2024 MEDIAN

1-MILE RADIUS \$77,950.00
5-MILE RADIUS \$86,021.00
10-MILE RADIUS \$91,046.00



POPULATION 2024 BY ORIGIN

| | 1-MILE RADIUS | 5-MILE RADIUS | 10-MILE RADIUS |
|-------------------------|---------------|---------------|----------------|
| WHITE | 11,951 | 222,608 | 535,080 |
| BLACK | 525 | 13,066 | 44,091 |
| HISPANIC ORIGIN | 3,307 | 60,487 | 159,630 |
| AM. INDIAN & ALASKAN | 215 | 3,128 | 7,908 |
| ASIAN | 673 | 22,750 | 92,125 |
| HAWAIIAN/PACIFIC ISLAND | 108 | 1,451 | 4,104 |
| OTHER | 3,703 | 71,214 | 192,404 |



Chase Burke

**PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES**

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CONTACT US!

FOR MORE INFORMATION ABOUT THESE RETAIL SUITES



(916) 932-2199



@ROMECREGROUP



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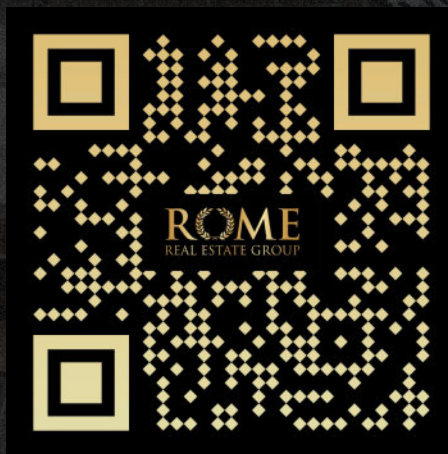
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